

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

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JUL 23 2013

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2013/ELOG-1094(SB)
2013/ED-6

July 1, 2013

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

Dear Ms. Salmonson:

Subject: Chapter 343. Hawaii Revised Statutes
Draft Environmental Assessment

| | |
|---------------|---|
| Project: | Hinode Building – Third Floor Addition |
| Applicant: | Duc Nguyen |
| Agent: | Don Hibbard |
| Location: | 79 North Beretania Street – Chinatown |
| Tax Map Keys: | 1-7-4: 19 |
| Proposal: | Addition of a third floor to an existing two-story historic building. |

RECEIVED
13 JUL -1 AMO:09
OFC. OF ENVIRONMENTAL
QUALITY CONTROL

We respectfully request publication of the project summary of the Draft Environmental Assessment (DEA) in the next edition of The Environmental Notice on **July 23, 2013**. Enclosed are two hard copies and one electronic copy of the DEA and the Publication Form. The Publication Form, including project summary, was also sent via electronic mail to your office.

If you have any questions, please contact Sery Berhanu of our staff at 768-8033 or via email at sberhanu@honolulu.gov.

Very truly yours,

George I. Atta
FOR George I. Atta, FAICP, Director
Department of Planning and Permitting

GIA:nw

Enclosure: DEA, two hard copies and one disk
One copy of OEQC Publication Form

Doc 1053823

AGENCY ACTIONS
SECTION 343-5(B), HRS
PUBLICATION FORM (FEBRUARY 2013 REVISION)

Project Name: Draft Environmental Assessment for the proposed third floor addition to the existing two-stories Hinode building.
Island: Oahu
District: Chinatown
TMK: (1)1-7-4: 19
Permits: Potential Permits, Approvals, and Consultations Associated with the Proposed Action, building permits.

Proposing/Determination Agency:
Department of Planning and Permitting
City and County of Honolulu
650 South King Street, 7th Floor
Honolulu, Hawaii 96813
Contact: Sery Berhanu, 808-768-8033

Consultant:
Don Hibbard
45-287 Kokokahi Place
Kaneohe, Hawaii 96744
Contact: Don Hibbard, 808-542-6230

Status (check one only):

- DEA-AFNSI** Submit the proposing agency notice of determination/transmittal on agency letterhead, a hard copy of DEA, a completed OEQC publication form, along with an electronic word processing summary and a PDF copy (you may send both summary and PDF to oeqchawaii@doh.hawaii.gov); a 30-day comment period ensues upon publication in the periodic bulletin.
- FEA-FONSI** Submit the proposing agency notice of determination/transmittal on agency letterhead, a hard copy of the FEA, an OEQC publication form, along with an electronic word processing summary and a PDF copy (send both summary and PDF to oeqchawaii@doh.hawaii.gov); no comment period ensues upon publication in the periodic bulletin.
- FEA-EISPN** Submit the proposing agency notice of determination/transmittal on agency letterhead, a hard copy of the FEA, an OEQC publication form, along with an electronic word processing summary and PDF copy (you may send both summary and PDF to oeqchawaii@doh.hawaii.gov); a 30-day consultation period ensues upon publication in the periodic bulletin.
- Act 172-12 EISPN** Submit the proposing agency notice of determination on agency letterhead, an OEQC publication form, and an electronic word processing summary (you may send the summary to oeqchawaii@doh.hawaii.gov). NO environmental assessment is required and a 30-day consultation period upon publication in the periodic bulletin.
- DEIS** The proposing agency simultaneously transmits to both the OEQC and the accepting authority, a hard copy of the DEIS, a completed OEQC publication form, a distribution list, along with an electronic word processing summary and PDF copy of the DEIS (you may send both the summary and PDF to oeqchawaii@doh.hawaii.gov); a 45-day comment period ensues upon publication in the periodic bulletin.
- FEIS** The proposing agency simultaneously transmits to both the OEQC and the accepting authority, a hard copy of the FEIS, a completed OEQC publication form, a distribution list, along with an electronic word processing summary and PDF copy of the FEIS (you may send both the summary and PDF to oeqchawaii@doh.hawaii.gov); no comment period ensues upon publication in the periodic bulletin.
- Section 11-200-23 Determination** The accepting authority simultaneously transmits its determination of acceptance or nonacceptance (pursuant to Section 11-200-23, HAR) of the FEIS to both OEQC and the proposing agency. No comment period ensues upon publication in the periodic bulletin.

___Section 11-200-27
Determination

The accepting authority simultaneously transmits its notice to both the proposing agency and the OEQC that it has reviewed (pursuant to Section 11-200-27, HAR) the previously accepted FEIS and determines that a supplemental EIS is not required. No EA is required and no comment period ensues upon publication in the periodic bulletin.

___Withdrawal (explain)

Summary (Provide proposed action and purpose/need in less than 200 words. Please keep the summary brief and on this one page):

This project involves the construction of a third floor addition to an existing two-story historic building located at 79 North Beretania Street in Chinatown. Currently, the first floor of the subject building is vacant and the second floor, a three-bedroom unit, is occupied by the Applicant. The proposed 1,443 square-foot addition consists of a living room, two bedrooms, two bathrooms, a kitchen and a laundry area. It will be accessed from the second floor through an existing stairway. This addition will occupy approximately the rear two-thirds of the roof area and will have a low pitched shed roof.

The Proposed Action is not anticipated to result in significant impacts to environmental resource areas. The implementation of standard Best Management Practices will ensure no significant impacts occur.

The Proposed Action would have no indirect, secondary, or cumulative impacts to any environmental resource areas.

Draft Environmental Assessment

Third Story Addition to

79 N. Beretania Street
Honolulu, Hawaii



Prepared for
Duc Nguyen
79 North Beretania Street
Honolulu, Hawaii 96813

MAY 2013

Draft Environmental Assessment

Third Story Addition to

79 N. Beretania Street
Honolulu, Hawaii

Prepared in accordance with the requirements of Chapter 343,
Hawaii Revised Statutes (HRS) and Title 11, Chapter 200, Hawaii
Administrative Rules, Department of Health, State of Hawaii

Prepared for

Duc Nguyen
79 North Beretania Street
Honolulu, Hawaii 96813

Prepared by

Don Hibbard
45-287 Kokokahi Place
Kaneohe, Hawaii 96744

May 2013

PROJECT PROFILE

Proposed Action: Third Story Addition to 79 N. Beretania Street

Location: 79 N. Beretania Street
Honolulu, Hawaii 96813

Accepting Authority: Department of Planning and Permitting (DPP)
City and County of Honolulu
650 S.King Street
Honolulu, Hawaii 96813

Tax Map Key: 1-7-004: 019
Land Area: 2,280 square feet
Landowner: Duc Nguyen
Existing Use: vacant commercial and residential
State Land Use Designation: Urban
Primary Urban Center
Development Plan: district commercial
Zoning: BMX-4
Special Design District: Chinatown
Special Management Area: Not in the SMA

Need for Assessment: Historic site designated in the National Register of Historic Places

Anticipated Determination: Finding of No Significant Impact (FONSI)

Contact Person: Don Hibbard
45-287 Kokokahi Place
Kaneohe, Hawaii 96744

Telephone: (808) 542-6230
idleidyll@hawaii.rr.com

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Section 1: Description of the Proposed Action

Duc Nguyen proposes to construct a third story addition to the building located at 79 North Beretania Street, Honolulu, Hawaii. The addition will sit on top of an existing historic, two-story, blue stone building and be set back sufficiently from the front parapet to visually obscure over ninety percent of the new structure from pedestrians walking on the *mauka* side of the street and from occupants of vehicles driving along the street. Presently the first floor commercial space of the building on which the addition is proposed is vacant and the second floor is occupied by the owner and his family. The building is flanked on either side by three-story buildings, and the top of the proposed addition will align with the tops of the perimeter walls of the two neighboring buildings. At the rear of the building is a parking lot. The addition will be visible from this direction to pedestrians, but this is not a primary, character defining elevation of the building and the only view from the street which the proposed addition will partially obscure is of a high rise condominium on the *mauka* side of Beretania Street.

In accordance with Section 21-9.60-9(d) the proposed addition is a permitted use within the Chinatown Special Design District, as “Notwithstanding the underlying zoning, one- and two-family dwellings are permitted, if located above the ground floor.”

A Vicinity Map depicting the location of the proposed project is shown on Figure 1. The property bears Tax Map Key Number 1-7-004: 019, and encompasses 2,280 square feet. A Tax Map is shown on Figure 2.

In accordance with the requirements of Chapter 343, HRS, this Draft Environmental Assessment (EA) is being prepared as the proposed project is within the Chinatown Historic District, a historic site included in the National Register of Historic Places. The Draft EA will be published in the Office of Environmental Quality Control (OEQC) Environmental Notice, which will commence a thirty day review period. After the thirty day review period has concluded, public comments received will be considered and addressed to the extent feasible within the project scope and evaluation. A Final EA will then be prepared, highlighting key areas of the document that were revised, updated, or modified based upon information received during the public comment period. Upon acceptance of the Final EA, a Finding of No Significant Impact (FONSI) is anticipated.

In addition to the acceptance of the Final EA/FONSI by the City and County Department of Planning and Permitting, a City and County of Honolulu Chinatown Special District permit is needed for the project. Also a Building Permit will have to be obtained from the City and County of Honolulu.

A. Purpose for the Project

The purpose of the project is to expand the existing residential use at 79 North Beretania Street. Currently a three bedroom, owner occupied living unit encompasses the second floor of the building. The proposed third floor addition will add a second residential unit to the building, to be used by the applicant's immediate family, and will make the recent rehabilitation of the historic building more economically viable.

B. Technical Characteristics

1. Third Story Addition

The proposed addition will be placed on the roof of the existing building.

The existing building was rehabilitated in 2010 in accordance with the Chinatown Special District Guidelines, and its structural steel interior frame was designed to allow it to carry an additional floor. The proposed 37' x 39', 1,443 square foot, four room addition will occupy approximately the rear two thirds of the roof area and will abut the existing blue stone parapets on the sides and rear of the existing building. It will be accessed from an existing straight run stairway, which will be extended from the second floor to the present roof. The proposed unit will include a living room, two bedrooms, two baths, laundry, and a kitchen. The addition will have a low-pitched shed roof which will slant towards the front, *mauka* end of the property, and a set of aluminum, sliding, glass doors in its *mauka* wall. Exterior walls will be stuccoed and painted a color which conforms to the recommendations of the City and County Department of Planning and Permitting. An existing box to house air conditioning equipment will remain near the building's front parapet, where it is obscured from the view of passersby.

