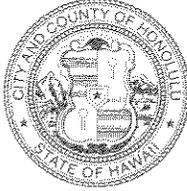


DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET • HONOLULU, HAWAII 96813
TELEPHONE: (808) 523-4414 • FAX: (808) 527-6743 • INTERNET: www.co.honolulu.hi.us



JEREMY HARRIS
MAYOR

ERIC G. CRISPIN, AIA
DIRECTOR

BARBARA KIM STANTON
DEPUTY DIRECTOR

August 19, 2004

2004/SV-5 (DT)

Ms. Genevieve Salmonson, Director
Office of Environmental Quality Control
State of Hawaii
State Office Tower, Room 702
235 South Beretania Street
Honolulu, Hawaii 96813

RECEIVED
04 AUG 25 P 1:51
OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

Dear Ms. Salmonson:

CHAPTER 343, HAWAII REVISED STATUTES
FINAL ENVIRONMENTAL ASSESSMENT (EA)

Landowner/
Applicant : 5019 Kalaniana'ole LLC
Agent : Environmental Communications, Inc.
(Taeyong Kim)
Location : 5019 Kalaniana'ole Highway - Waialae
Tax Map Keys : 3-5-22: 3
Request : Shoreline Setback Variance
Proposal : To allow (retain) a deck and other work
to encroach into the shoreline setback
area.
Determination : A Finding of No Significant Impact is
Issued

Attached and incorporated by reference is the Final EA prepared by the applicant for the project. Based on the significance criteria outlined in Title 11, Chapter 200, Hawaii Administrative Rules, we have determined that preparation of an Environmental Impact Statement is not required.

Ms. Genevieve Salmonson, Director
Page 2
August 19, 2004

We have enclosed a completed OEQC Bulletin Publication Form and four copies of the Final EA. If you have any questions, please contact Dana Teramoto of our staff at 523-4648.

Sincerely yours,


For ERIC G. CRISPIN, AIA
Director of Planning
and Permitting

EGC:nt

Attachments

cc: Taeyong Kim

G:\Dana\SV\2004sv5\finaloeqc.doc

2004-09-08 FONSI
5019 KALANIANAOLE HWY
AFTER-THE-FACT RENOVATIONS

SEP 8 2004

SEP - 6 2004

FILE COPY

FINAL ENVIRONMENTAL ASSESSMENT
5019 KALANIANAOLE HIGHWAY
AFTER-THE-FACT SHORELINE SETBACK VARIANCE
WAIALAE, OAHU, HAWAII

August 2004

Prepared By:
Environmental Communications, Inc.

RECEIVED

'04 AUG 16 P2:51

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

FINAL ENVIRONMENTAL ASSESSMENT
5019 KALANIANAOLE HIGHWAY
AFTER-THE-FACT SHORELINE SETBACK VARIANCE
WAIALAE, OAHU, HAWAII

Applicant:

5019 Kalanianaole LLC
P.O. Box 25640
Honolulu, Hawaii 96825

Planning Consultant:

Environmental Communications, Inc.
1188 Bishop Street, Suite 2210
Honolulu, Hawaii 96813

August 2004

TABLE OF CONTENTS

I. Project Summary1-1

II. Proposed Project and Statement of Objectives.....2-1

 A. Project Location2-1

 B. Project Description2-1

 C. Project Objective2-3

III. Description of Anticipated Impacts3-1

 A. Environmental Setting3-1

 B. Surrounding Uses3-1

 C. Environmental Considerations3-1

 1. Geological Characteristics3-1

 2. Archaeological, Botanical and Faunal Resources3-7

 3. Infrastructure and Utilities3-8

 4. Public Facilities3-9

 D. Social/Economic Considerations.....3-9

 E. Relationship to Plans, Codes and Ordinances3-10

 F. Probable Impact on the Environment3-10

 G. Adverse Impacts Which Cannot be Avoided3-10

 H. Alternatives to the Proposed Actions3-10

 I. Mitigation Measures3-11

 J. Irreversible and Irretrievable Commitment of Resources3-11

IV. Findings and Reasons Supporting Anticipated Determination4-1

V. List of Parties Consulted Prior to Development of the5-1
Draft Environmental Assessment

VI. List of Agencies, Organizations and Individuals Consulted.....6-1
During the Draft Environmental Assessment Process

LIST OF FIGURES

Figure 1 Location Map.....2-4
Figure 2 Tax Map, Paumalu Crossing.....2-5
Figure 3 Site Plan.....2-6
Figure 4 Floor Plan.....2-7
Figure 5 Elevation.....2-8
Figure 6 Elevation.....2-9
Figure 7 Soils Map.....3-3
Figure 8 Detailed Land Classification.....3-4
Figure 9 Flood Insurance Rate Map.....3-6

I. PROJECT SUMMARY

APPLICANT: 5019 Kalaniana'ole LLC
P.O. Box 25640
Honolulu, Hawaii 96825
Phone: 782-1750

ENVIRONMENTAL CONSULTANT: Environmental Communications, Inc.
1188 Bishop Street, Suite 2210
Honolulu, Hawaii 96813
Phone:

ACCEPTING AUTHORITY: City and County of Honolulu
Department of Planning and Permitting
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

PROJECT NAME: 5019 Kalaniana'ole Highway
After-the-Fact Shoreline Setback Variance

PROJECT LOCATION: 5019 Kalaniana'ole Highway
Honolulu, Oahu, Hawaii

TAXMAPKEY/ OWNERSHIP: 3-5-022: 003
5019 Kalaniana'ole LLC

AREA: 6,142 square feet

ZONING: R-7.5 Residential District

DEVELOPMENT PLAN: Residential

STATE LAND USE: Urban District

CURRENT LAND USE: The project site is presently in single-family residential use. The project lot consists of 6,142 square feet and is zoned R-7.5. The site is smaller than current zoning regulations but is allowed as an existing non-conforming site. Lots immediately adjacent to the project site are also in single-family residential use.

PROJECT SCOPE: The proposed action consists of an after-the-fact shoreline setback variance for previously constructed improvements that are subject to

Chapter 23 Revised Ordinances of Honolulu and the Shoreline Setback Rules. A portion of these improvements are located within the applicable shoreline setback which varies from 19-feet to 24-feet from the existing makai property boundary.

The improvements that are located within the setback area are limited to improvements of the dwelling unit. The lower level of the dwelling unit has been internally repartitioned and reconfigured to create two separate bedrooms. Exterior modifications include the addition of a sliding door and the replacement of the former windows.

The former middle level of the home has been raised by approximately 4-feet to match the existing finished floor elevation of the second level of the dwelling unit. This height change was prompted by the need to replace the former flooring members. The roof over this portion of the dwelling unit was also raised to match the existing second level. The area formerly below the middle level was used as an enclosed storage area. The area is no longer enclosed and is treated as a lanai space.

Overall improvements to the structure include the replacement of rotted or termite ridden structural members, new windows, interior and exterior finishes, and relocation of the kitchen.

PROJECT COST/PHASING

The total funding for the completed improvements is approximately \$115,000. Approximately \$35,000 of the work completed was located within the shoreline setback area. The project was conducted in a single continuous construction phase. No other improvements are planned for the project.

II. PROPOSED PROJECT AND STATEMENT OF OBJECTIVES

A. Project Location

The project site is located at 5019 Kalanianaʻole Highway, Waialae, Oahu. The site is also identified as Tax Map Key 3-5-022: 003. The general project area consists of single-family dwelling units. The Wailupe Beach Park is located two parcels east of the project site.

The project site consists of a R-7.5 zoned lot of 6,142 square feet. The makai boundary is hardened with a CRM seawall. Properties adjacent to the lot are located along natural shorelines.

B. Project Description

The action subject of this environmental assessment is a single-family dwelling renovation which is partially located within the Shoreline Setback area as defined by the Shoreline Setback Regulations of the City and County of Honolulu. The improvements under review are subject of an after-the-fact Shoreline Setback Variance (SSV) request. The improvements were completed without the SSV.

The scope of project improvements subject to the SSV consists of all improved areas located makai of the setback line which varies from 20-feet at the eastern (Koko Head) property boundary to approximately 24-feet at the western (Ewa) boundary.

Shoreline Setback Line

Section 23-1.4 of the Revised Ordinances of Honolulu (ROH) states that where the depth of a buildable lot is reduced to less than 30 feet (with setbacks), the shoreline setback line shall be adjusted to allow a minimum depth of buildable area of 30 feet. At its shallowest boundary, the project lot is 59 feet from the mauka boundary to the makai boundary resulting in a building depth of 29 feet. Under this regulation, a minimum of 30 feet of buildable area is allowed with under a setback line adjustment. With a deficit of 1-foot, the project building area qualifies for an adjusted shoreline setback line of no less than 20 feet. The existing dwelling prior to the project improvements under consideration encroached into the setback area by approximately 17 feet.

Nonconforming Structures

The existing dwelling, prior to any improvements, is considered a nonconforming structure under Section 23-1.6 ROH. Under this section, any nonconforming

structure may be repaired or altered in any manner which does not increase its nonconformity.

The project dwelling was constructed in 1946 prior to the implementation of the Shoreline rules and regulations, Comprehensive Zoning Ordinance, and the current Land Use Ordinance. Improvements subject of the shoreline setback variance request are subject to current shoreline setback regulations and the Land Use Ordinance.

Ground Floor Improvements

Improvements constructed on the ground level were undertaken with a minor increase in nonconformity to the dwelling unit of approximately 15-square feet on the ground floor within the former enclosed storage area. The increase in nonconformity was used to create a door and hallway into the dwelling.

The portion of the dwelling unit within the shoreline setback area reconfigured an existing bathroom and partitioned an existing bedroom to create two rooms. A large sliding door was replaced with a smaller door assembly and two windows. The existing CMU walls were resurfaced with synthetic plaster. An existing stair located along the makai wall of the dwelling unit leading to the second floor was removed. An exterior stair located along the Koko Head boundary of the former middle level was relocated by three feet in the Kokohead direction and increased approximately four feet in height.

The ground floor area prior to the project improvements was 713 square feet. The completed project resulted in a ground floor area of 1,280 square feet, all of which except for the aforementioned 15-feet of nonconforming area, was constructed within the allowed building area.

Middle Level Improvements

The building prior to improvements contained a middle level functioning as a living room. This portion was located mid-level approximately 4 feet above the first floor finish grade. The crawlspace located beneath the middle level was used as a recreation equipment storage area. During the course of renovations to the structure, it was determined that the structural support elements were in need of replacement. It was also determined that it was feasible for the middle level to be raised to match the existing second floor level. The middle level was raised to match the floor level and the existing roof was also reused.

Stairs to the modified second level were adjusted and a stair located along the makai boundary was removed. All windows were replaced and the existing wood framed walls were covered in synthetic plaster. Screen walls around the crawl space beneath the former middle level were removed to allow the area to serve as an open lanai.