Figure 3 shows the existing first floor plan of the building. A floor plan and section of the proposed addition are shown in Figures 4 and 5, with Figure 5 including the line of sight from the *mauka* sidewalk on Beretania Street. Figure 6 depicts the front view of the building with the proposed addition, as it will be viewed by pedestrians on the far side of Beretania Street, and Figure 7 depicts the view of the proposed addition from near the corner of Beretania and Maunakea Streets at the edge of the Chinatown Historic District. Figure 8 depicts the view of the rear of the building with the proposed addition as viewed from Maunakea Street. From the centerline of Beretania Street the proposed addition will be invisible.

2. Circulation and Off Street Parking

No changes are proposed for vehicular circulation to the property to accommodate the proposed project. As the property is within the Chinatown Special Design District's Historic Core with its forty foot height limit, the proposed additional dwelling unit is exempt from off-street parking requirements in accordance with Sec. 21-9.60-9(e):

"Parking Exemption. Dwelling units within the 40-foot height limit shall be exempt from off-street parking requirements."

3. Infrastructure

No improvements are proposed for fire protection, as existing fire hydrants located on Beretania Street just Ewa of the intersection with Maunakea Street, and on Smith Street directly *makai* of the intersection with Beretania Street are sufficient. The proposed project is within 150 feet of access to a fire hydrant. Off site fire protection is sufficiently adequate to not require a fire sprinkler system in the addition.

Water for the proposed addition will be obtained by using the existing building connection to the Board of Water Supply's 12" cast iron line under Beretania Street. The building is on one meter for both the first and second floors, and it is intended for the third floor to also be serviced from this meter. For the period from February 15, 2013 to March 15, 2013, 10,000 gallons of water was used at the property, which comes to approximately 333 gallons/day, well below the Board of Water Supply estimate of 500 gallons per day for a single family dwelling's water use. From May 15, 2012 to July 19, 2012, when the first floor of the building was occupied, water usage ran 72,000 gallons, or approximately 1,107 gallons a day. The former tenant in the ground floor commercial space was a church which included a hall and kitchen, which was used extensively for social events throughout the week, as well as on Sunday. It is anticipated, that when rented the first floor tenant's water usage will not exceed, and most likely will be less than the former tenant. Also, the proposed addition of a third story dwelling unit is not anticipated to increase water consumption beyond an additional 500 gallons a day, and most likely will be less. The anticipated water usage when the property is fully occupied can be addressed by the existing line.

Wastewater will discharge through the existing line which ties into the City and County's existing 48" line under Beretania Street. Wastewater flow is not expected to significantly increase, and can be handled by the existing line.

Power and communication services will be brought to the addition from existing systems.

Storm water will be handled by the existing drain system. Rainwater runoff from the addition will flow into a continuous gutter at the front edge of the new roof and then into leader boxes and downspouts. The downspouts will direct the water onto the existing roof deck and from there it will flow into existing roof drains at the front corners of the building. From the drains it will run into existing leader boxes and downspouts that connect with the City and County's storm water runoff system. There should be no increase in the amount of runoff as the proposed addition and its roof sits completely on top of the existing roof.

4. Landscaping

The existing building covers the entire lot. There will be no new landscaping introduced by the proposed project.

C. Economic Characteristics

The projected construction cost is approximately \$60,000 and the anticipated start up time for the proposed project is October 2013 and it will be completed before the end of June 2014. The project will be funded by private moneys. Construction will commence after all design plans are approved and construction permits received. The project site is owned in fee simple by the applicant.

D. Social Characteristics

The third floor addition to 79 North Beretania Street will support the City and County of Honolulu's efforts to encourage upper floor residential use in the Chinatown district. Ordinance 04-30 amended Section 21-9.60-8, Revised Ordinances of Honolulu 1990, to include as a Chinatown historic core precinct objective, "(d) encourage one- and two-family dwelling use to provide a variety of compatible uses which would contribute to the precinct's social and economic vitality." The ordinance went on to amend Section 21-9.60-9 by stipulating, "Notwithstanding the underlying zoning, one- and two-family dwellings are permitted, if located above the ground floor." The proposed third floor addition to 79 North Beretania Street comports with the purpose of this amendment to the City's Land Use Ordinance, and will contribute to the Chinatown Historic District's social and economic vitality.

Proposed Project Area

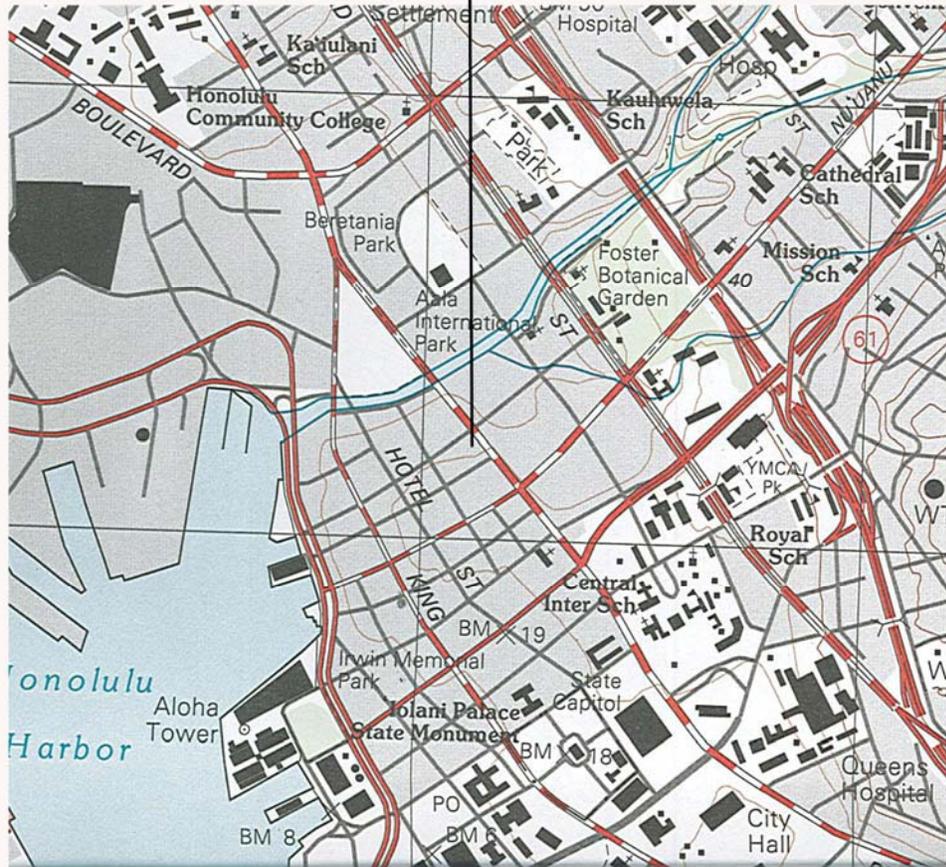
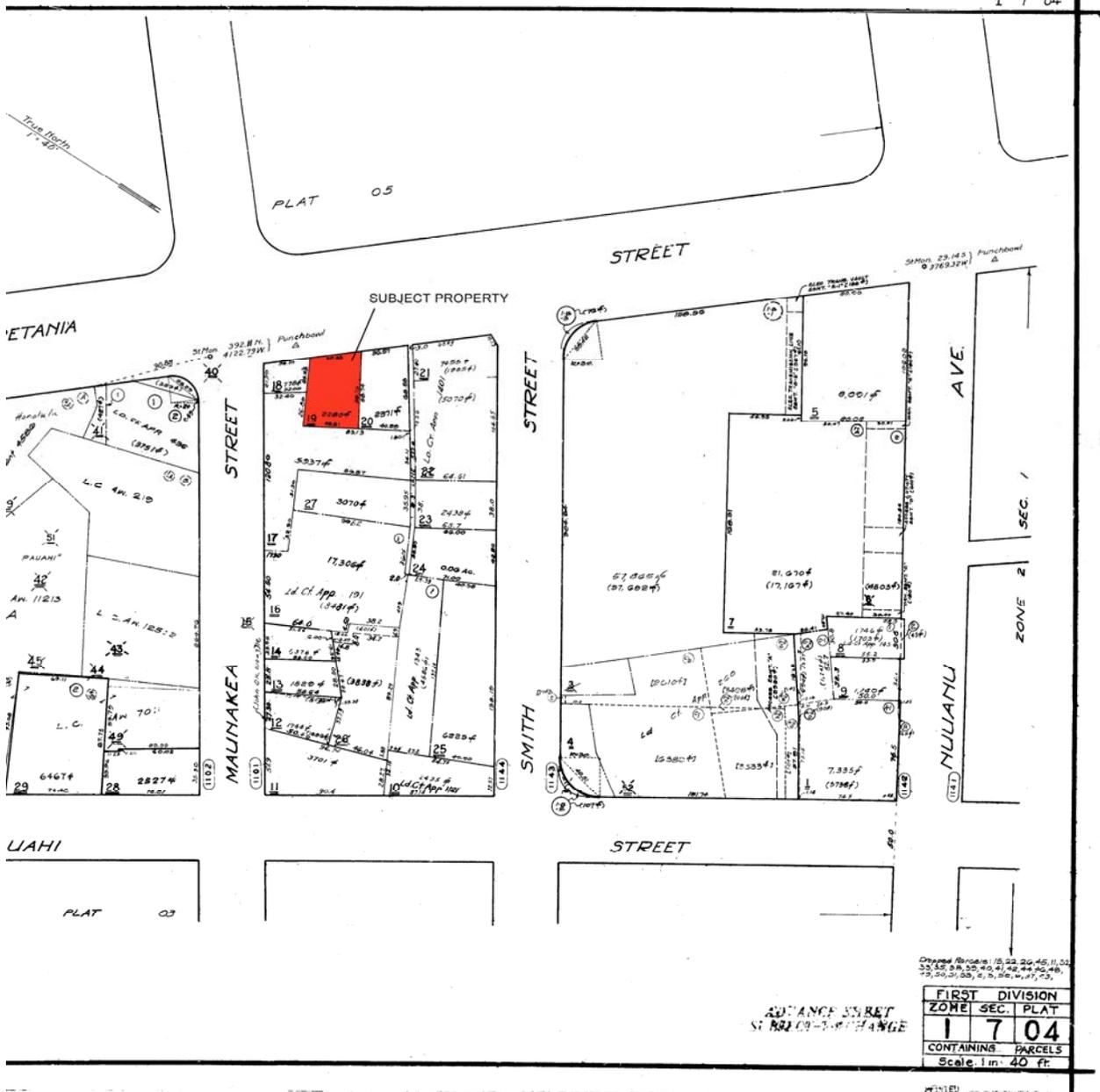


Figure 1: Vicinity Map



Original Range 15, 22, 25, 45, 11, 52
33, 55, 58, 59, 60, 61, 62, 64, 65, 68,
73, 50, 51, 53, 54, 56, 57, 75,

| | | |
|----------------------|------|------|
| FIRST DIVISION | | |
| ZONE | SEC. | PLAT |
| 1 | 7 | 04 |
| CONTAINING PARCELS | | |
| Scale 1 in. = 40 ft. | | |

Figure 2: Tax Map for Proposed Project

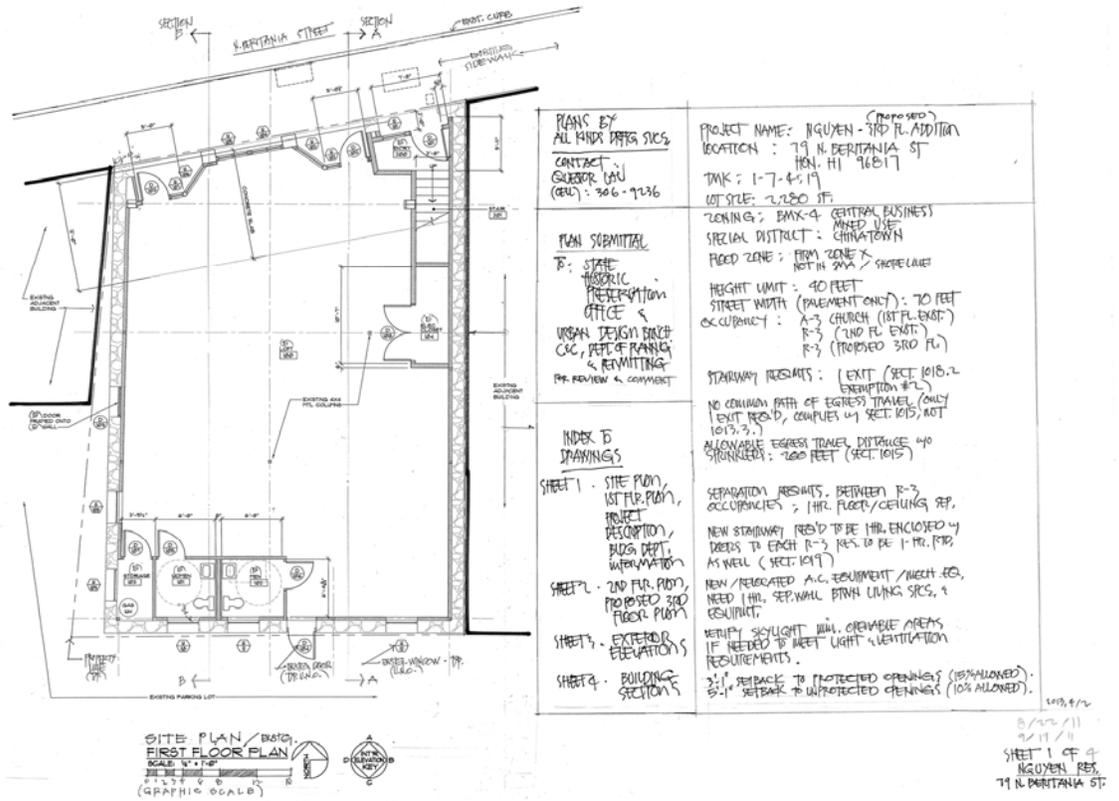


Figure 3:
 Plan of First Floor of Existing Building

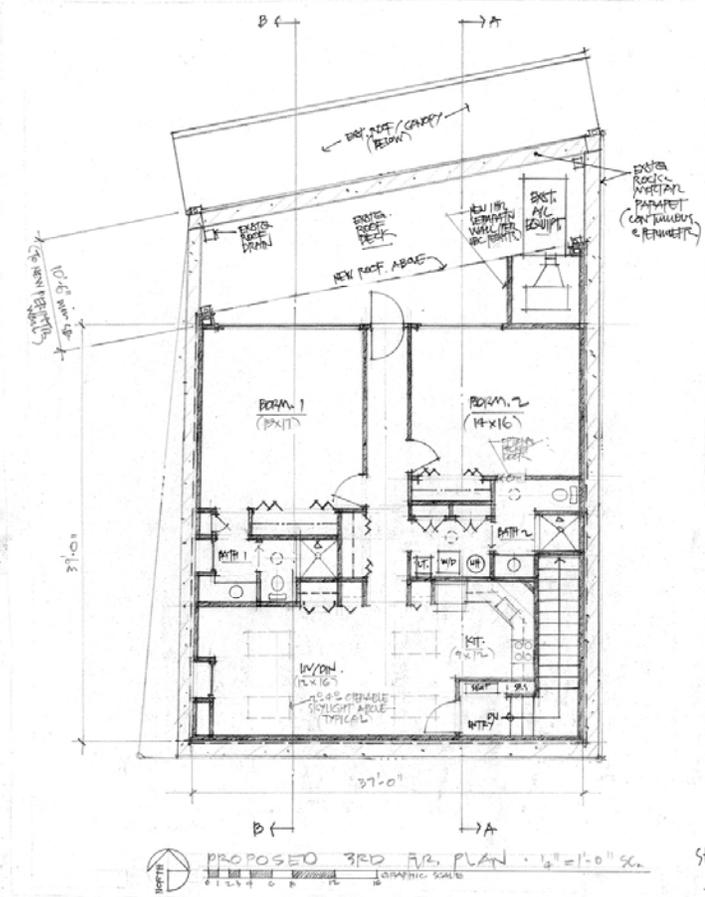
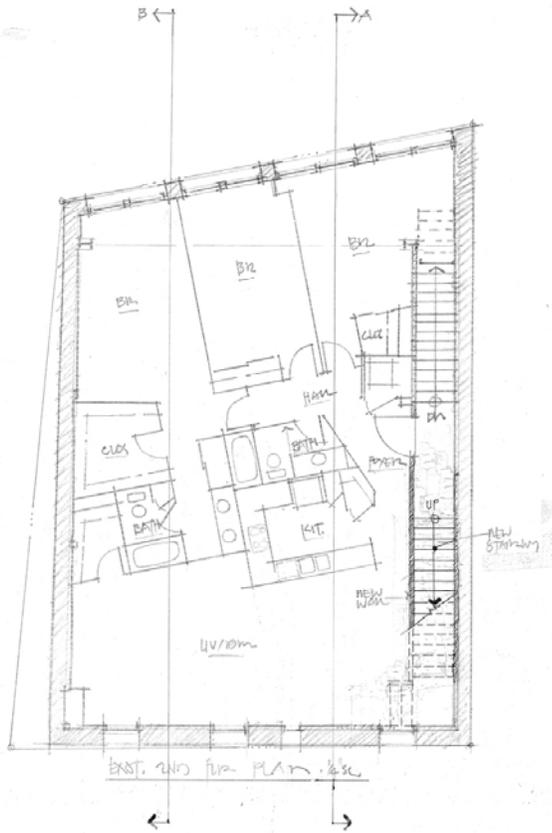


Figure 4:
 Floor Plans for Proposed Third Floor
 And Existing Second Floor

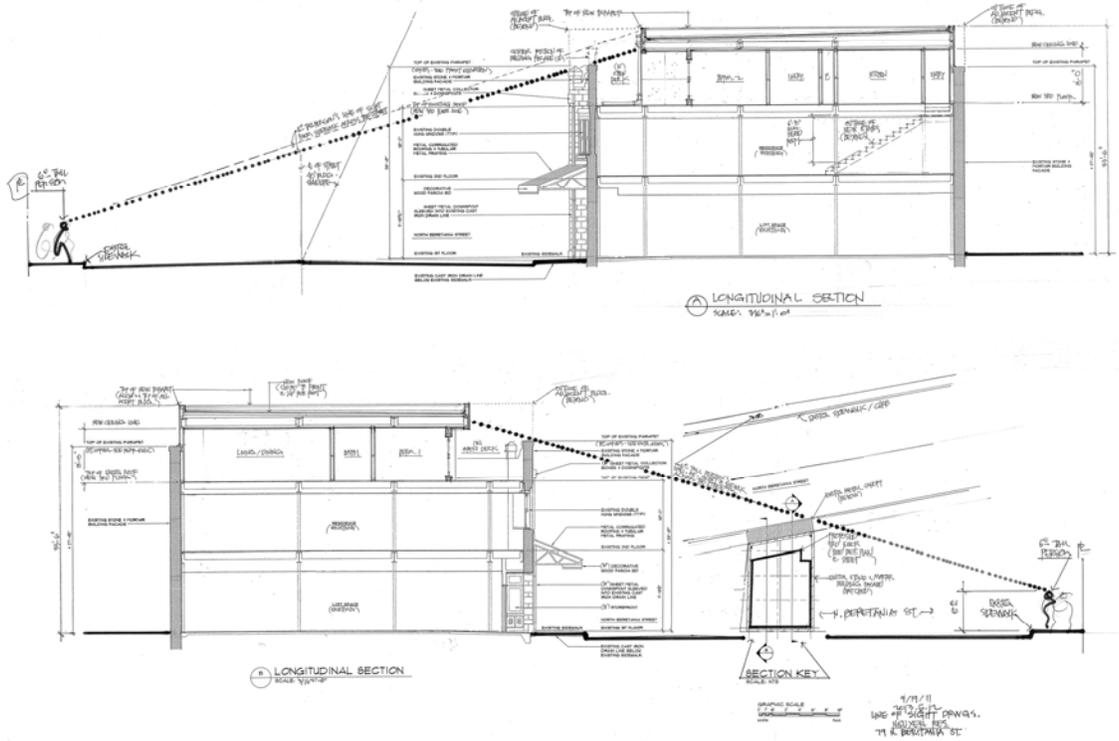


Figure 5:
Section with Line of Sight
From Across Beretania Street



Figure 6:
Rendering of Proposed Addition as Viewed
from the far side of Beretania Street



Figure 7:
Rendering of Proposed Addition as Viewed
From 50' *Mauka* of the Corner of Beretania and Maunakea Streets



Figure 8:
Rendering of Proposed Addition Showing Ewa and Makai Side of Building
as Viewed From Rear on Maunakea Street