Second Floor Improvements

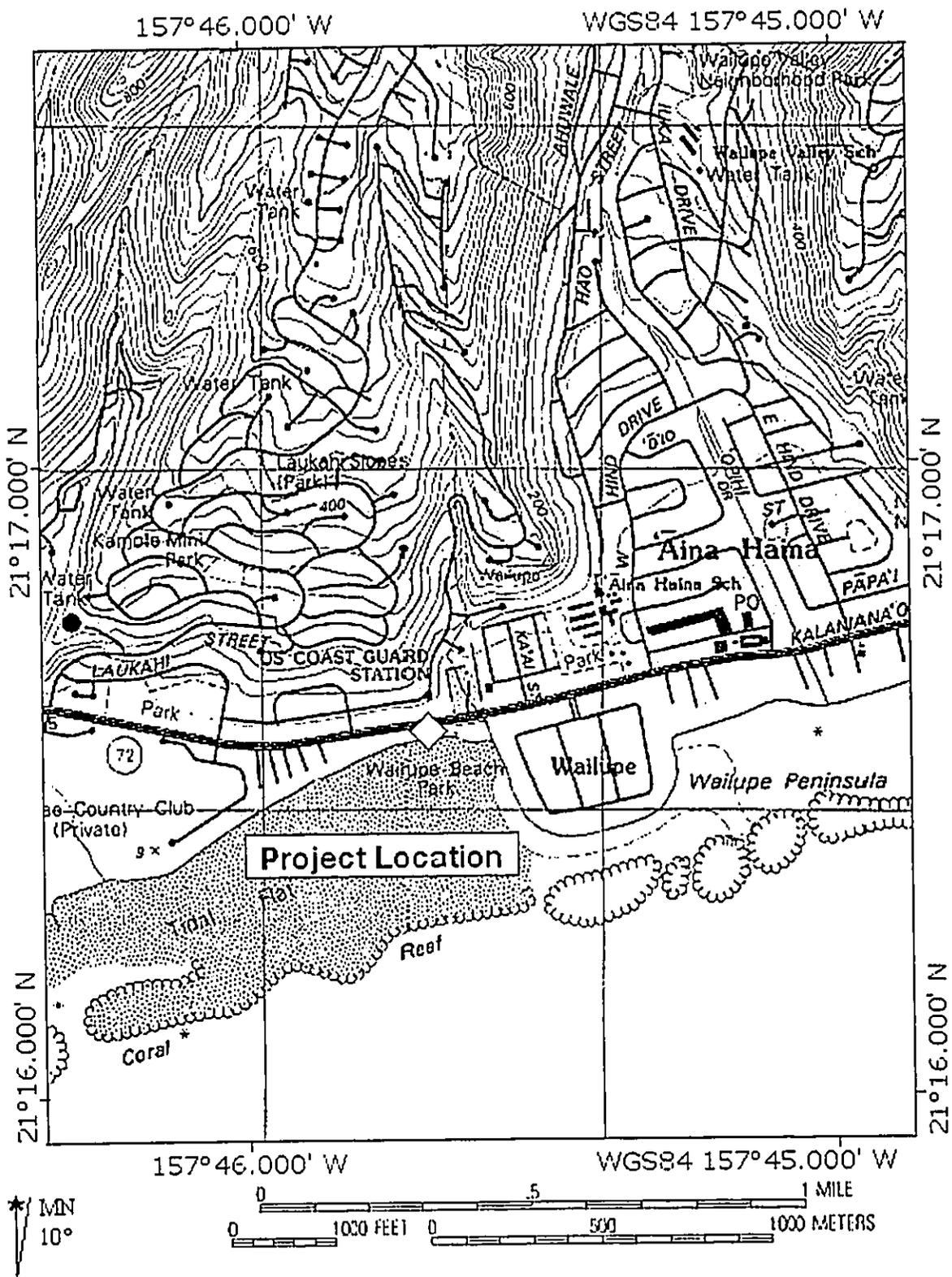
Second floor improvements located within the shoreline setback area includes the reconfiguration of a bedroom and the relocation of the kitchen from the mauka end of the dwelling unit to a central location in the new living room (former middle level). The makai lanai was reconfigured reducing the overall amount of non-conformity within the setback area. All window and sliding doors were replaced and the wood framed structure was finished with synthetic plaster.

All improvements retain the single-family dwelling use and do not increase lot coverage. The staircase created by the partial enclosure of the former midlevel stair is located mauka of the setback line. This required the creation of an interior access corridor that results in a minor increase in floor area on the ground floor. The improvements do include structural changes that elevate the former middle level to match the existing second floor level.

C. Project Objective

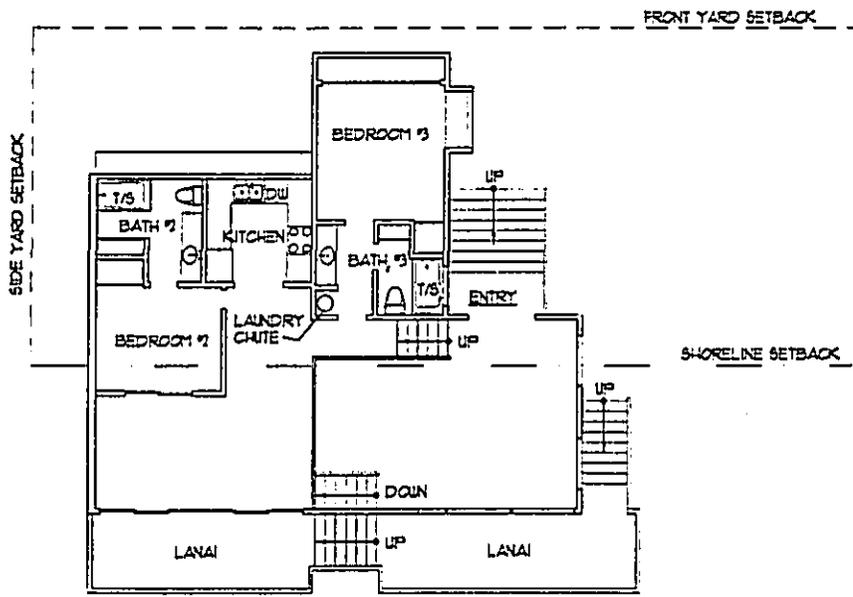
The objective of the improvements subject to this environmental assessment and after-the-fact variance request is to renovate an existing nonconforming structure. A portion of the structure is located within the shoreline setback area and improvements that do not increase the nonconformity of the nonconforming structure are permitted. The middle level portion of the former structure has been altered within the shoreline setback area by increasing the height of the floor level approximately 4 feet from its former elevation. These improvements result in a reduction in the square footage of non-conforming area and a four foot height change of the non-conforming area.

The purpose of the alteration subject of this variance request was two-fold. Structural flooring members of the former middle level were in poor condition due to constant saltwater exposure created by wave splash from the seawall. The structure was not functionally desirable due to the awkward middle level and stair configuration and both interior and exterior configuration problems.

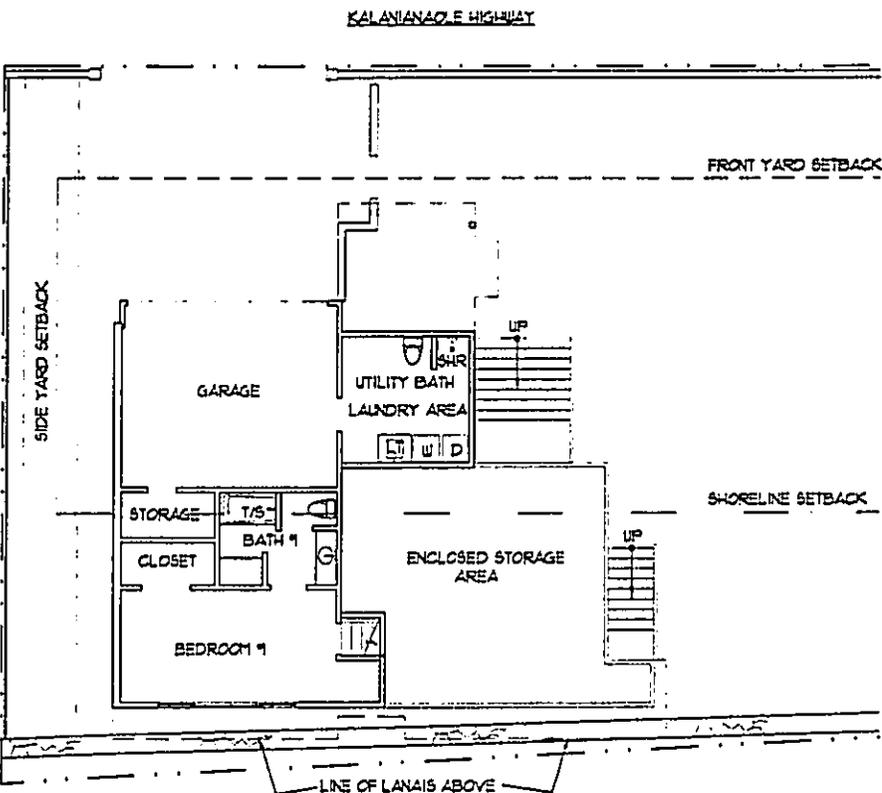


5019 Kalaniana'ole Highway **Location Map**
After-the-Fact Shoreline Setback Variance

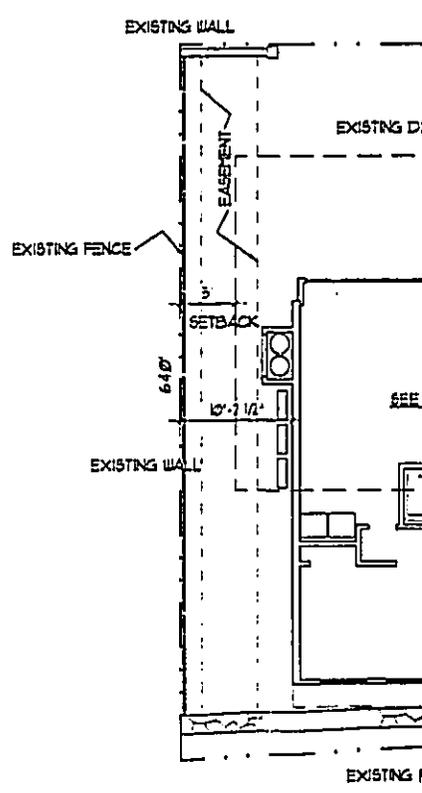
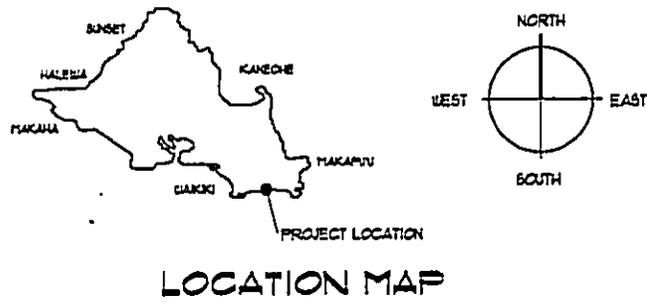
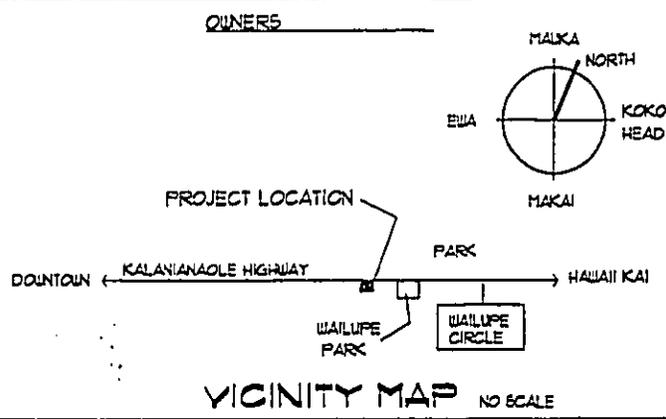
Prepared by: Environmental Communications, Inc.
 Source: National Geographic/USGS Figure 1
Page 2-4