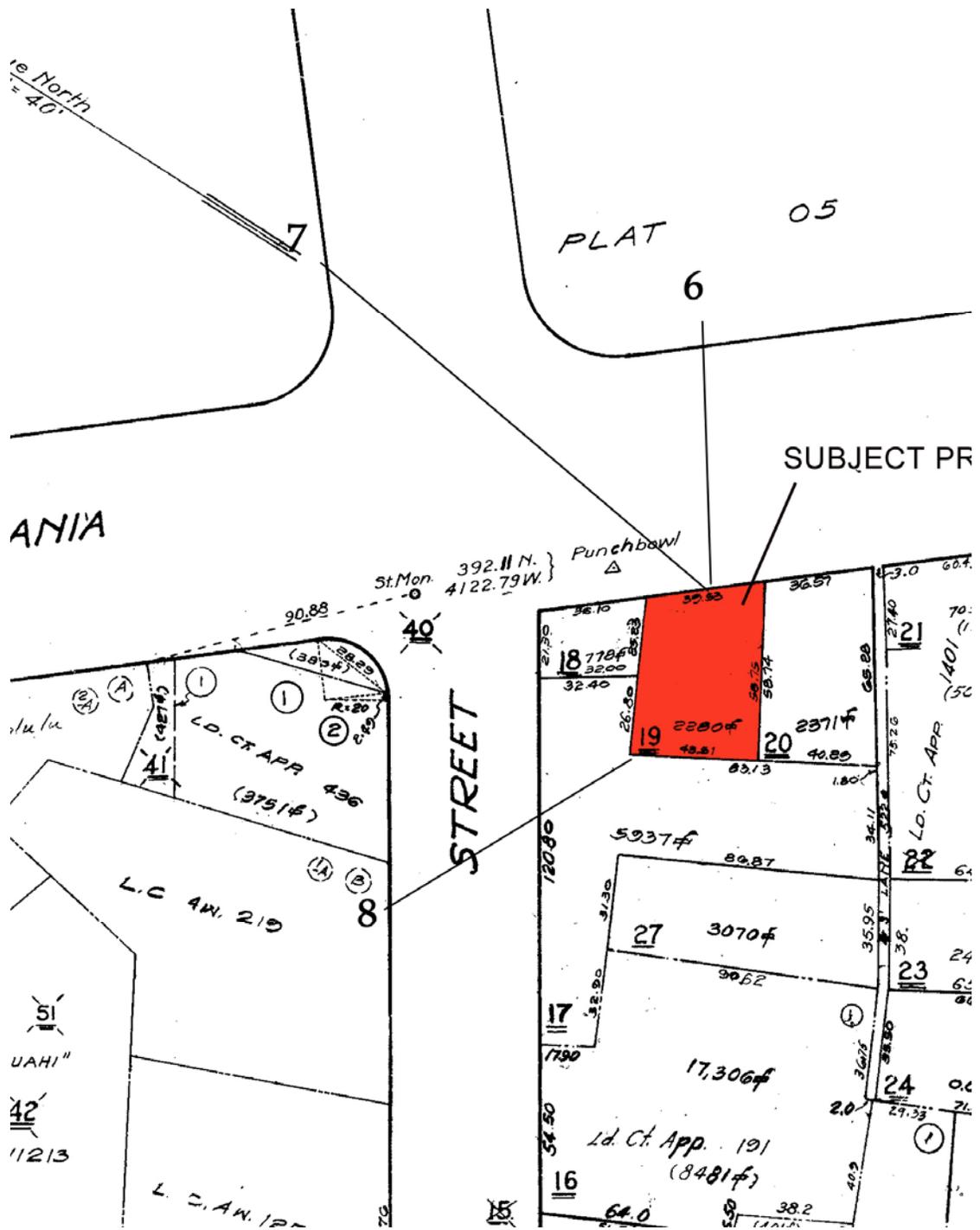


Figure 9:
Key to Figures 6-8

Section 2. Description of the Environmental Characteristics, Potential Impacts and Mitigation Measures

A. Existing Uses and Structures

The proposed project location is at 79 North Beretania Street, situated at the northern fringe of the Chinatown Historic District.

The building (see Figures 10, 11, 12, 13 and 14).standing on the proposed project area was constructed in approximately 1914 for Charles J. and Henrietta Fishel. This couple had acquired the property on July 7, 1897 from J. Kaainui and his wife Leialoha, and Momona and her husband Pedro Racsay. Kaainui and Momona had earlier purchased the parcel from R. P. Waipa Parker and his wife Sarah Parker on October 31, 1889. The Dakin Fire Map of Honolulu for 1899 shows a two-story frame general merchandise building on the lot, which was relatively new, having replaced a single story wooden dwelling which stood at this location in 1891. The Chinatown fire of 1900 destroyed the two story building, and for a number of years the property remained vacant. As late as 1911 the Fire Underwriters Fire Insurance Map shows the land undeveloped. However, the 1919 Sanborn Fire Map includes the present two story blue stone structure at this location.

The Fishels never occupied the premises, but rather it served as an income generating property for them. The 1914 Polk's City Directory noted the second floor of the building was occupied by a bath house operated by Saichi Arita and the photography studio of M. Takamiya. The 1915 Polk's City Directory included the first floor tenants: the grocery store of Seu Tin Chong, and the Beretania Taxi Stand. These tenants all remained in the building until the early 1920s. In 1931 the property was placed in a trust for four of Henrietta Fishel's grandchildren. Following World War II, Wimpy's Cafe, a tavern operated by Henry S. Shimizu, occupied the ground floor, and remained at this location until 1979. The building remained in the Fishel family's hands until the mid-1980s.

The ground floor of the building is a built-out, vacant commercial space, while the present owner lives on the second floor.

The existing building is a two story, blue stone mercantile building which is characterized by a stepped parapet. A pent roofed, standing seam metal awning, which was constructed in 2010 to conform with the Chinatown Historic District Design Guidelines, overhangs the sidewalk to provide pedestrians protection from the elements. The façade is asymmetric. On the first story five blue stone piers demarcate each of the four bays. These piers are the only



Figure 10:
View of 79 N. Beretania Street
Looking from Near the Intersection of Smith and Beretania Streets
In the Ewa-Makai Direction



Figure 11:
View of 79 N. Beretania Street
Looking from the Intersection of Beretania and Mauna Kea Streets
In the Diamond Head-Makai Direction



Figure 12
Beretania Street Façade
Showing the Mauka Side of 79 North Beretania Street



Figure 13
Side and Rear Elevations
Showing the Ewa and *Makai* Sides
of 79 North Beretania Street
from across Maunakea Street



Figure 14
Rear (*Makai*) Elevation of 79 North Beretania Street
As Viewed from the Parking Lot

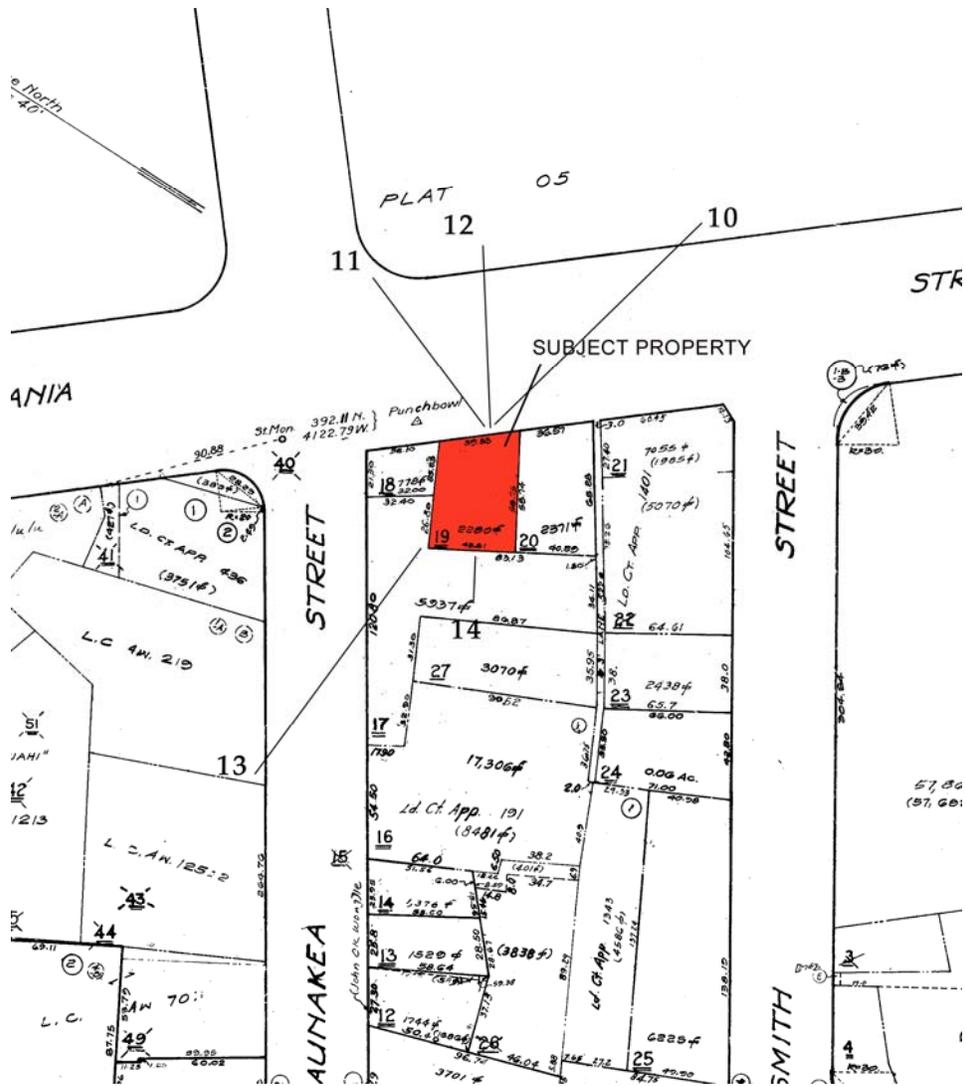


Figure 15:
Key to Figures 10 through 14

original elements on the ground level, the remainder being constructed during the 2010 rehabilitation in accordance with City and County of Honolulu Chinatown Special District Design Guidelines. The three western most (Ewa) bays serve the first floor space. Two etched glass doors, with a pair of adjoining, canted fixed pane windows, access the space and flank a prominent, middle fixed pane window. The canted windows provide the middle window with a bay window-like appearance. Fixed transoms are above all doors and windows, and wood, paneled, kick plates are below the store windows.

A single, wide doorway framed by a window to the right and transoms above, commands the left (Diamond Head) bay of the building. It provides access to a second floor, three bedroom apartment, which is owner occupied. Four pairs of 1 x 1 double hung sash windows on the second story have concrete sills and lintels, and provide illumination and ventilation to the apartment. Flower boxes outside the windows add a dash of color and floral beauty to the façade. No historic elements remain on the interior, and the 2010 rehabilitation brought the plumbing and electric up to code. The rear and side windows are not original, but recall the earlier industrial style metal windows.

The building is adjoined on either side by three story masonry buildings, with the one on the corner of Maunakea Street also being historic, constructed for the Hai On Tong Society in 1918, while the one on the Diamond Head side of the property was constructed in 1990, in accordance with the Chinatown Special District Design Guidelines. Across Beretania Street from the proposed project area are modern high rise apartments.

The building is listed in the National Register of Historic Places as part of the Chinatown Historic District. It is also considered a significant building within the City and County of Honolulu's Chinatown Historic District. Under the Special District Design Guidelines the placement of the third story addition on the building is considered a major undertaking and the Special District application has been reviewed by the Downtown Neighborhood Board and also will be reviewed by the City and County's Design Review Commission, as well as DPP staff.

Two other buildings within the Chinatown district have had an additional story added to them since Chinatown became a City and County Special Design District. These are located at 912-928 Nuuanu Avenue and 1164 Nuuanu Avenue. The visual impact of the proposed addition on the historic character of 79 Beretania Street and the Chinatown Historic District will be significantly less than the addition placed on the Pegge Hopper Gallery at 1164 Nuuanu Avenue, and will be more in keeping with the appearance presented by the addition found on the former Nippu Jiju Building at 912-928 Nuuanu Avenue.

The project, as proposed meets the United States Secretary of Interior's Standards for Historic Preservation, and the Chinatown Special District Design Guidelines. It has been coordinated with the Hawaii State Historic Preservation Division, Historic Hawaii Foundation, and the Chinatown Business and Community Association. The State Historic Preservation Division has been involved with design review since the early planning phases. The State Historic Preservation Division has reviewed the plans for the proposed addition to the present building, as well as visited the site. In a letter dated October 7, 2011, the Division concurred that the proposed project, "will have no adverse effect upon the historic property." Historic Hawaii Foundation has also reviewed the plans for the proposed project, and in a letter of July 10, 2012 expressed their support for the project. Similarly in a letter dated May 7, 2012, the Chinatown Business and Community Association also indicated its familiarity with the building and its support for the proposed project. These written comments are included in Appendix A at the end of this document. The Downtown Neighborhood Board No. 13 at its meeting of Thursday, December 6, 2012, heard a presentation on the proposed project and unanimously voted in support of the project. The minutes of that meeting are also included in Appendix A at the end of this document, with the proposed project addressed on pages 8 and 9 of the minutes.

Through owner and designer sensitivity and guidance provided by the Chinatown Special District Design Guidelines, State Historic Preservation Division and Historic Hawaii Foundation the proposed addition meets the Secretary of the Interior's Standards for Historic Preservation and will not adversely impact any historic resources such as the individual building or the Chinatown District as a whole, and no mitigation measures are required.

B. Climate

The climate of Honolulu is typical of the leeward coastal lowlands of Oahu. The area is characterized by abundant sunshine, persistent trade winds, relatively constant temperatures, moderate humidity, and infrequent severe rainstorms.

Typically the northeasterly trade winds prevail throughout the year, although their frequency varies, with westerly and south westerly winds more common during the winter months. The average annual wind velocity is approximately ten miles per hour. Occasional Kona winds bring warm humid air from the south.

The mean temperature measured at Honolulu International Airport ranges from seventy degrees Fahrenheit in the winter to eighty four degrees Fahrenheit in the summer. The temperatures in the downtown/Chinatown area may be slightly higher due to localized urban heating effects. Average annual precipitation is approximately twenty four inches with most of the rainfall

occurring between November and April. Relative humidity ranges between fifty six and seventy two percent.

The proposed project will have no effect on climatic conditions and no mitigation measures are required.

C. Topography

The existing building stands on a level lot in southern Oahu on the Honolulu Coastal Plain (U.S.Department of Agriculture, 1972). It is approximately twenty feet above mean sea level.

No changes will be made to the project area's topography and no mitigation measures are required.

D. Soils

The soil type within the project area is identified in the U.S. Department of Agriculture's Soil Conservation Service *Soil Survey of Islands of Kauai, Oahu, Maui, Molokai and Lanai, State of Hawaii* (1972) as being Makiki Clay Loam (MkA). Makiki Clay Loam underlies the building. Makiki Clay Loam soil consists of well drained soils in alluvium mixed with volcanic ash and cinders. Permeability is moderately rapid, runoff slow, and the erosion hazard is no more than slight.

The proposed project will not change the overall soil composition at the site, and no mitigation measures are required.

E. Water Resources

There is no **surface water**, such as streams, lakes, ponds, open bodies of water or wetlands, on the premises.

With regards to **ground water**, all of Chinatown overlies the Nuuanu aquifer of the Honolulu aquifer sector. The Nuuanu aquifer is characterized by an unconfined sedimentary basal aquifer above a confined flank basal aquifer. The upper aquifer is classified as currently used, contains moderately brackish water (between 1000 and 5000 parts per million chloride) that is not used for drinking and is not ecologically important. The flank aquifer is currently used for drinking, contains fresh water (less than 250 parts per million chloride) is irreplaceable, and has a low vulnerability to contamination (Mink and Lau, 1990).

The proposed project will not alter the ground water in the Nuuanu aquifer, and no mitigation measures are required.

F. Flood Hazard

The proposed project is located within Zone X, an area determined to be outside the five hundred year floodplain (Federal Emergency Management Agency, 2004). See Figure 16, Flood Zone Map.

Zone X encompasses areas of minimal hazard from the principal source of flood in the area and the Flood Insurance Program does not have any regulations for development in this district. No mitigation measures are required.

G. Natural Hazards

1. Tsunami

The proposed project is not located within the Tsunami Evacuation Zone. No mitigation measures are required.

2. Earthquake

Oahu is in Seismic Zone 2A, which is characterized as being susceptible to earthquakes that may cause minor damage to structures. Zone 2A is based on the International Building Code, which contains six seismic zones, ranging from 0 (no chance of severe ground shaking) to 4 (ten percent chance of severe shaking in a fifty year interval). Zone 2 is divided into Zones 2A and 2B, with 2A defined as not associated with a particular fault zone. (EDAW, Inc., 2009). No mitigation measures are required.

H. Historic Resources

The building at 79 North Beretania Street was placed in the National Register of Historic Places on January 17, 1973 as part of the Chinatown Historic District (Hawaii Historic Site Number 80-14-9988). It is not listed in the Hawaii Register of Historic Places.

Since the building covers its entire lot, there are no surface archaeological resources on the property. The proposed project will entail no ground disturbing activities so there is no potential for the disturbance of any subsurface archaeological resources or burial sites, should they exist.

In accordance with the City and County of Honolulu's Special Design District Guidelines for Chinatown, in an effort to minimize any effects by the proposed project on the historic building and the Chinatown Historic District, the addition



Figure 16
Flood Zone Map

is scaled and sited in a manner to not visually intrude upon the existing building or the Chinatown district. The guidelines state, "When floors are added to existing buildings, new additions should be sited so that the perceived scale of the original buildings as seen by pedestrians, are not altered. Additions should be placed to the rear or set back from the street facade to minimize visual impact." See Figure 17. In accordance with the guidelines, the proposed addition is placed to the rear of the building and is set back from the street façade to minimize visual impact. The historic building's stepped, stone parapet will obscure almost all of the proposed addition. For those traveling in motor vehicles on Beretania Street the addition will not be visible.

The back, makai end, of the proposed addition will be visible to pedestrians on Maunakea Street. However, this is a secondary elevation of 79 North Beretania Street and no character defining historic features of the building will be compromised. The proposed addition does not block any historic view corridors, but rather obscures, in a limited fashion, a portion of the high rises on the mauka side of Beretania Street which tower over the Chinatown Historic District.

The side and rear elevations of 79 North Beretania Street are sufficiently set back from Maunakea Street, so that the proposed addition does not intrude upon the streetscape sight lines along Maunakea Street. The only way pedestrians can view the proposed addition is across a parking lot which does not conform with the Chinatown Special District Design Guidelines. At some future time when the property on which the parking lot sits is developed, the back portion of the proposed addition will no longer be visible.

In addition to complying with the City & County of Honolulu's Special District Design Guidelines for Chinatown, the project, as proposed, meets the United States Secretary of Interior's Standards for Historic Preservation, and has been coordinated with the Hawaii State Historic Preservation Division and Historic Hawaii Foundation. The State Historic Preservation Division has been involved with design review since the early planning phases. The State Historic Preservation Division staff have reviewed the plans for the proposed addition to the present building, as well as visited the site. In a letter dated October 7, 2011 (See Appendix A), the Division concurred that the proposed project, "will have no adverse effect upon the historic property." Likewise, Historic Hawaii Foundation has found the proposed project to meet the Secretary of the Interior's Standards for the Treatment of Historic Properties and in a letter of July 10, 2012 (See Appendix A) expressed support for the proposed project.

Through owner and designer sensitivity and guidance provided by the City and County's Chinatown Design Guidelines, State Historic Preservation Division, and Historic Hawaii Foundation the proposed addition meets the Secretary of the Interior's Standards for Historic Preservation and will not adversely impact any historic resources such as the individual building or the Chinatown District as a whole. No mitigation measures are required.