UPPER FLOOR

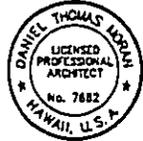


LOWER FLOOR

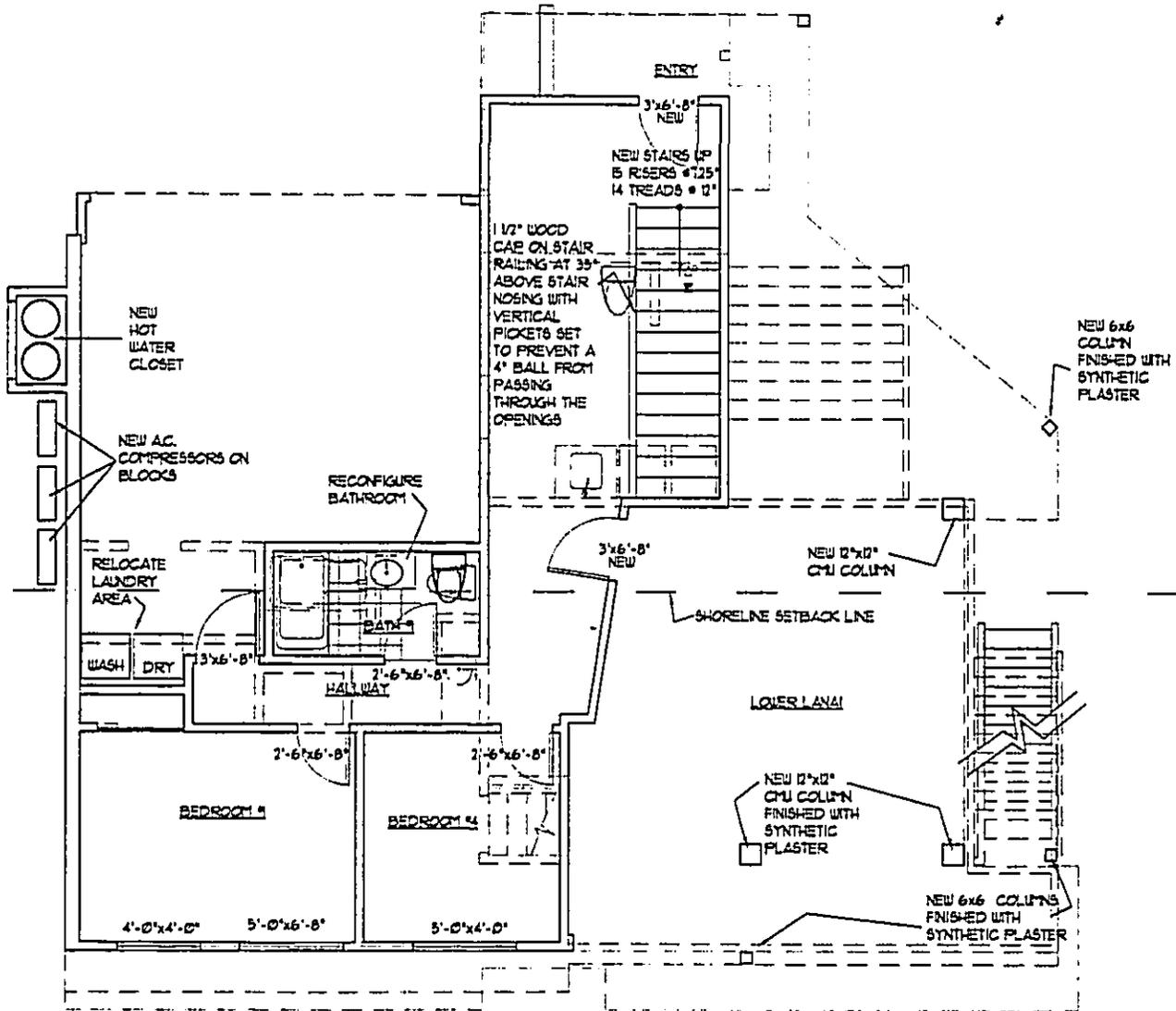


MVA
DESIGN GROUP

1019 NINTH AVENUE
HONOLULU, HAWAII 96814
PHONE 808 733 8818
FAX 808 733 8804



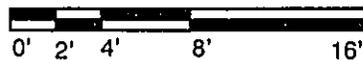
Daniel Moran



COULSON RESIDENCE
5019 KALANIANA'OLE HIGHWAY
HONOLULU, HAWAII 96822
T.M.K.: 3-5-22: 03

DECEMBER 18, 2003

FLOOR PLANS



A-2.0

MVA
DESIGN GROUP

1019 NATHAN AVENUE
HONOLULU, HAWAII 96816
daniel@moran.com
PHONE: 808 733 8418
FAX: 808 733 8504



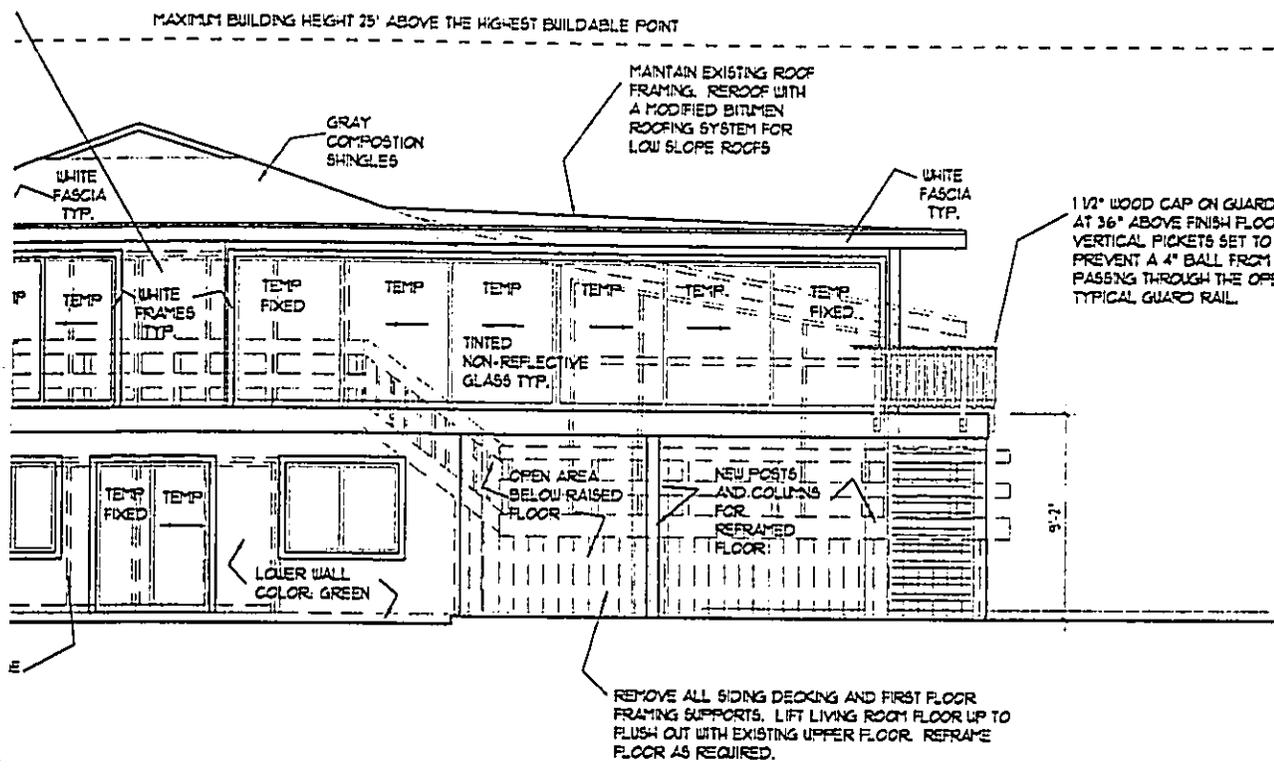
Daniel Moran

COULSON RESIDENCE
5019 KALANIANA'OLE HIGHWAY
HONOLULU, HAWAII 96822
T.M.K.: 3-5-22: 03

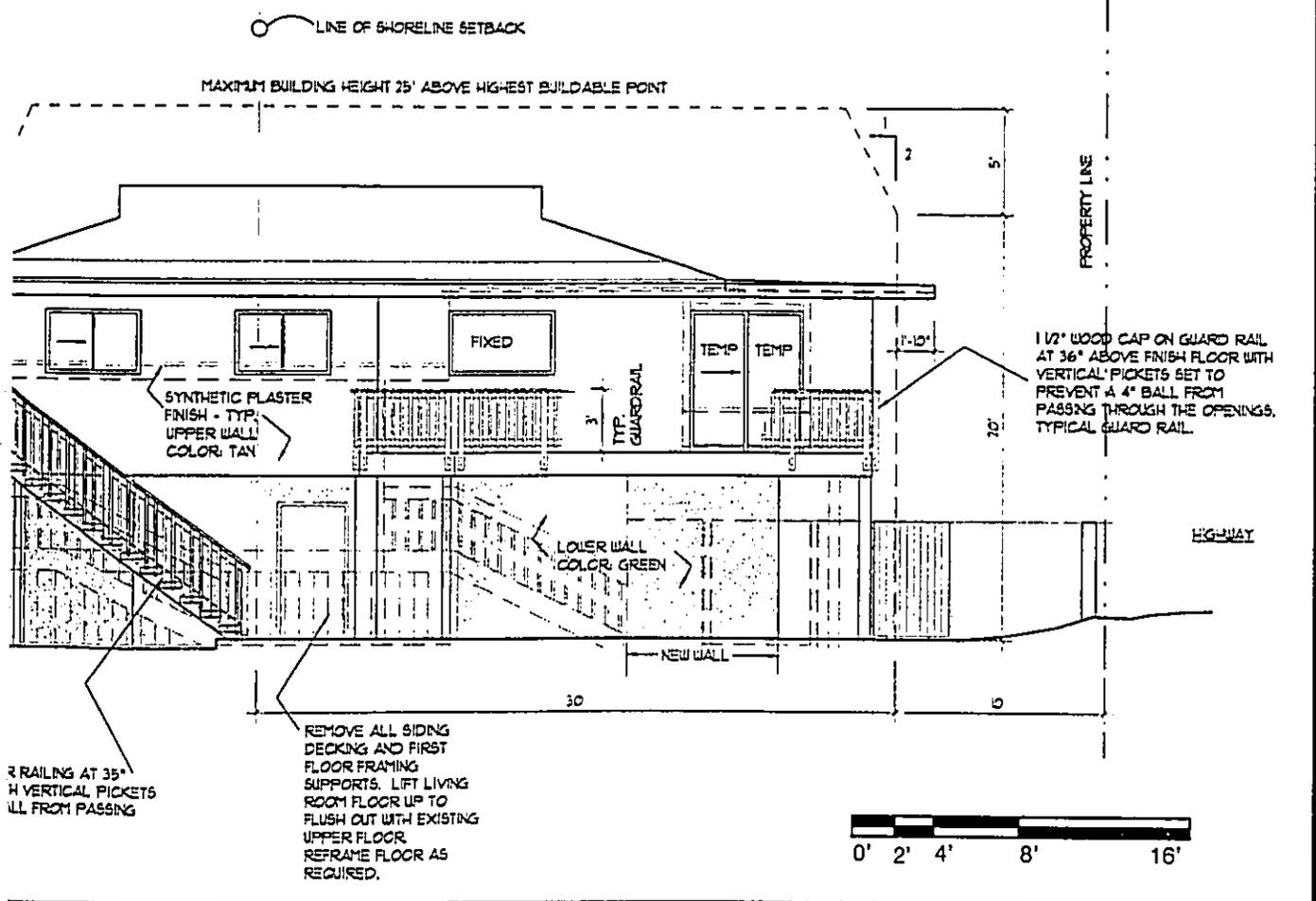
DECEMBER 18, 2003

EXTERIOR ELEVATIONS

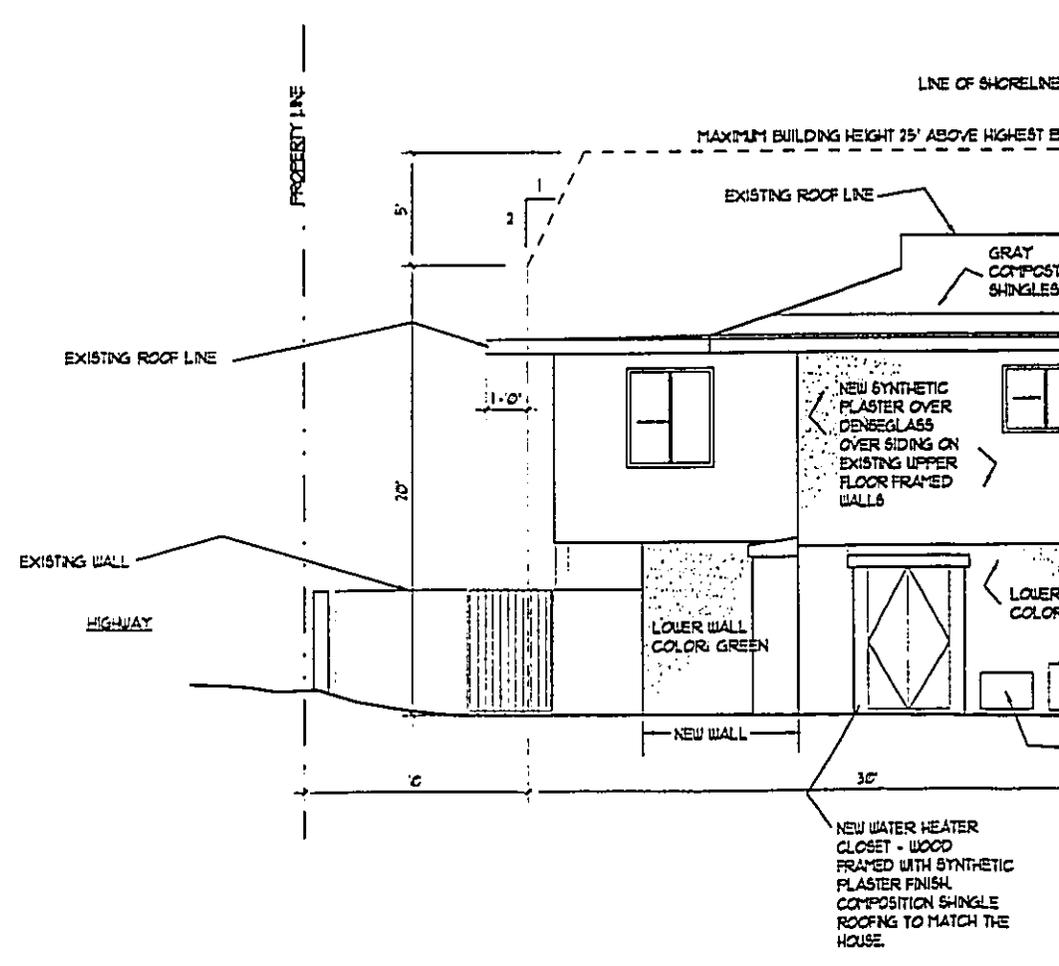
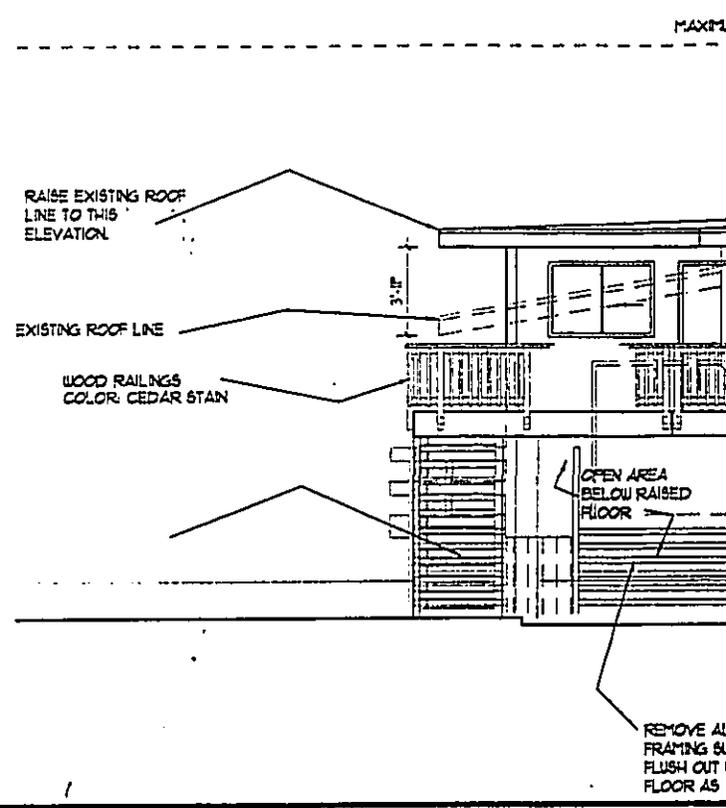
A-3.1