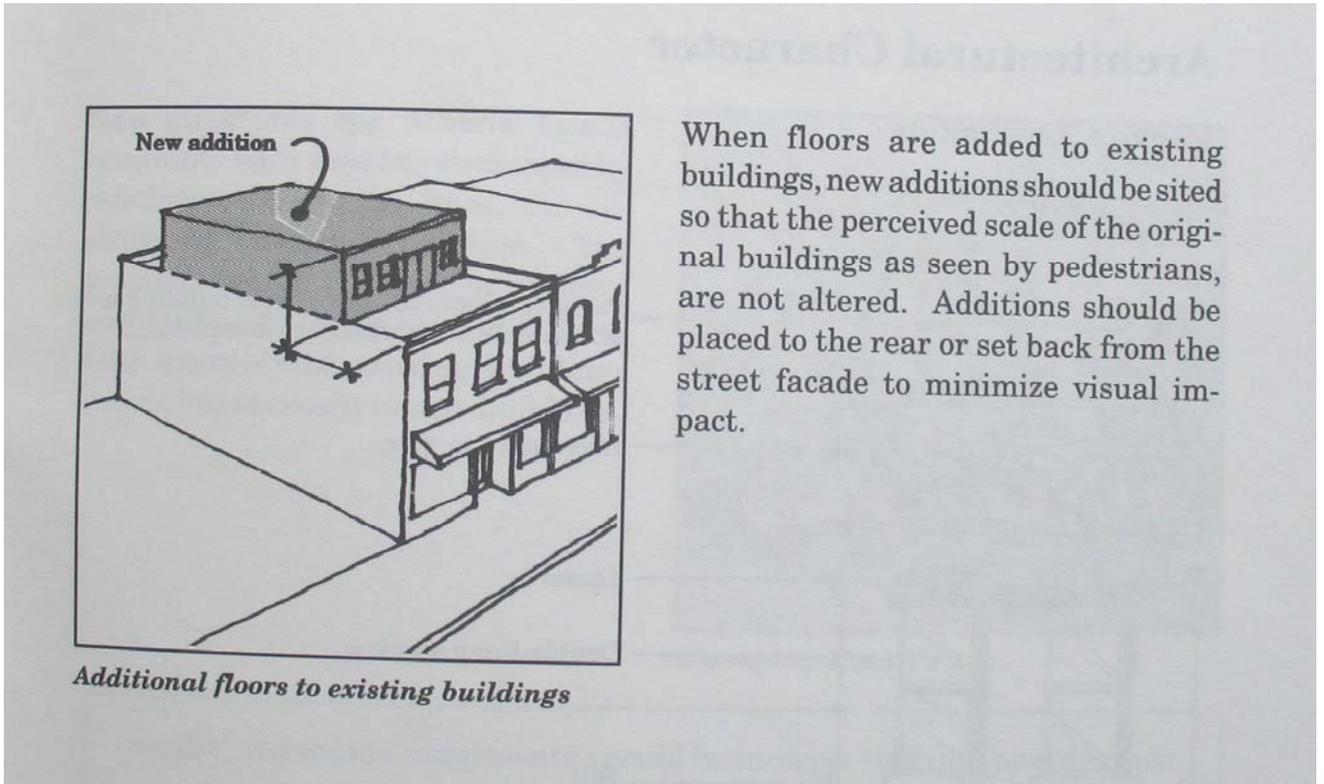


Figure 17
Illustration from Page 11
City and County of Honolulu Special District Design
Guidelines for Chinatown

I. Cultural Resources

A literature review did not reveal the occurrence of modern cultural practices associated with the proposed project area. There are no hunting and gathering traditions, heiau, cemeteries or burials known to be associated with the property. The proposed project, therefore, should not affect known cultural resources.

The proposed project will not adversely impact any cultural resources and no mitigation measures are required.

J Botanical Resources

The project area is devoid of any botanical specimens, as the existing building covers the entire property.

The proposed project will not adversely impact any botanical resources and no mitigation measures are required.

K. Wildlife Resources

The developed urban character of the proposed site suggests it is of no habitat value and is uninhabited by any rare, threatened or endangered fauna. No wildlife has been observed in the project area, and pigeons were the only avian species seen on or adjacent to the property.

The proposed project will not adversely impact any rare, threatened, or endangered wildlife resources and no mitigation measures are required.

L. Air Quality

The State Department of Health (DOH), Clean Air Branch (CAB) has established the State Ambient Air Quality Standards (SAAQS). The DOH-CAB regularly samples ambient air quality at monitoring stations throughout the State and annually publishes this information. On Oahu, there are six monitoring stations. The closest station to the project site is located in Downtown Honolulu on the roof of the DOH (Kinau Hale) building (1250 Punchbowl Street), which measures SO₂, O₃, PM₁₀, PM_{2.5}.

Consistent trade winds regularly blow from a northeasterly direction, creating conditions for excellent air quality over the islands because the prevalent wind directions moves generated air pollutants on land to the southwest out to the open ocean. The present air quality of the project area appears to be reasonably good based on nearby monitoring data. Present air quality in the

project area is mostly affected by motor vehicles, with carbon monoxide being the most abundant of the pollutants emitted. Air quality data from the nearest monitoring stations suggest that all state and national air quality standards are currently being met, although occasional exceedances of the more stringent state standards for carbon monoxide may occur near congested roadway intersections.

The primary air quality concern associated with construction projects is fugitive dust, resulting from ground disturbing activities. The proposed project will entail no ground disturbing activities, and the only possible short-term air quality impacts will result from off-site emissions from commuting construction workers and transport of construction materials. Off-site emissions from these vehicles can be controlled, as appropriate, by the use of proper equipment.

M. Noise

Major contributors to the existing background ambient noise levels within the project area are largely attributed to motor vehicle traffic along streets bordering the project site, and from Beretania Street in particular due to its larger traffic capacity and volume. The noise levels around the project site are typically consistent with noise levels found in urbanized business district areas.

Construction noise cannot be avoided; however, the scale of the proposed project is sufficiently small that construction noise will be limited. Furthermore, noise will vary by construction phase, the duration of each phase and the type of equipment used during the different phases. For this project, noise will be most pronounced during the early stages when materials are transported to the property and the framing for the addition is constructed. Noise will diminish as the structure is enclosed and roofed. Once the shell is completed, most construction activities will take place inside the addition and the exterior walls will help to attenuate noise.

Community Noise Control regulations establish a maximum permissible sound level for construction activities occurring within (acoustical) zoning districts. The proposed project is placed in the Class B zoning district. The maximum permissible sound level for excessive noise sources (to include stationary noise sources and construction and industrial activities) in the Class B zoning district is 60 dBA between the hours of 7 a.m. and 10 p.m. and 50 dBA between the hours of 10 p.m. and 7 a.m. (HAR 11-46, Community Noise Control). Work will be scheduled for normal working hours (7 a.m. to 3:30 p.m.) Monday through Fridays.

The proposed project is not likely to result in an increase in ambient noise levels. While noise will be generated during the construction period, the project is not expected to impact the businesses or organizations located in nearby buildings and facilities surrounding the project site. No extraordinary mitigation measures are proposed at this time since the noise generated by current and

proposed activities is not expected to exceed allowable levels. Construction activities will be monitored to comply with the provisions of the regulations for community noise control. The contractor will be required to obtain a noise permit if the noise levels from construction activities are expected to exceed the allowable levels.

N. Land Use Controls

Pursuant to Chapter 205, HRS, the Hawaii Land Use Law, the State Land Use Commission classifies all land in the State of Hawaii into one of four classifications: urban, agricultural, rural, and conservation. The parcel on which 79 North Beretania Street sits is designated urban. The proposed uses within the project area are consistent with urban guidelines and permitted activities and require no district reclassification or boundary amendment.

The project area is not within the SMA as delineated by the City and County of Honolulu, and as such does not require an additional review under State CZM and County SMA rules.

The proposed project is consistent with and supports many of the objectives and policies of the Oahu General Plan. With regards to Population, the proposed project supports Objective C, "To establish a pattern of population distribution that will allow the people of Oahu to live and work in harmony," and Policy 1, "Facilitate the full development of the primary urban center."

The proposed project also is consistent with and supports the General Plan's objectives and policies for Housing, especially Objective A, "To provide decent housing for all the people of Oahu at prices they can afford," and its accompanying Policy 3, "Encourage innovative residential development which will result in lower costs, added convenience and privacy, and the more efficient use of streets and utilities." It also supports Housing Objective C, "To provide the people of Oahu with a choice of living environments which are reasonably close to employment, recreation and commercial centers and which are adequately served by public utilities," and its accompanying Policy 3, "Encourage residential development near employment centers."

The proposed project also supports the General Plan's Transportation objective to "Promote policies to reduce dependence on the use of automobiles."

The proposed project is consistent with and supports the General Plan's objectives and policies for Physical Development and Urban Design. These include Objective A's Policy 5, "Provide for more compact development and intensive use of urban lands where compatible with the physical and social character of existing communities," and Policy 6, "Encourage the clustering of developments to reduce cost of providing utilities and other public services." It is also consistent with and supports Objective B's Policy 2, "Provide for

expanded development of low-rise multi-unit housing,” Policy 4, “Provide downtown Honolulu and other major business centers with a well-balanced mixture of uses,” and Policy 5, “Encourage the development of attractive residential communities in downtown and other business centers.” The proposed project also comports with the Physical Development and Urban Design Objective F, “To provide and enhance the social and physical character of Oahu’s older towns and neighborhoods,” and this objective’s Policy 1, “Encourage new construction to complement the ethnic qualities of the older communities of Oahu.”

Adopted in 2004, the Primary Urban Center Development Plan is one of eight development [or sustainable community] plans adopted to carry out the goals and intents of the City and County’s General Plan. Its policies are used to shape the growth and development of the primary urban core in Honolulu over the next twenty years, including Chinatown. The project site is designated district commercial on the PUCDP Land Use Map. The functions of the proposed project are consistent with this designation.

In addition, the City is in the midst of drafting a Transit Oriented Development Plan for the vicinities around proposed transit stations. The proposed project lies within the plan’s Chinatown District, an area designated as “Downtown Mixed Use,” which allows, “a variety of uses in the central business district including: office, government, retail, and multi-family residential uses, as well as public/quasi-public facilities.” As such the proposed project is consistent with this plan’s objectives.

The project area is designated BMX-4, Central Business Mixed-Use District by the City and County Land Use Ordinance (LUO). The intent of the BMX-4 zoning is to set apart the portion of Honolulu which forms the city’s center for financial, office, governmental and housing, allowing the highest land use intensity for commerce, business and housing.

The proposed project is located within the Historic Core Precinct of the City & County of Honolulu’s Chinatown Special Design District, and its proposed use is permitted as described in Section 21-9.60-9(d). Ordinance 04-30 amended Section 21-9.60-8, Revised Ordinances of Honolulu 1990, to include as a Chinatown historic core precinct objective, “(d) encourage one- and two-family dwelling use to provide a variety of compatible uses which would contribute to the precinct’s social and economic vitality.” The ordinance went on to amend Section 21-9.60-9 by stipulating, “Notwithstanding the underlying zoning, one- and two-family dwellings are permitted, if located above the ground floor.” The proposed third floor addition to 79 North Beretania Street comports with the purpose of this amendment to the City’s Land Use Ordinance (LUO), and will contribute to the Chinatown Historic District’s social and economic vitality.

The proposed project supports the following LUO objectives for the Chinatown Special Design District:

A. Help promote the long-term economic viability of the Chinatown District as a unique community of retail, office and residential uses.

B. Retain the low-rise urban form and character of the historic interior core of Chinatown while allowing for moderate redevelopment at the mauka and makai edges of the District.

D. Preserve and restore, to the extent possible, buildings and sites of historic, cultural, and/or architectural significance

In addition, the proposed project supports the LUO's Historic Core Objectives, as articulated in Sec. 21-9.60-8. These include:

(a) Encourage the retention and renovation of buildings of historic, architectural or cultural value.