MAKAI ELEVATION SCALE: 1/4"=1'-0" (1)



MAKAI ELEVATION (2)



MVA
DESIGN GROUP

1838 NINTH AVENUE
HONOLULU, HAWAII 96816
PHONE: 808 733 8318
FAX: 808 733 1804



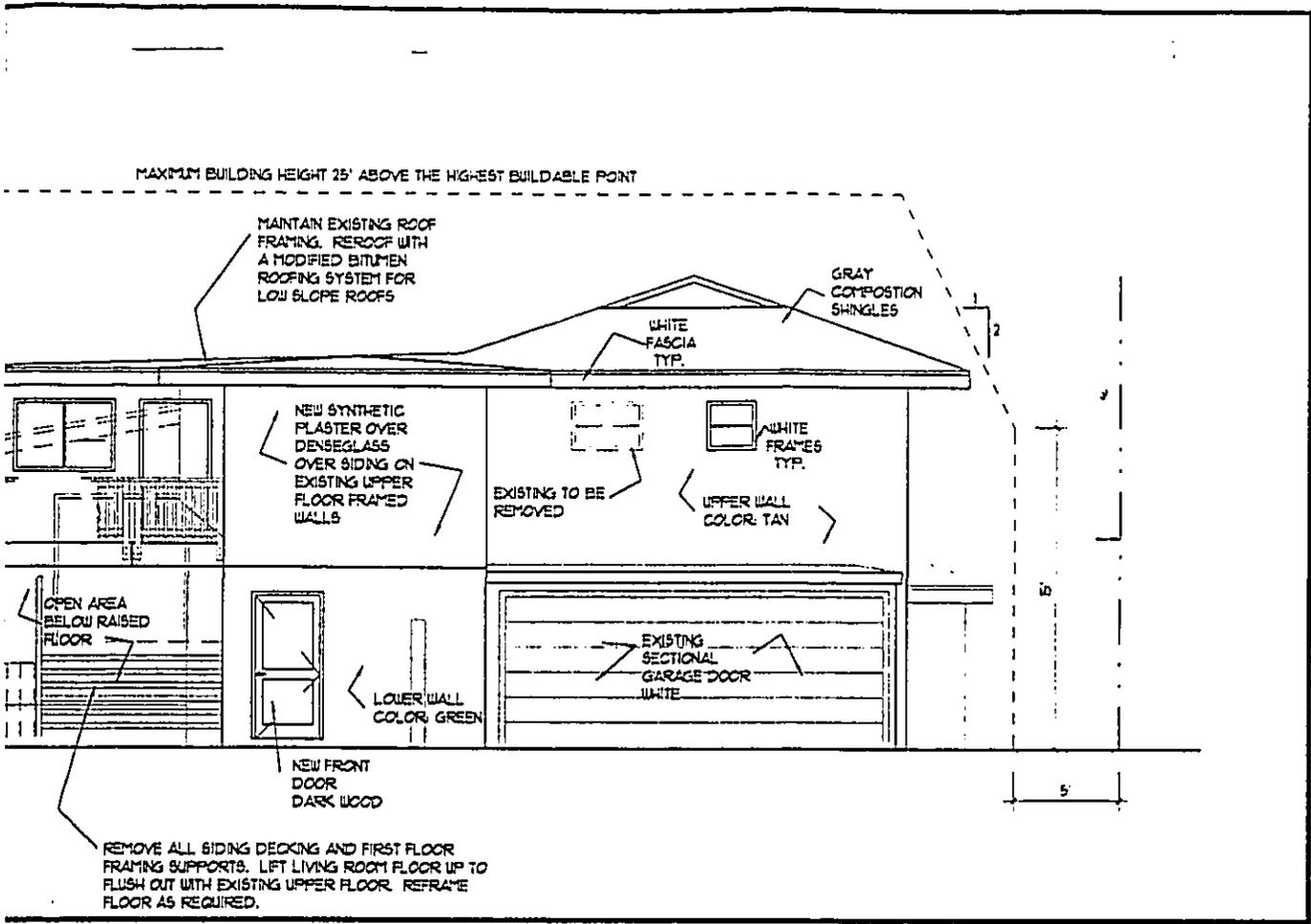
Daniel Moran

COULSON RESIDENCE
5019 KALANIANA'OLE HIGHWAY
HONOLULU, HAWAII 96822
T.M.K.: 3-5-22: 03

DECEMBER 18, 2003

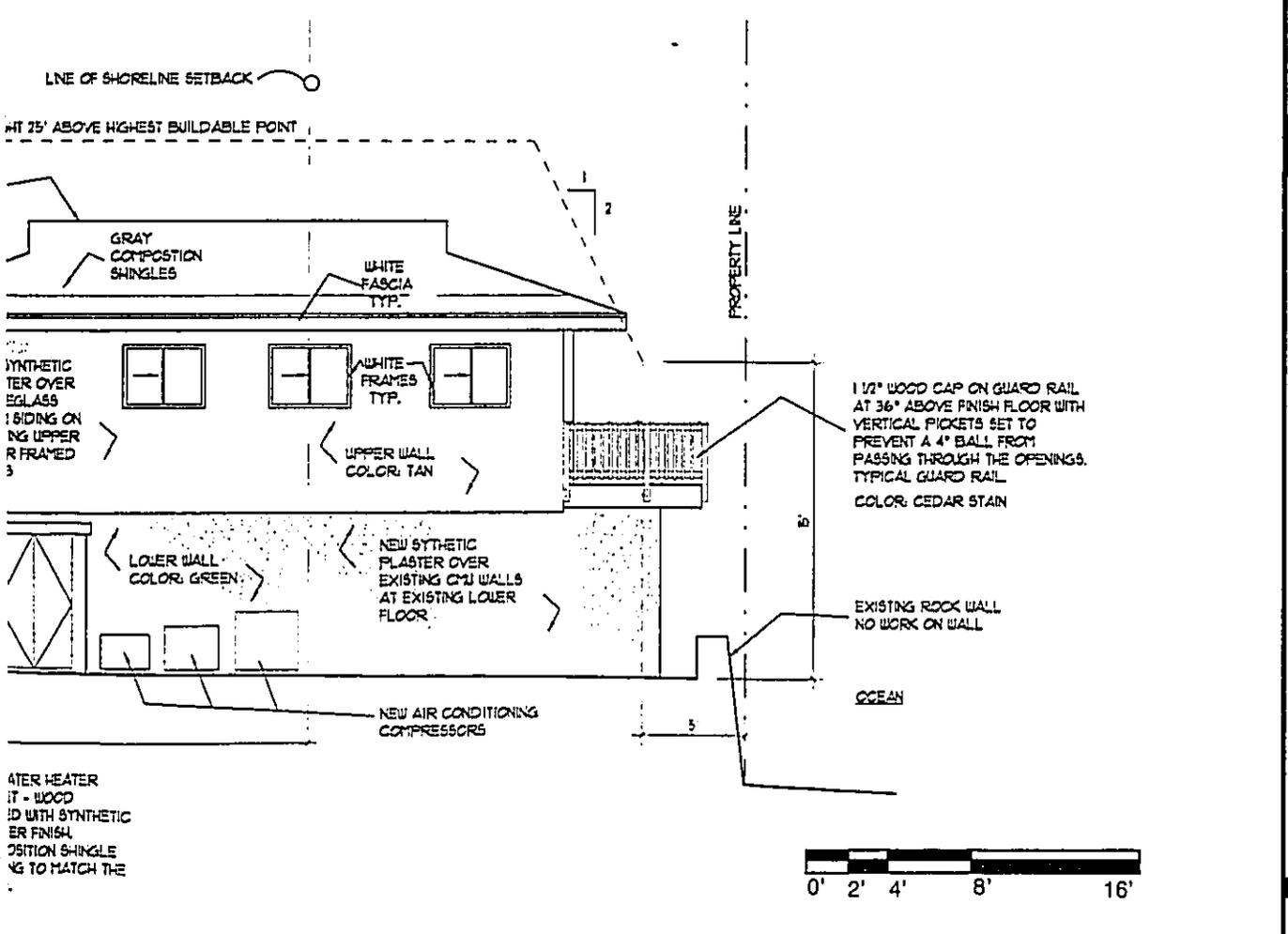
EXTERIOR ELEVATIONS

A-3.2



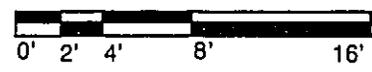
MAUKA ELEVATION (STREET)

SCALE: 1/4"=1'-0" (1)



EWA ELEVATION

SCALE: 1/4"=1'-0" (2)



III. DESCRIPTION OF ANTICIPATED IMPACTS

A. Environmental Setting

The project site is located along a heavily urbanized portion of Kalanianaʻole Highway in Waialae. Surrounding uses consists of single-family residences. All residences located makai of the Highway are beachfront properties. The shoreline within the project vicinity are generally grassed or landscaped for both shoreline stabilization and aesthetic purposes. The properties Ewa of the Wailupe Beach Park have hardened shorelines. A storm drain easement and outlet are located on the project property along the Ewa boundary.

The near shore waters are generally shallow and calm however wind blown wave action creates notable splashing on the seawall. The area is not particularly notable as a recreational area nor is the nearby park sufficiently large enough to accommodate large community events. The drainage outlets located on the project property and at adjacent properties make the beach undesirable for swimming.

The street frontage of the project site is heavily trafficked. A bike path is located along the shoulder of the road however pedestrian walkways are minimal. The area was not observed to serve many pedestrians on the makai side of the highway.

B. Surrounding Uses

Surrounding uses primarily consist of single-family dwellings and appurtenant recreational uses. The Wailupe Beach Park is located approximately 200 feet to the east of the project site and the Waialae Country Club Golf Course is located one-half mile to the west. Waialae Iki ridge is located mauka of the project site. This ridge area consists of single-family dwellings. Residential lots located on either side of the project lot are vary in size from less than 6,000 square feet to over one-half acre.

C. Environmental Considerations

1. Geological Characteristics

Topography

The project improvements are located on a relatively flat residential parcel. The site boundary on the makai side is defined by a CRM seawall. The site elevation grade along the makai boundary is approximately five feet above mean sea level.

The mauka property boundary abuts the Kalanianaʻole Highway right-of-way at elevations of seven to eight and one-half feet, approximately. The Ewa and Koko Head boundaries adjoin similar residential lots.

A single-family dwelling structure is located on the property. An existing swimming pool and spa are located along the Koko Head end of the property. Fencing and walls are located along all front and side yards. An open storm drain easement is located along the Ewa property line. The site is landscaped with ornamental plants and large plants including panax and palms that screen the property from Kalanianaʻole Highway and the adjacent neighbors.

The dwelling unit is similar in use and appearance with the adjacent properties. The adjacent beachfront properties have seawalls. The project site's seawall structure has been rebuilt once but has been a part of the property prior to the implementation of the Comprehensive Zoning Code.

Climate

While Hawaii is generally characterized as being temperate, the geography of the South Shore District is notable for its dry climate. Rainfall in this area is slightly lower than other regions on Oahu. Prevailing tradewinds blow from the mauka to makai northeasterly direction.

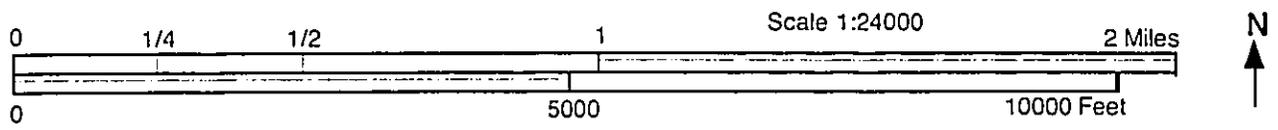
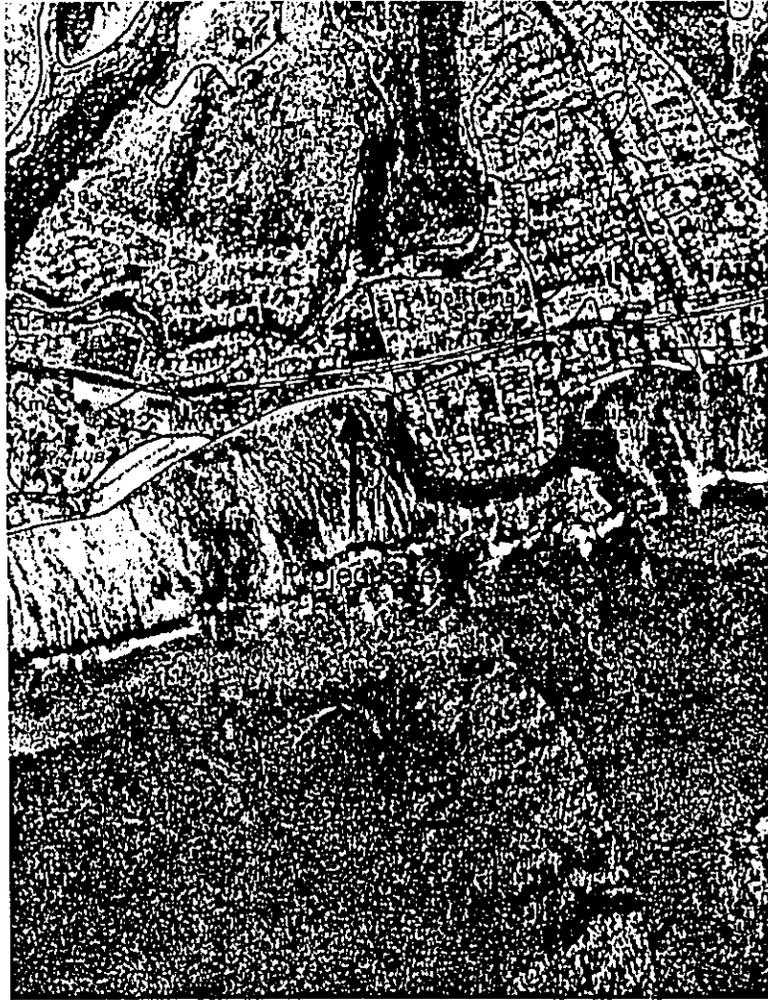
According to the *Atlas of Hawaii, Third Edition*, the South Shore District typically experiences 30 to 40 inches of rainfall annually. Average mean temperatures in South Shore area range from mean highs between 75 and 85 degrees to mean lows between 62 and 67 degrees Fahrenheit.

USDA Soil Survey Report

According to panel 68 of the *Soil Survey of Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii* by the US Department of Agriculture Soil Conservation Service, the project site is located on soils classified as Coral Outcrop (CR). This soil type consists of coral or cemented calcareous sand. Coral outcrop makes up about 80 to 90 percent of this soil type. The remaining 10 to 20 percent consists of a thin layer of friable, red soil material in cracks, crevices, and depressions with the coral outcrop. This soil material is similar to that of the Mamala Series (Figure 7).

Detailed Land Classification

The Paumalu Stream project site is classified by the University of Hawaii Land Study Bureau as Urban on panel 265 of the *Detailed Land Classification-Island of Oahu* report. This land type is not considered for productivity and is established for urban use (Figure 8).

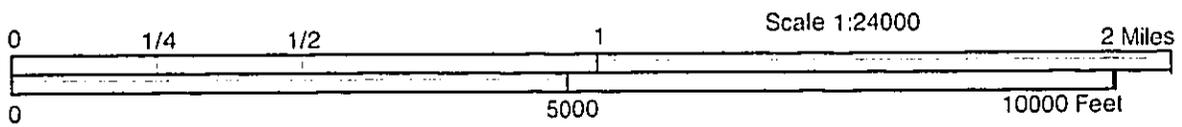
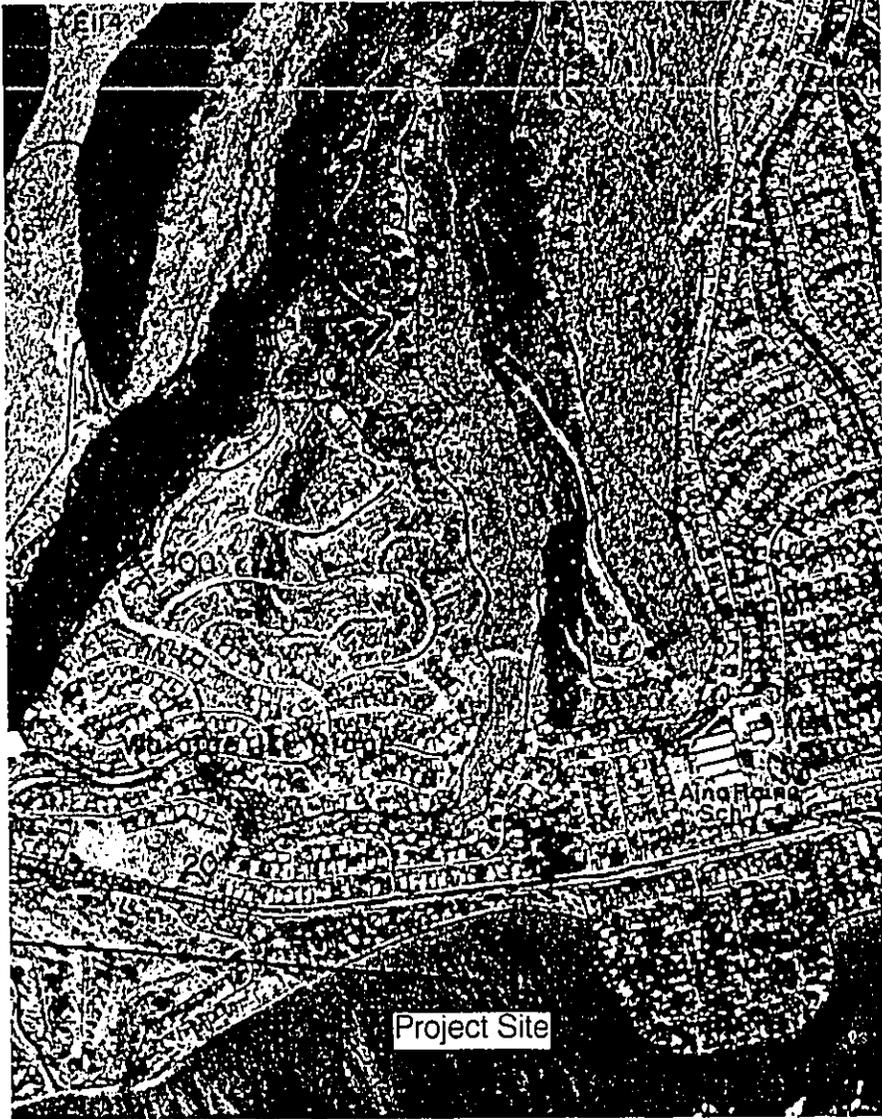


5019 Kalanianaʻole Highway
After-the-Fact Shoreline Setback Variance

Prepared by: Environmental Communications, Inc.
Source: US Department of Agriculture Soil Conservation Service

Soils Map

Figure 7
Page 3-3



**5019 Kalaniana'ole Highway
After-the-Fact Shoreline Setback Variance**

Land Classification Map

Prepared by: Environmental Communications, Inc.
Source: University of Hawaii Land Study Bureau

Figure 8
Page 3-4

Water Resources

The project is located immediately off shore but does not have any impact on water resources. The site has been in residential use for approximately 50 years and has remained largely unchanged until the time of the subject improvements. The property has a hardened shoreline which is likely an erosion mitigation measure for the storm drain line that crosses the property. The storm drain does negatively affect the near shore waters during periods of storm runoff however the project property is not served by this line.

The project does not have any impact on potable water resources. It is not located over a potable water aquifer.

Hydrologic Hazards and Resources

According to Panel 15003C0390 E of the Federal Emergency Management Agency Flood Insurance Rate Map, the makai portion of the project site is located in Zone A, a flood hazard area where no base flood elevation has been determined (Figure 9). The mauka portion of the site is located in Zone X, an area determined to be outside of the 500-year floodplain.

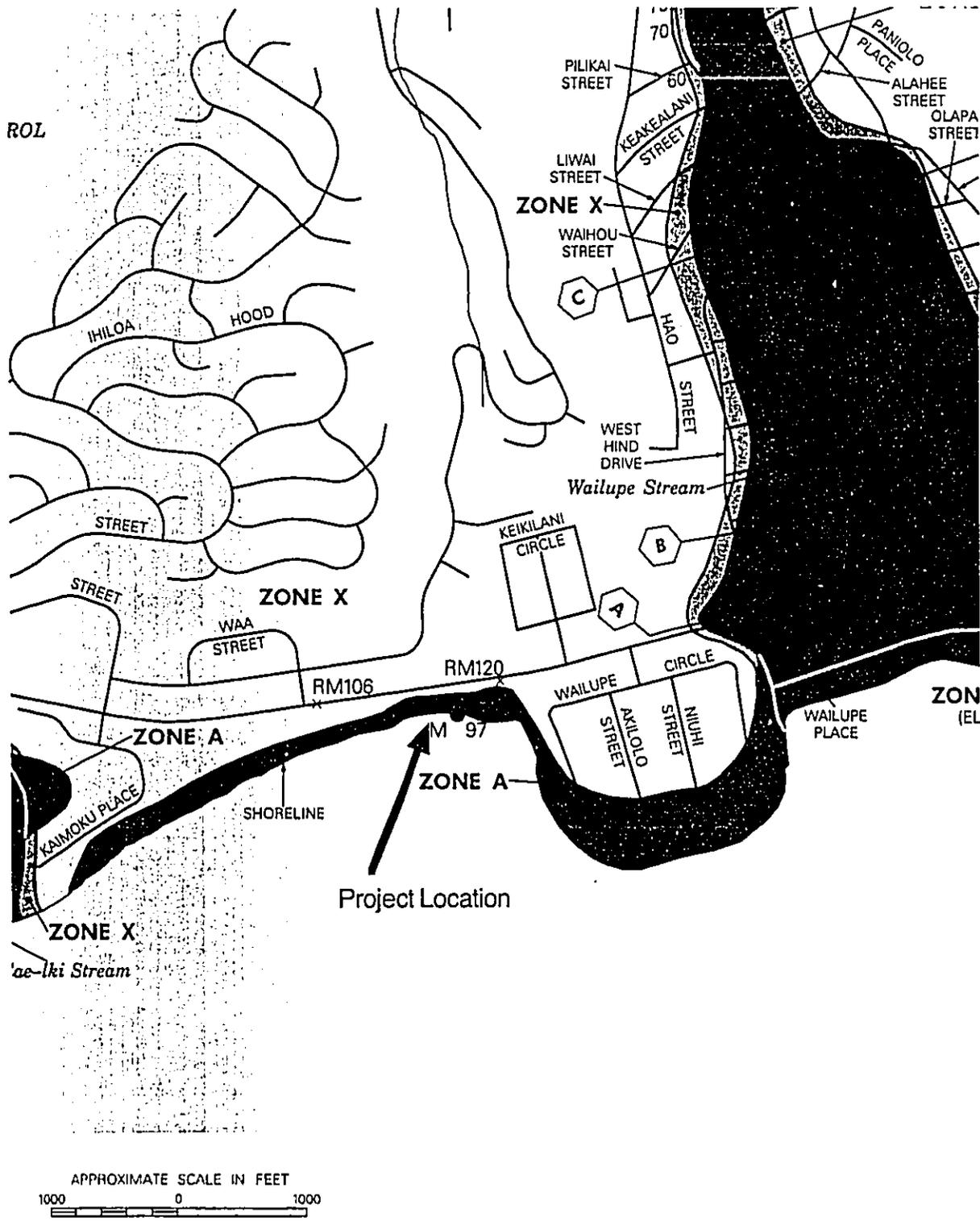
The makai portion of the subject project is classified as a flood hazard district as defined by the Land Use Ordinance. The project improvements within the flood hazard area generally consist of improvements that will decrease any adverse impact on the structure in the event of flooding. No significant modifications have been made to the existing non-conforming structure with the exception of raising the middle level by approximately four feet, well above the flood elevation. Improvements to the existing ground level consist of waterproof synthetic plaster finishes, new windows and doors, and some interior reconfiguration. The improvements provide additional weather proofing but are not intended to be water proof. The existing structure is securely anchored to the foundation and utilities are not expected to be adversely impacted by any potential flooding.