(d) Encourage one- and two-family dwelling use to provide a variety of compatible uses which would contribute to the precinct's social and economic vitality.

Within the LUO there are special standards for the development of the Chinatown Special Design District to provide safeguards for the preservation and enhancement of buildings within the district and to protect the overall character of Chinatown. Design controls are provided to guide aesthetic and architectural aspects of project development. Implementation of the district's objectives consists primarily of height limitations and architectural appearance and character. As the proposed project includes an addition to a significant building a major special district permit application will be submitted to the City and County Department of Planning and Permitting for its approval.

O. Utilities and Infrastructure

1. Circulation

North Beretania is a one-way street in the Ewa direction. The 76' right-of-way accommodates five travel lanes. The right-of-way is fully improved with curbs, gutters, and sidewalks on both sides. Utilities are placed underground. Two metered, street parking spaces and a loading zone are located on the *makai* side of the street between Smith and Maunakea streets. No parking is permitted on the *mauka* side of the street. The posted speed limit is 25 miles per hour.

The primary vehicular access to the property is from Beretania Street with reliance upon on street parking or private parking behind the building, which is accessed from Maunakea Street.

As the property is within the Chinatown Special Design District's Historic Core with its forty foot height limit the proposed additional dwelling unit is exempt from off-street parking requirements in the Historic Core in accordance with Sec. 21-9.60-9(e):
"Parking Exemption. Dwelling units within the 40-foot height limit shall be exempt from off-street parking requirements."

Traffic, as a result of construction activities, will increase minimally. The construction crew will consist of three to four laborers and their supervisor. The crew will arrive at and depart the construction site in the supervisor's vehicle, which will be parked in the parking lot behind the building, which is accessed from Maunakea Street. Similarly all construction materials will be delivered and off-loaded in the parking lot adjoining the rear of the building. When construction is completed any impacts to traffic will be negligible, as the residents of the proposed addition have only one vehicle, which will be parked off site.

DPP Traffic Review Branch was consulted. As there would be no construction material unloading from Beretania Street, the office indicated the project would have minimum effect on traffic and no further studies would be necessary.

Traffic generation as a result of the proposed project should be insignificant and should not significantly impact existing traffic conditions. No mitigation measures are required.

2. Water

The Board of Water Supply operates and maintains the water system serving 79 North Beretania Street. A 12" cast iron municipal water line is under Beretania Street.

The building is on one meter for both the first and second floors, and it is intended for the third floor to also be serviced from this meter. For the period from February 15, 2013 to March 15, 2013, 10,000 gallons of water was used at the property, which comes to approximately 333 gallons per day, well below the Board of Water Supply estimate of 500 gallons per day for a single family dwelling's water use. From May 15, 2012 to July 19, 2012, when the first floor of the building was occupied, water usage ran 72,000 gallons, or approximately 1,107 gallons a day. The former tenant in the ground floor commercial space was a church which included a hall and kitchen, which was used extensively for social events throughout the week, as well as on Sunday. It is anticipated, that when rented the first floor tenant's water usage will not exceed, and most likely will be less than the former tenant. Also, the proposed addition of a third story dwelling unit is not anticipated to increase water consumption beyond an additional 500 gallons a day, and most likely will be less.

The proposed project should result in only a minimal increase in water usage at the site. The Board of Water Supply has assessed that the existing water system is available and adequate to accommodate the proposed improvements.

3. Sewer

Beretania Street is serviced by a 48" sewer main. Wastewater flows to the Ala Moana Pump Station on Ala Moana Boulevard near South Street and then to the Sand Island WWTP for treatment and ocean disposal.

The proposed project should result in a minimal increase in wastewater flow at the site. The existing sewer system is available and adequate to accommodate the proposed improvements.

4. Drainage

Roof drains on the building go directly into the City and County storm water drainage system under Beretania Street.

The proposed addition will sit on top of a portion of the existing building's roof. It will not increase the footprint onto which rain may fall. Rainwater runoff from the roof of the proposed addition will flow into a continuous gutter at the front edge of the new roof and then into leader boxes and downspouts. The downspouts will direct the water onto the existing roof deck and from there it will flow into existing roof drains at the front corners of the building. From the drains it will run into existing leader boxes and downspouts that connect with the City and County's storm water runoff system.

As the square footage onto which rain may fall will not be increased, the proposed project should not result in an increase in storm water runoff. No mitigation measures are required.

5. Power and Communication

Electrical and communication transmission and distribution services are provided from existing underground connections.

The proposed project should minimally impact the existing demand for electrical and communication services. No mitigation measures are required.

P. Public Services

1. Protective Services

Police protection originates from the Chinatown Police Station at the corner of Hotel and Maunakea streets, two blocks away from the proposed project area.

Fire service can be summoned from the Central Fire Station at Fort and Beretania streets (Station 1) and the Kakaako Fire Station on Queen Street (Station 9). Both are within one mile of the property, with the Central Station being the closest, located only four blocks away.

The proposed project should not impact police and fire department operations or ability to provide adequate services to the surrounding community. The proposed addition will be designed to meet fire and building code requirements. No adverse impacts are anticipated and no mitigation measures are required.

2. Educational and Recreational Facilities

The project area is within the Royal Elementary, Central Intermediate and McKinley High School districts.

Numerous parks and open spaces are located within and near the proposed project area, including such major park areas as Iolani Palace, Aala Park, Foster Botanical Garden, Kakaako Waterfront Park, Smith-Beretania Urban Park, Beretania Community Park, Uwela Park, Kamamalu Park, River Street/Sun Yat Sen Mall, Fort Street Mall, and Ala Moana Beach Park. See Figure 18 for a map of all the parks within easy access of the proposed project.

As the proposed project is adding only one dwelling unit, no adverse impacts are anticipated to public educational or recreational facilities and no mitigation measures are required.

Parks near Proposed Project

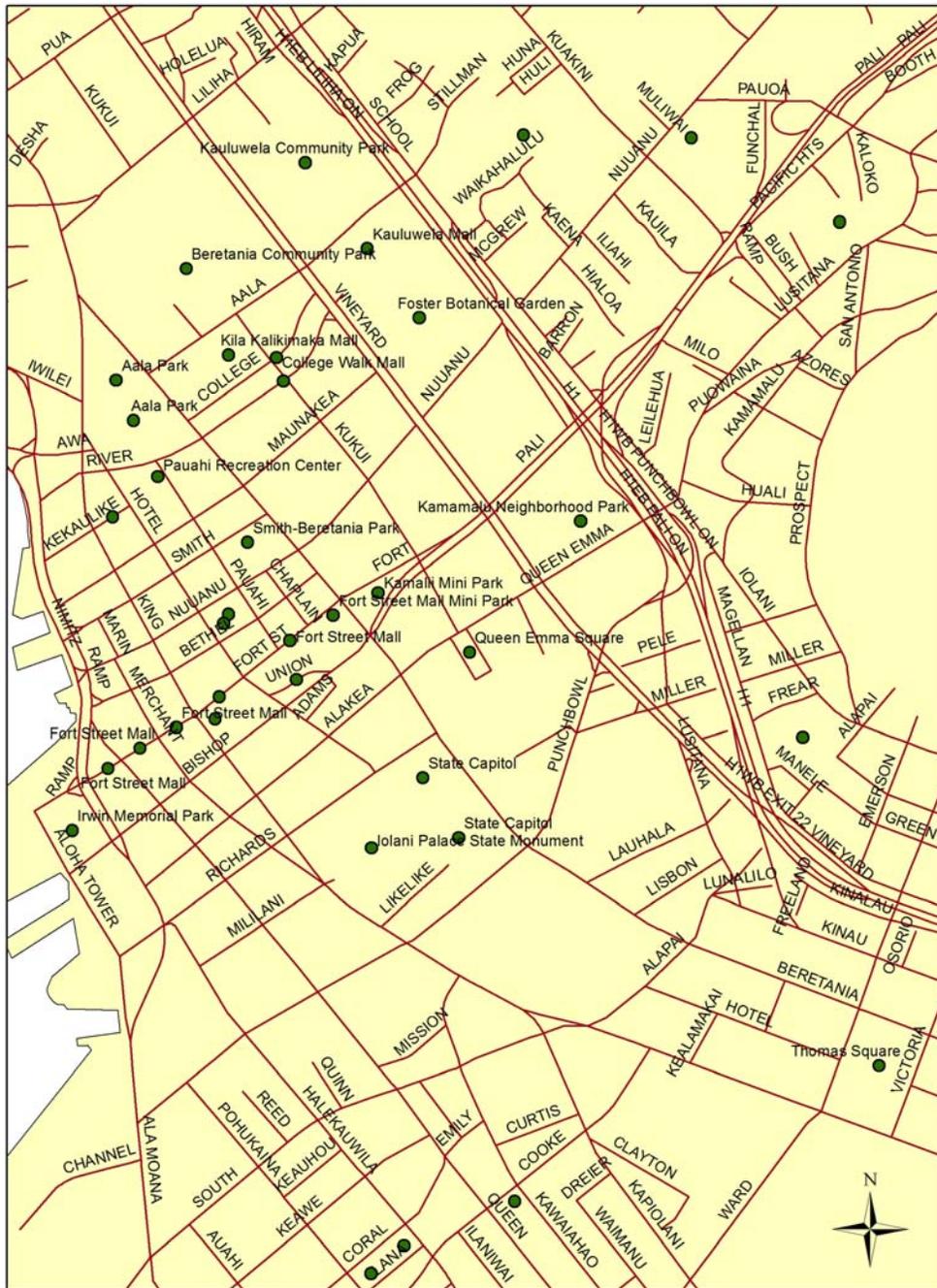


Figure 18
Parks in the Vicinity of 79 North Beretania Street

Section 3. Summary of Potential Environmental Impacts And Measures to Mitigate Adverse Effects

I. Potential Impacts and Mitigation

A. Existing Uses and Structures

The proposed project location is at 79 North Beretania Street, situated at the northern fringe of the Chinatown Historic District. The ground floor of the building is a built-out, vacant commercial space, while the present owner lives on the second floor. The proposed project will place a third story addition on top of a portion of the existing building. In accordance with Section 21-9.60-9(d) the proposed addition is a permitted use within the Chinatown Special Design District, as, "Notwithstanding the underlying zoning, one- and two-family dwellings are permitted, if located above the ground floor."

The building is listed in the National Register of Historic Places as part of the Chinatown Historic District. It is also considered a significant building within the City and County of Honolulu's Chinatown Historic District. Under the Special Design District guidelines the placement of the third story addition on the building is considered a major undertaking and the Special District application has been reviewed by the Downtown Neighborhood Board and also will be reviewed by the City and County's Design Review Commission, as well as DPP staff.