The Oahu Civil Defense Tsunami Evacuation Oahu Map 2 indicates that the project site is within an evacuation area in the event of a tsunami.

Special Management Area

The project site is located within the Special Management Area (SMA).

RECEIVED AS FOLLOWS



5019 Kalaniana'ole Highway
 After-the-Fact Shoreline Setback Variance
 Prepared by: Environmental Communications, Inc.
 Source: Federal Insurance Management Agency

Flood Insurance Rate Map
 Figure 9
 Page 3-6

Coastal Views

The project improvements do not significantly impact coastal views. The existing structure is an existing non-conforming structure that is located within a few feet of the hardend shoreline. In this location, the structure has been a part of the lateral coastal views over half a century. The footprint of the structure has not increase nor has the structure been relocated on the project site. A portion of the structure has been raised by approximately four feet. This will result in a minor change in the appearance of the structure but no view planes are affected by this change.

From the makai direction looking mauka, no views exists beyond the homes located along the shoreline. From the mauka looking makai direction no shoreline is visible. High walls and screen plantings on along the side boundaries block any side views. Overall, the project improvements have no impact on any coastal views.

2. Archaeological, Cultural, Botanical and Faunal Resources

Archaeological Resources

No excavation was conducted for the subject improvements. The project site has been in residential use over 50 years and it is unlikely that any archaeological remains or artifacts remain onsite.

In the event that any archaeological artifacts are uncovered, all work will cease and the Department of Land and Natural Resources Historic Preservation Division will be notified for appropriate action.

Cultural Resources

The project site is not known to serve as a cultural resource. The property does not contain or access any sand beach frontage nor has it served as an access point for near shore waters. The site is elevated approximately five feet above mean sea level and there is no stair of other access means to the ocean. Beach access is available approximately 200 feet away at the Wailupe Beach Park.

Flora

The project site is heavily landscaped. Plants found onsite consist of conventional ornamental plants and a number of palm and panax trees that screen the property from the street and neighbors. The subject improvements did not decrease any landscaped or planted areas.

No rare or endangered species of flora were identified on the project sites, and no adverse impacts will occur to flora as a result of the installation of the proposed improvements.

Fauna

The sites do not serve as an endangered wildlife habitat although avifauna, feral cats, dogs and rodents may be found on-site. The project does not have any impact on near shore waters and any marine life located in these waters.

3. Infrastructure and Utilities

The proposed improvements are not expected to have any impact on existing infrastructure and utilities.

Vehicular Access and Traffic Conditions

The project site is located along Kalanianaʻole Highway. This major regional corridor provides access through east Honolulu. A bikeway is located within the right-of-way. The project site is accessed by a single curb cut driveway which is located along the Ewa end of the property. This condition existed prior to the construction of the subject improvements and is in conformance with applicable building code regulations. The existing use does not have any significant impact on existing traffic conditions and represents no change from the prior pre-improvement state.

Water

The project improvements will not have any adverse impact in potable water demand. No additional water fixtures were included in the scope of improvements however all water fixtures were replaced which can be expected to result in a net decrease in water demand through the use of water efficient toilets and shower heads.

Wastewater

Wastewater systems will not be impacted by the project as no increase in water fixtures were included in the project scope. Wastewater demands may actually decrease through the use of water efficient toilets and showers.

Drainage

The project site does not contribute to the municipal storm drain system. The site is naturally drained and water is retained on-site. A storm drain easement is located along the Ewa boundary of the site. No impacts on this infrastructure facility occurred as a result of the subject improvements.

Solid Waste

Solid waste disposal systems will not be affected by the project improvements. Refuse collection is provided by the municipal refuse service.

Telephone and Electrical Services

No telephone or electrical services are be affected by project. Telephone and electrical lines in the project vicinity are located on overhead lines.

4. Public Facilities

The proposed project will not have any impact on public facilities including schools, police, and fire or emergency medical services.

Wailupe Fire Station Number 23 provides fire protection and first response emergency and rescue service to the project area. The station is located at 5046 Kalaniana'ole Highway approximately 300 feet from the project site. Response time to the site is less than 5 minutes. An engine company serves this station.

Ambulance service for the project vicinity is also housed at the Wailupe Fire Station. The nearest medical facilities are located at the Queens and Struab Hospitals.

Police service is provided by the Honolulu Police Department's District 7 which covers the area from Manoa to Makapuu in East Honolulu. The district's administrative offices are located at the Alapai Headquarters at 801 South Beretania Street.

D. Social and Economic Characteristics

The proposed improvements were undertaken to extend the useable life of an antiquated, worn, structure that was constructed in 1946. The owner instituted the project improvements to ensure that the property remained consistent with the values of the surrounding neighborhood as well as to provide a safe and structurally sound residence. The proposed project is not expected to have any direct social impact to the residents of the area.

The project has provided beneficial economic impacts. The construction of the improvements created short-term employment, the purchase of goods and services, the generation of excise and income taxes, and other secondary and tertiary effects as a result of the project expenditures. The work occurring within the shoreline setback area is estimated at approximately \$35,000 and the work completed outside of the setback area is valued at \$80,000.

E. Relationship to Plans, Codes and Ordinances

The project site is located in a residential area zoned R-7.5. The State Land Use Boundary Maps show the project locations to be in Urban use. The project is located within the Special Management Area (SMA) boundaries but is not subject of a Special Management Area Permit (SMP). The project still requires a Shoreline Setback Variance for all work occurring makai of the setback line.

The project improvements have required building permits from the City and County of Honolulu, Department of Planning and Permitting, Additional permits for portions of the improvements remain outstanding at the time of the Shoreline Setback Variance (SSV) application however resolution of these Building Permit issues are expected to be resolved during the SSV process.

F. Probable Impact on the Environment

The proposed action will not result in any long-term change in the use of the site. No environmental consequences will occur as a result of the improvement to the project structure. The lot coverage of the site remains unchanged. The elevation of the middle level has resulted in some minor elevation changes however no loss of views from adjacent lots or from the roadway occurred as a result of the improvements. Views from the ocean in the mauka direction also remain negligibly affected.

G. Adverse Impacts Which Cannot be Avoided

Adverse impacts that cannot be avoided are generally related to short-term construction activities. These impacts were minimized by sound construction practices, adherence to applicable construction regulations as prescribed by the Department of Health, and coordination with applicable State and County agencies. No additional runoff or erosion occurred as a result of the project improvements. Noise levels increased during the construction period and some additional traffic from the construction crew and supply vehicles occurred however not complaints were received.

H. Alternatives to the Proposed Action

A single alternative other than the no-action alternative was considered. This alternative consisted of the allowing the middle level to remain. This alternative not considered desirable for the following reasons.

- The floor structure required substantive replacement.

- The antiquated structure was altered in over time resulting in a poorly functioning dwelling.
- The middle level crawl space was subject to constant saltwater exposure adversely affecting the foundation and flooring system.

The elevation of the middle level was considered optimal for the following reasons.

- Elevation of the middle level would move the floor level out of the splash zone exposure area caused by the seawall.
- Elevation of the level to match the second level could be accomplished cost effectively at the time of the floor structure improvements.
- A new foundation would not be required.
- Maintenance of the flooring system would no longer be a concern as the flooring would be enclosed by a finished ceiling for the open space below.
- The function of the dwelling would be improved without multiple stair levels.

The no-action alternative was not considered as non-action would allow the structure to decay and lose value. This condition would require short-term replacement or repair at a likely higher cost or loss of habitable area.

I. Mitigation Measures

Long-term impacts resulting from the proposed improvements are expected to be minimal or non-existent based upon the subject environmental assessment. Long-term traffic, air and noise impacts are not expected to change significantly after improvements are completed. Short-term construction related noise and air quality impact mitigation measures include general good housekeeping practices and scheduled maintenance to avoid a prolonged construction period. The contractor has used best management practices (BMP) wherever applicable.

J. Irreversible and Irretrievable Commitment of Resources

Implementation of the proposed project has resulted in the irreversible and irretrievable commitment of resources in the use of non-recyclable energy expenditure and labor. Materials from the original construction were not found to have salvage value. The expenditure of these resources is offset by gains in construction-related wages, increased tax base and tertiary spending.

IV. FINDINGS AND REASONS SUPPORTING FINDING OF NO SIGNIFICANT IMPACT

As stated in Section 11-200-12, EIS Rules, Significance Criteria: in determining whether an action may have a significant effect on the environment, every phase of a proposed action shall be considered. The expected consequences of an action, both primary and secondary, and the cumulative as well as the short-term and long-term effects must be assessed in determining if an action shall have significant effect on the environment. Each of the significance criteria is listed below and is followed by the means of compliance or conflict (if extant).

- Involves the loss or destruction of any natural or cultural resource.

The project action will not involve the loss or destruction of any natural or cultural resource. The project consists of improvements to a residential structure that do not expand on lot coverage or impact view planes.

- Curtails the range of beneficial uses of the environment.

The project will not curtail any beneficial uses of the environment. The project site is not used by the public nor is the site known to be recreational or cultural resources.

- Conflicts with the State's long-term goals or guidelines as expressed in Chapter 343, Hawaii Revised Statutes.

The project action is consistent with the goals and guidelines expressed in Chapter 343, Hawaii Revised Statutes. The proposed action is triggered by the Section 23-1.4 of the Revised Ordinances of Honolulu (ROH). The subject Environmental Assessment has been developed in compliance with the Chapter 343.

- Substantially affects the economic or social welfare of the community or state.

The project action will make a minor positive contribution to the welfare of the City and County of Honolulu through the provision of increased property taxes and the creation of temporary jobs, the purchase of goods and services, and the associated taxes.

- Substantially affects public health.

The project improvements will not have any affect on public health.

- Involves substantial or adverse secondary impacts, such as population changes or effect on public facilities.

The project action will not produce substantial secondary impacts resulting in population changes or significantly increase in public facilities.

- Involves substantial degradation of environmental quality.

The proposed improvements will not involve the substantial degradation of environmental quality. The project improvements had minor short-term impact on the environment however this was temporary in nature.

- Cumulatively have a considerable effect upon the environment or involve a commitment for larger actions.

The project is not a first phase of any larger action nor will it have a considerable effect on the environment.

- Affect rare, threatened or endangered species, or their habitats.

The project will not affect any rare, threatened or endangered species of flora or fauna, nor is it known to be near or adjacent to any known wildlife sanctuaries.

- Detrimentially affect air or water quality or ambient noise levels.

The project does not have any impact air or water quality.

Minimal impacts on air quality and noise occurred during construction. These impacts were limited by normal construction practices and compliance with Department of Health construction mitigation standards.

- Affect scenic vistas and viewplanes identified in County or State plans or studies.

The project does not affect any scenic vistas or view planes identified by the County or State.

- Require substantial energy consumption.

The project will not increase energy consumption. Energy utilization during the construction phase increased through the use of fossil fuels used by construction vehicles and by the use of electricity for power tools.

- Affects or is likely to suffer damage by being located in an environmentally sensitive area such as a flood plain, tsunami zone, beach, erosion-prone area, geologically hazardous land, estuary, fresh water, or coastal waters.

The project is located in an environmentally sensitive area however the impacts of the project do not have any significant impact on the surrounding sensitive areas.

The project does not have any impact on the nearby beaches nor will the improvements affect flood or tsunami zone areas adversely.

Anticipated Finding of No Significant Impact

Based on the above stated criteria, it has been determined that the project will not have any significant adverse environmental impacts and that an Environmental Impact Statement will not be required for the proposed action. This Draft Environmental Assessment has been subject to public review as prescribed by Chapter 343 Hawaii Revised Statutes.

V. LIST OF PARTIES CONSULTED PRIOR TO DEVELOPMENT OF THE DRAFT ENVIRONMENTAL ASSESSMENT

Agencies with ministerial or specific interests regarding the proposed project were contacted for their early comments regarding the proposed project.

Department of Land and Natural Resources
Engineering Division
State of Hawaii

Department of Planning and Permitting
City and County of Honolulu

Honolulu Fire Department
City and County of Honolulu

Honolulu Police Department
City and County of Honolulu

**VI. LIST OF AGENCIES, ORGANIZATIONS AND INDIVIDUALS
CONSULTED DURING THE DRAFT ENVIRONMENTAL ASSESSMENT
PROCESS**

	Date of Response
State of Hawaii Agencies	
1. Dept of Business, Economic Development and Tourism, Office of Planning	
2. Dept of Health, Environmental Planning Office	
3. Dept of Health, Clean Air Branch	
4. Dept of Health, Clean Water Branch	
5. Dept of Health, Noise, Radiation and Indoor Noise Branch	
6. Dept of Land and Natural Resources Historic Preservation Division	April 8, 2004
7. Dept of Land and Natural Resources Oahu District Land Office	May 19, 2004
8. Office of Environmental Quality Control	May 21, 2004
9. Office of Hawaiian Affairs	
City and County of Honolulu Agencies	
1. Board of Water Supply	
2. Dept of Design and Construction	
3. Dept of Facilities Maintenance	
4. Dept of Parks and Recreation	
5. Dept of Planning and Permitting	May 24, 2004
6. Honolulu Emergency Services Department	
7. Honolulu Fire Department	
8. Honolulu Police Department	
Community Organizations and Private Agencies	
Neighborhood Board No. 2, Kuliouou/Kalani	
Libraries	
Aina Haina Public Library	
Hawaii State Library	
Municipal Reference and Records Center	
Individuals	
Ms. Linda W.L. Starr	May 24, 2004

LINDA LINGLE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

HISTORIC PRESERVATION DIVISION
KAKUHIHEWA BUILDING, ROOM 555
601 KAMOKILA BOULEVARD
KAPOLEI, HAWAII 96707

HAWAII HISTORIC PRESERVATION
DIVISION REVIEW

APR - 8 2004

Log #: 2004.1062
Doc #: 0404EJ10

Applicant/Agency: Eric G. Crispin, Director
Department of Planning and Permitting
Address: City & County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

SUBJECT: Chapter 6E-42 Historic Preservation Review – After-the-Fact Shoreline Setback
Variance 5019 Kalaniana'ole Highway, No. 2004/SV-5 (2004/ED-7(DT))

Ahupua`a: Waialae
District, Island: Kona, O`ahu
TMK: (1) 3-5-022:003

1. We believe there are no historic properties present, because:

- a) intensive cultivation has altered the land
- b) residential development/urbanization has altered the land
- c) previous grubbing/grading has altered the land
- d) an acceptable archaeological assessment or inventory survey found no historic properties
- e) other: This is an after-the-fact approval for renovations already completed. No new construction is proposed.

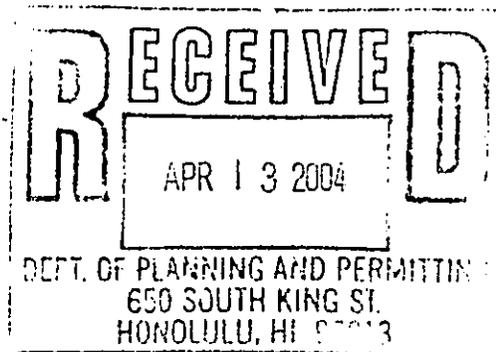
2. This project has already gone through the historic preservation review process, and mitigation has been completed ____.

Thus, we believe that "no historic properties will be affected" by this shoreline setback variance.

Aloha,

P. Holly McEldowney

P. Holly McEldowney, Administrator
State Historic Preservation Division



ENVIRONMENTAL COMMUNICATIONS, INC.

August 16, 2004

Ms. P. Holly McEldowney, Acting Administrator
Department of Land and Natural Resources
Historic Preservation Division
601 Kamokila Boulevard, Room 555
Kapolei, Hawaii 96707

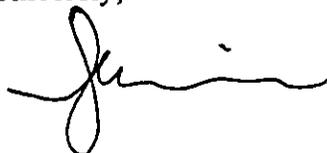
Subject: 5019 Kalaniana'ole, LLC
Shoreline Setback Variance DEA

Dear Ms. McEldowney:

Thank you for your comments of April 8, 2004 regarding the subject project. We have reviewed your comments and understand that the Historic Preservation Division does not believe that any historic properties will be affected by this shoreline setback variance application.

Thank you for participating in the environmental review process. Your comments will be included in the Final Environmental Assessment.

Sincerely,



Taeyong M. Kim
Principal
Environmental Communications, Inc.

LINDA LINGLE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

May 19, 2004
2004-ED-6.RCM
2004-SV-5

Honorable Eric G Crispin, AIA
Director of Planning and Permitting
650 South King Street
Honolulu, Hawaii 96813

Dear Mr. Crispin:

SUBJECT: Shoreline Setback Variance
File No.: 2004-SV-5
Applicant: 5019 Kalaniana'ole, LLC
Authority: C&CoH Department of Planning and Permitting
TMK: (1) 3-5-022: 003

Thank you for the opportunity to review and comment on the subject matter

A copy of the document pertaining to the subject matter was transmitted or made available to the following Department of Land and Natural Resources' Divisions for their review and comment.

- Division of Aquatic Resources
- Engineering Division
- Office of Conservation and Coastal Lands
- Land-Oahu District Land Office

Enclosed please find a copy of the Engineering Division comment.

Based on the attached responses, the Department of Land and Natural Resources has no other comment to offer on the subject matter.

Should you have any questions, please contact Nicholas A. Vaccaro of the Land Division Support Services Branch at 587-0384.

Very truly yours,

DIERDRE S. MAMIYA
Administrator

C: ODLO

PETER T. YOUNG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

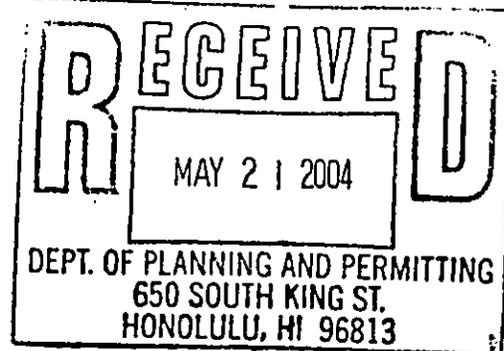
DAN DAVIDSON
DEPUTY DIRECTOR - LAND

ERNEST Y.W. LAU
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING

FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND

STATE PARKS
LD-NAV



LINDA LINGLE
GOVERNOR OF HAWAII

RECEIVED
LAND DIVISION



2004 APR 16 P 3:29



STATE OF HAWAII
DEPT. OF LAND & NATURAL RESOURCES
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

April 6, 2004

PETER T. YOUNG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

DAN DAVIDSON
DEPUTY DIRECTOR - LAND

ERNEST Y.W. LAU
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

LD/NAV
Ref.: 2004-ED-6.CMT

2004-SV5
Suspense Date: 4/18/04
19

MEMORANDUM:

TO: *XXX Division of Aquatic Resources
Division of Forestry & Wildlife
Division of State Parks
XXX Engineering Division (DD)
Division of Boating and Ocean Recreation
Commission on Water Resource Management
*XXX Office of Conservation and Coastal Lands
*XXX Land-Oahu District Land Office
Land-Planning and Development

FROM: Dierdre S. Mamiya, Administrator
Land Division

SUBJECT: Shoreline Setback Variance
File No.: 2004-SV5
Applicant: 5019 Kalaniana'ole, LLC
Authority: C&CoH Department of Planning and Permitting
TMK: (1) 3-5-022: 003

RECEIVED
LAND DIVISION
2004 APR 19 A 9:42
DEPT. OF LAND &
NATURAL RESOURCES
STATE OF HAWAII

Please review the document pertaining to the subject matter and submit your comments (if any) on Division letterhead signed and dated by the suspense date.

*Note: One copy of the document is available for your review in the Land Division Office, Room 220.

Should you need more time to review the subject matter, please contact Nick Vaccaro at ext.: 7-0384. If this office does not receive your comments by the suspense date, we will assume there are no comments.

() We have no comments.

(/) Comments attached.

Signed: _____

Date: _____

Name: _____

Division: _____

DEPARTMENT OF LAND AND NATURAL RESOURCES
ENGINEERING DIVISION

LA/NAV

Ref.: 2004-ED-6.CMT

COMMENTS

- (X) We confirm that the makai portion of the project site, according to the Flood Insurance Rate Map (FIRM), is located in Flood Zone A. We also confirm that the mauka portion of the project site is located in Flood Zone X.
- () Please take note that the project site, according to the Flood Insurance Rate Map (FIRM), is located in Zone ____.
- () Please note that the correct Flood Zone Designation for the project site according to the Flood Insurance Rate Map (FIRM) is ____.
- (X) Please note that the project must comply with the rules and regulations of the National Flood Insurance Program (NFIP) presented in Title 44 of the Code of Federal Regulations (44CFR), whenever development within a Special Flood Hazard Area is undertaken. If there are any questions, please contact the State NFIP Coordinator, Ms. Carol Tyau-Beam, of the Department of Land and Natural Resources, Engineering Division at (808) 587-0267.

Please be advised that 44CFR indicates the minimum standards set forth by the NFIP. Your Community's local flood ordinance may prove to be more restrictive and thus take precedence over the minimum NFIP standards. If there are questions regarding the local flood ordinances, please contact the applicable County NFIP Coordinators below:

- (X) Mr. Robert Sumimoto at (808) 523-4254 or Mr. Mario Siu Li at (808) 523-4247 of the City and County of Honolulu, Department of Planning and Permitting.
- () Mr. Kelly Gomes at (808) 961-8327 (Hilo) or Mr. Kiran Emler at (808) 327-3530 (Kona) of the County of Hawaii, Department of Public Works.
- () Mr. Francis Cerizo at (808) 270-7771 of the County of Maui, Department of Planning.
- () Mr. Mario Antonio at (808) 241-6620 of the County of Kauai, Department of Public Works.
- () The applicant should include project water demands and infrastructure required to meet water demands. Please note that the implementation of any State-sponsored projects requiring water service from the Honolulu Board of Water Supply system must first obtain water allocation credits from the Engineering Division before it can receive a building permit and/or water meter.
- () The applicant should provide the water demands and calculations to the Engineering Division so it can be included in the State Water Projects Plan Update.

- () Additional Comments: _____

- () Other: _____

Should you have any questions, please call Mr. Andrew Monden of the Planning Branch at 587-0229.

Signed: Andrew M. Monden
For ERIC T. HIRANO, CHIEF ENGINEER
Date: 4/16/04

LINDA LINGLE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

April 6, 2004

PETER T. YOUNG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

DAN DAVIDSON
DEPUTY DIRECTOR - LAND

ERNEST Y.W. LAU
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

LD/NAV

Ref.: 2004-ED-6.GMT

2004-SV5

Suspense Date: 4/18/04

MEMORANDUM:

TO: *XXX Division of Aquatic Resources
Division of Forestry & Wildlife
Division of State Parks
XXX Engineering Division (DD)
Division of Boating and Ocean Recreation
Commission on Water Resource Management
*XXX Office of Conservation and Coastal Lands
*XXX Land-Oahu District Land Office
Land-Planning and Development

FROM: Dierdre S. Mamiya, Administrator 
Land Division

SUBJECT: Shoreline Setback Variance
File No.: 2004-SV5
Applicant: 5019 Kalaniana'ole, LLC
Authority: C&CoH Department of Planning and Permitting
TMK: (1) 3-5-022: 003

Please review the document pertaining to the subject matter and submit your comments (if any) on Division letterhead signed and dated by the suspense date.

*Note: One copy of the document is available for your review in the Land Division Office, Room 220.

Should you need more time to review the subject matter, please contact Nick Vaccaro at ext.: 7-0384. If this office does not receive your comments by the suspense date, we will assume there are no comments.

() We have no comments. () Comments attached.

Signed: _____ Date: _____

Name: _____ Division: _____

LINDA LINGLE
GOVERNOR OF HAWAII



RECEIVED
LAND DIVISION



2004 APR 13 P 4: 29
STATE OF HAWAII
DEPT. OF LAND & NATURAL RESOURCES
LAND DIVISION
POST OFFICE BOX 621
HONOLULU, HAWAII 96809

April 6, 2004

PETER T. YOUNG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

DAN DAVIDSON
DEPUTY DIRECTOR - LAND

ERNEST Y.W. LAU
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

LD/NAV
Ref.: 2004-ED-6.CMT

2004-SV5
Suspense Date: 4/18/04

MEMORANDUM:

TO: *XXX Division of Aquatic Resources
Division of Forestry & Wildlife
Division of State Parks
XXX Engineering Division (DD)
Division of Boating and Ocean Recreation
Commission on Water Resource Management
*XXX Office of Conservation and Coastal Lands
*XXX Land-Oahu District Land Office
Land-Planning and Development

FROM: Dierdre S. Mamiya, Administrator *[Signature]*
Land Division

SUBJECT: Shoreline Setback Variance
File No.: 2004-SV5
Applicant: 5019 Kalaniana'ole, LLC
Authority: C&CoH Department of Planning and Permitting
TMK: (1) 3-5-022: 003

Please review the document pertaining to the subject matter and submit your comments (if any) on Division letterhead signed and dated by the suspense date.

*Note: One copy of the document is available for your review in the Land Division Office, Room 220.

Should you need more time to review the subject matter, please contact Nick Vaccaro at ext.: 7-0384. If this office does not receive your comments by the suspense date, we will assume there are no comments.

We have no comments.

Comments attached.

Signed: *[Signature]*

Date: 4-13-04

Name: Robert M. Iny
RM

Division: Land

ENVIRONMENTAL COMMUNICATIONS, INC.

August 16, 2004

Ms. Deirdre S. Mamiya, Administrator
Department of Land and Natural Resources
Land Division
P.O. Box 621
Honolulu, Hawaii 96809

Subject: 5019 Kalaniana'ole, LLC
Shoreline Setback Variance DEA

Dear Ms. Mamiya:

Thank you for your comments of May 19, 2004 regarding the subject project. We have reviewed your comments and offer the following:

Engineering Division

Thank you for confirming that the makai portion of the project site is located in Flood Zone A and that the mauka portion of the site is located in Zone X. It is also our understanding that the project must comply with the rules and regulations of the National Flood Insurance Program presented in Title 44 CFR. The limited project improvements to the existing structure are in compliance with these regulations.

Land Division

We understand that the Land Division does not have any comments regarding the subject project.

Thank you for participating in the environmental review process. Your comments will be included in the Final Environmental Assessment.

Sincerely



Taeyong M. Kim
Principal
Environmental Communications, Inc.

LINDA LINGLE
GOVERNOR OF HAWAII



GENEVIEVE SALMONSON
DIRECTOR

STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

235 SOUTH BERETANIA STREET
SUITE 702
HONOLULU, HAWAII 96813
TELEPHONE (808) 586-4185
FACSIMILE (808) 588-4186
E-mail: oeqc@health.state.hi.us

May 21, 2004

Mr. Tom Coulson
5019 Kalaniana'ole LLC
P.O. Box 25640
Honolulu, Hawaii 96825

Ms. Dana Teramoto
Department of Planning and Permitting
City and County of Honolulu
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

Mr. Taeyong Kim
Environmental Communications Inc.
1188 Bishop Street, Suite 2210
Honolulu, Hawaii 96813

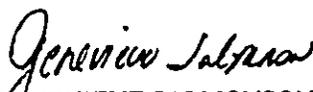
Dear Messrs. Coulson and Kim, and Ms. Teramoto:

The Office of Environmental Quality Control has reviewed your draft environmental assessment for the 5019 Kalaniana'ole Highway After-the-Fact Shoreline Setback Variance for Renovations, TMK 3-5-22-3, in the judicial district of Honolulu, and offers the following comments for your consideration and response.

1. **Infrastructure and Utilities:** The draft environmental assessment incorrectly states that "no additional water fixtures were included in the scope of the improvements.." Yet, page 1-2 of the document states that "[o]verall improvements to the structure include the replacement of rotted or termite ridden structural members, new windows, interior and exterior finishes, the addition of a toilet to the second level, and relocation of the kitchen. [emphasis supplied]" Discuss the water and wastewater impacts, especially with the addition of a new toilet in this existing four bathroom house and the possible addition of new water fixtures in the relocated kitchen.
2. **Cultural Impact Assessment and Sustainable Building Guidelines:** The proximity of the proposed project to the shoreline increases the likelihood that the proposed action may have impacts on cultural activities such as gathering or fishing. Please refer to the guidance contained in our Guidebook on the Internet (infra). Also, please refer to the guidance on sustainable building contained in our Guidebook on the Internet at <http://www.state.hi.us/health/oeqc/index.html>.

Thank you for the opportunity to comment. If there are any questions, please call Mr. Leslie Segundo, Environmental Health Specialist, at (808) 586-4185.

Sincerely,


GENEVIEVE SALMONSON
Director

ENVIRONMENTAL COMMUNICATIONS, INC.

August 16, 2004

Ms. Genevieve Salmonson
Director
Office of Environmental Quality Control
235 South Beretania Street, Suite 702
Honolulu, Hawaii 96813

Subject: 5019 Kalaniana'ole, LLC
Shoreline Setback Variance DEA

Dear Ms. Salmonson:

Thank you for your comments of May 21, 2004 regarding the subject project. We have reviewed your comments and offer the following:

1. Thank you for alerting us of this incorrect statement. Page 1-2 has been revised to delete the additional toilet on the second level. The proposed project does not increase the fixture count of the dwelling but does relocate the one of the bathrooms on the ground floor to the second floor. No water fixture additions were made within the kitchen. Section III.C.3 has been revised to include a statement about water and wastewater impacts.
2. The State Historic Preservation Division has stated that it is unlikely that the project will have significant impact on historic properties. The site is located on beachfront land however access to this land is easily and conveniently located approximately 200-feet to the east via Waialae Iki Park. The project improvements will have no impact on accessibility to the shoreline and will not affect any cultural activities.

Thank you for your reference regarding sustainable building practices. This information will be taken into advisement.

Thank you for your review of the Draft Environmental Assessment for this project.

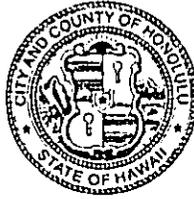
Sincerely,



Taeyong M. Kim
Principal
Environmental Communications, Inc.

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET • HONOLULU, HAWAII 96813
TELEPHONE: (808) 523-4414 • FAX: (808) 527-6743 • INTERNET: www.co.honolulu.hi.us



JEREMY HARRIS
MAYOR

ERIC G. CRISPIN, AIA
DIRECTOR

BARBARA KIM STANTON
DEPUTY DIRECTOR

Kathy Sokugawa
Acting Deputy Director

May 24, 2004

2004/SV-5 (DT)

Mr. Taeyong Kim
Environmental Communications, Inc.
1188 Bishop Street, Suite 2210
Honolulu, Hawaii 96813

Dear Mr. Kim:

Draft Environmental Assessment (EA)
5019 Kalaniana'ole Highway
Tax Map Key 3-5-22: 3

We have reviewed the Draft EA for the above-referenced project and have the following comments. Please incorporate them into the Final EA:

1. Page 2-1 of the EA (Shoreline Setback Line) states, "Under this regulation, 30 feet of the buildable area is allowed." This statement is true, but this section should be expanded to include an explanation as to how the site qualifies for the reduced shoreline setback. The length of the reduced shoreline setback line should also be included in this section and should also be indicated on the floor plans.
2. Page 2-1 of the EA (Nonconforming Structures) states that the dwelling is considered a nonconforming structure. However, there should be an explanation included as to why the dwelling is considered nonconforming. For example, when was the dwelling constructed? Was it constructed prior to the shoreline rules and regulations? The additions/alterations to the dwelling are not considered nonconforming and this fact should be mentioned in this section. Otherwise, it gives the reader a false impression that all the improvements are considered nonconforming.

Mr. Taeyong Kim
Page 2
May 24, 2004

3. Page 2-2 (Ground Floor Improvements) incorrectly states, "All improvements constructed on the ground level were undertaken to without any increase in nonconformity of to the dwelling unit." The nonconformity of the dwelling was increased since floor area was added (to the right of the bathroom). This section should be rewritten to correctly note that there was an increase in nonconformity as a result of the addition. Also, the square footage of the ground floor prior to the renovation and after the renovation should be included in the EA.
4. The site is within Flood Zone A (general floodplain district) and X. The portion within Flood Zone A may require the submission of a flood determination study.

Please contact Mario Siu-Li at 523-4247, should you have any questions regarding the above flood comments. Please contact Dana Teramoto of our staff at 523-4648 if you have any other questions regarding this letter.

Sincerely yours,


ERIC G. CRISPIN, AIA
Director of Planning
for and Permitting

EGC:cs

G:\LandUse\PosseWorkingDirectory\Dana\SV\2004sv5\deacomments.doc

ENVIRONMENTAL COMMUNICATIONS, INC.

August 16, 2004

Mr. Eric G. Crispin, AIA, Director
Department of Planning and Permitting
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

Subject: 5019 Kalaniana'ole, LLC
Shoreline Setback Variance DEA

Dear Mr. Crispin:

Thank you for your comments of May 24, 2004 regarding the subject project. We have reviewed your comments and offer the following:

1. Page 2-1 of the Final EA regarding the shoreline setback line has been revised to read:

At its shallowest boundary, the project lot is 59 feet from the mauka boundary to the makai boundary resulting in a building depth of 29 feet. Under this regulation, a minimum of 30 feet of buildable area is allowed with under a setback line adjustment. With a deficit of 1-foot, the project building area qualifies for an adjusted shoreline setback line of no less than 20 feet.

The shoreline setback line is indicated in the plans as a dashed line.

2. Page 2-1 of the Final EA regarding non-conforming structures has been revised to read:

The project dwelling was constructed in 1946 prior to the implementation of the Shoreline rules and regulations, Comprehensive Zoning Ordinance, and the current Land Use Ordinance. Improvements subject of the shoreline setback variance request are subject to current shoreline setback regulations and the Land Use Ordinance.

3. The ground floor improvements section has been revised to read as follows:

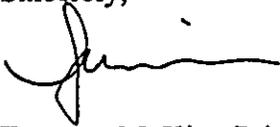
Improvements constructed on the ground level were undertaken with a minor increase in nonconformity to the dwelling unit of approximately 15-square feet on the ground floor within the former enclosed storage area. The increase in nonconformity was used to create a door and hallway into the dwelling.

The ground floor area prior to the project improvements was 713 square feet. The completed project resulted in a ground floor area of 1,280 square feet, all of which except for the aforementioned 15-feet of nonconforming area, was constructed within the allowed building area.

4. It is our understanding that the portion of the project located within Flood Zone A may require the submission of a flood determination study.

Thank you for participating in the environmental review process. Your comments will be included in the Final Environmental Assessment to be prepared for the project.

Sincerely,



Taeyong M. Kim, Principal
Environmental Communications, Inc.

May 24, 2004

Ms. Dana Teramoto
City and County of Honolulu
Department of Planning and Permitting
650 S. King Street, 7th Floor
Honolulu, Hawaii 96813

RECEIVED

MAY 24 9 56 AM '04

DEPT OF PLANNING
and PERMITTING
CITY & COUNTY OF HONOLULU

RE: 5019 KALANIANA'OLE HIGHWAY AFTER THE FACT RENOVATION

This letter raises questions on a request for shoreline set-back variance requested by Mr. Tom Coulson for renovations completed at 5019 Kalaniana'ole Highway.

I have briefly reviewed a copy of the Draft Environmental Assessment (DEA) for an after-the-fact-renovation on the beachfront property.

The DEA states that the footprint has not changed. However after studying the side-elevations of the "before" and "after", it appears that the makai wall of the home has been straightened to enclose a walkway and now appears as though the makai-side of the house is five (5) feet closer to the ocean.

One of the reasons for opening the middle-level of the house was that ocean water and sea-spray had caused the enclosed middle-level enclosure wall to rot.

Moving the entire makai enclosure wall to be closer to the water's edge would be encouraging that new wall to be prone to sea-water damage.

Also while the footprint may not have been altered, it appears that the roof-line has increased.

Another comment is that the new concrete slab and new roof for the new split-air conditioner system on the Diamond Head side of the property has encroached on the five (5) foot set-back from the property-line.

Should you wish to contact me regarding these comments, please feel free to write to me at P.O. BOX 240310, HONOLULU, HI 96824.

Sincerely yours,



Linda W.L. Starr

ENVIRONMENTAL COMMUNICATIONS, INC.

August 16, 2004

Ms. Linda W.L. Starr
P.O. Box 240310
Honolulu, Hawaii 96824

Subject: 5019 Kalaniana'ole, LLC
Shoreline Setback Variance DEA

Dear Ms. Starr:

Thank you for your comments of May 24, 2004 regarding the subject project. We have reviewed your comments and offer the following:

1. We believe that there may be some confusion regarding the lower level of the subject dwelling. To clarify this, we wish to refer to the figure page titled Site Plan. The drawing of lower floor represents the dwelling prior to renovations. In this drawing, an enclosed storage area is indicated. The walls of this storage area were removed in the process of renovation and the area is now completely open in the makai and Koko Head directions. This results in a net decrease in the amount of wall structure located within the shoreline setback area. A small portion of the ground floor structure within the shoreline area was increased by approximately 15 square feet. This is represented by the angled wall that now serves as the ground floor entry into the dwelling.
2. The former middle level was not moved closer to the shoreline. In fact, the roof line has maintained its setback distance and the second level balcony has actually been cutback reducing the amount of encroachment towards the shoreline. This is shown in the page titled Floor Plans.
3. We would again like to refer you to the sheet titled Site Plan for your comment regarding the sideyard setback and the air conditioning system. The distance between the dwelling unit and property line is 10-feet 2 1/2-inches. The air conditioners and hot water tanks are located well outside of the side yard setback area.

Thank you for your review of the Draft Environmental Assessment for this project.

Sincerely,



Taeyong M. Kim
Principal
Environmental Communications, Inc.