Through owner and designer sensitivity and guidance provided by the State Historic Preservation Division and Historic Hawaii Foundation the proposed addition meets the Secretary of the Interior's Standards for Historic Preservation and will not adversely impact any historic resources such as the individual building or the Chinatown District as a whole, and no mitigation measures are required.

Two other buildings within the Chinatown district have had an additional story added to them since Chinatown became a City and County Special Design District. These are located at 912-928 Nuuanu Avenue and 1164 Nuuanu Avenue. The visual impact of the proposed addition on the historic character of 79 Beretania Street and the Chinatown Historic District will be significantly less than the addition placed on the Pegge Hopper Gallery at 1164 Nuuanu Avenue, and will be more in keeping with the appearance presented by the addition found on the former Nippu Jiju Building at 912-928 Nuuanu Avenue.

The project, as proposed meets the United States Secretary of Interior's Standards for Historic Preservation, and has been coordinated with the Hawaii State Historic Preservation Division, Historic Hawaii Foundation, and the Chinatown Business and Community Association. The State Historic

Preservation Division has been involved with design review since the early planning phases. The State Historic Preservation Division has reviewed the plans for the proposed addition to the present building, as well as visited the site. In a letter dated October 7, 2011, the Division concurred that the proposed project, "will have no adverse effect upon the historic property." Historic Hawaii Foundation has also reviewed the plans for the proposed project, and in a letter of July 10, 2012 expressed their support for the project. Similarly in a letter dated May 7, 2012, the Chinatown Business and Community Association also indicated its familiarity with the building and its support for the proposed project. These written comments are included in Appendix A at the end of this document. The Downtown Neighborhood Board No. 13 at its meeting of Thursday, December 6, 2012, heard a presentation on the proposed project and unanimously voted in support of the project. The minutes of that meeting are also included in Appendix A at the end of this document, with the proposed project addressed on pages 8 and 9 of the minutes.

Through owner and designer sensitivity and guidance provided by the State Historic Preservation Division and Historic Hawaii Foundation the proposed addition meets the Secretary of the Interior's Standards for Historic Preservation and will not adversely impact any historic resources such as the individual building or the Chinatown District as a whole, and no mitigation measures are required.

B. Climate

The proposed project will not have an effect upon Hawaii's climate. The climate of Honolulu is typical of the leeward coastal lowlands of Oahu. The area is characterized by abundant sunshine, persistent trade winds, relatively constant temperatures, moderate humidity, and infrequent severe rainstorms.

Typically the northeasterly trade winds prevail throughout the year, although their frequency varies, with westerly and south westerly winds more common during the winter months. The average annual wind velocity is approximately ten miles per hour. Occasional Kona winds bring warm humid air from the south.

The mean temperature measured at Honolulu International Airport ranges from seventy degrees Fahrenheit in the winter to eighty four degrees Fahrenheit in the summer. The temperatures in the downtown/Chinatown area may be slightly higher due to localized urban heating effects. Average annual precipitation is approximately twenty four inches with most of the rainfall occurring between November and April. Relative humidity ranges between fifty six and seventy two percent.

The proposed project will have no effect on climatic conditions and no mitigation measures are required.

C. Topography

The existing building stands on a level lot in southern Oahu on the Honolulu Coastal Plain (U.S. Department of Agriculture, 1972). It is approximately twenty feet above mean sea level. The proposed project involves no ground disturbing activity, and as such no changes will be made to the project area's topography and no mitigation measures are required.

D. Soils

The soil type within the project area is identified in the U.S. Department of Agriculture's Soil Conservation Service *Soil Survey of Islands of Kauai, Oahu, Maui, Molokai and Lanai, State of Hawaii* (1972) as being Makiki Clay Loam (MkA). Makiki Clay Loam underlies the building. Makiki Clay Loam soil consists of well drained soils in alluvium mixed with volcanic ash and cinders. Permeability is moderately rapid, runoff slow, and the erosion hazard is no more than slight.

There will be no ground disturbing activity associated with the proposed project. As such, the proposed project will not change the overall soil composition at the site, and no mitigation measures are required.

E. Water Resources

There are no streams, ponds, or wetlands on the premises. With regards to ground water, all of Chinatown overlies the Nuuanu aquifer of the Honolulu aquifer sector. The Nuuanu aquifer is characterized by an unconfined sedimentary basal aquifer above a confined flank basal aquifer. The upper aquifer is classified as currently used, contains moderately brackish water (between 1000 and 5000 parts per million chloride) that is not used for drinking and is not ecologically important. The flank aquifer is currently used for drinking, contains fresh water (less than 250 parts per million chloride) is irreplaceable, and has a low vulnerability to contamination (Mink and Lau, 1990).

The proposed project will not alter the ground water in the Nuuanu aquifer, and no mitigation measures are required.

F. Flood Hazard

The proposed project is located within Zone X, an area determined to be outside the five hundred year floodplain (Federal Emergency Management Agency, 2004).

Zone X encompasses areas of minimal hazard from the principal source of flood in the area and the Flood Insurance Program does not have any regulations for development in this district. No mitigation measures are required.

G. Natural Hazards

1. Tsunami

The proposed project is located outside the Tsunami Evacuation Zone. No mitigation measures are required.

2. Earthquake

Oahu is in Seismic Zone 2A, which is characterized as being susceptible to earthquakes that may cause minor damage to structures. Zone 2A is based on the International Building Code, which contains six seismic zones, ranging from 0 (no chance of severe ground shaking) to 4 (ten percent chance of severe shaking in a fifty year interval). Zone 2 is divided into Zones 2A and 2B, with 2A defined as not associated with a particular fault zone. (EDAW, Inc., 2009). No mitigation measures are required.

H. Historic Resources

The building at 79 North Beretania Street was placed in the National Register of Historic Places on January 17, 1973 as part of the Chinatown Historic District (Hawaii Historic Site Number 80-14-9988). It is not listed in the Hawaii Register of Historic Places.

Since the building covers its entire lot, there are no surface archaeological resources on the property. The proposed project will entail no ground disturbing activities so there is no potential for the disturbance of any subsurface archaeological resources or burial sites, should they exist.

In accordance with the City and County of Honolulu's Special Design District Guidelines for Chinatown, in an effort to minimize any effects by the proposed project on the historic building and the Chinatown Historic District, the addition is scaled and sited in a manner to not visually intrude upon the existing building or the Chinatown district. The guidelines state, "When floors are added to existing buildings, new additions should be sited so that the perceived scale of the

original buildings as seen by pedestrians, are not altered. Additions should be placed to the rear or set back from the street facade to minimize visual impact.” See Figure 17. In accordance with the guidelines, the proposed addition is placed to the rear of the building and is set back from the street façade to minimize visual impact. The historic building’s stepped, stone parapet will obscure almost all of the proposed addition. For those traveling in motor vehicles on Beretania Street the addition will not be visible.

The back, makai end, of the proposed addition will be visible to pedestrians on Maunakea Street. However, this is a secondary elevation of 79 North Beretania Street and no character defining historic features of the building will be compromised. The proposed addition does not block any historic view corridors, but rather obscures, in a limited fashion, a portion of the high rises on the mauka side of Beretania Street which tower over the Chinatown Historic District.

The side and rear elevations of 79 North Beretania Street are sufficiently set back from Maunakea Street, so that the proposed addition does not intrude upon the streetscape sight lines along Maunakea Street. The only way pedestrians can view the proposed addition is across a parking lot which does not conform with the Chinatown Special District Design Guidelines. At some future time when the property on which the parking lot sits is developed, the back portion of the proposed addition will no longer be visible.

In addition to complying with the City & County of Honolulu’s Special District Design Guidelines for Chinatown, the project, as proposed, meets the United States Secretary of Interior’s Standards for Historic Preservation, and has been coordinated with the Hawaii State Historic Preservation Division and Historic Hawaii Foundation. The State Historic Preservation Division has been involved with design review since the early planning phases. The State Historic Preservation Division staff have reviewed the plans for the proposed addition to the present building, as well as visited the site. In a letter dated October 7, 2011 (See Appendix A), the Division concurred that the proposed project, “will have no adverse effect upon the historic property.” Likewise, Historic Hawaii Foundation has found the proposed project to meet the Secretary of the Interior’s Standards for the Treatment of Historic Properties and in a letter of July 10, 2012 (See Appendix A) expressed support for the proposed project.

Through owner and designer sensitivity and guidance provided by the City and County’s Chinatown Design Guidelines, State Historic Preservation Division, and Historic Hawaii Foundation the proposed addition meets the Secretary of the Interior’s Standards for Historic Preservation and will not adversely impact any historic resources such as the individual building or the Chinatown District as a whole. No mitigation measures are required.

I. Cultural Resources

A literature review did not reveal the occurrence of modern cultural practices associated with the proposed project area. There are no hunting and gathering traditions, heiau, cemeteries or burials known to be associated with the property. The proposed project, therefore, will not affect known cultural resources.

The proposed project will not adversely impact any cultural resources and no mitigation measures are required.

J Botanical Resources

The project area is devoid of any botanical specimens, as the existing building covers the entire property.

The proposed project will not adversely impact any botanical resources and no mitigation measures are required.

K. Wildlife Resources

The developed urban character of the proposed site suggests it is of no habitat value and is uninhabited by any rare, threatened or endangered fauna. No wildlife has been observed in the project area, and pigeons were the only avian species seen on or adjacent to the property.

The proposed project will not adversely impact any rare, threatened, or endangered wildlife resources and no mitigation measures are required.

L. Air Quality

The State Department of Health (DOH), Clean Air Branch (CAB) has established the State Ambient Air Quality Standards (SAAQS). The DOH-CAB regularly samples ambient air quality at monitoring stations throughout the State and annually publishes this information. On Oahu, there are six monitoring stations. The closest station to the project site is located in Downtown Honolulu on the roof of the DOH (Kinau Hale) building (1250 Punchbowl Street), which measures SO₂, O₃, PM₁₀, PM_{2.5}.

Consistent trade winds regularly blow from a northeasterly direction, creating conditions for excellent air quality over the islands because the prevalent wind directions moves generated air pollutants on land to the southwest out to the open ocean. The present air quality of the project area appears to be reasonably good based on nearby monitoring data. Present air quality in the project area is mostly affected by motor vehicles, with carbon monoxide being

the most abundant of the pollutants emitted. Air quality data from the nearest monitoring stations suggest that all state and national air quality standards are currently being met, although occasional exceedances of the more stringent state standards for carbon monoxide may occur near congested roadway intersections.

The primary air quality concern associated with construction projects is fugitive dust, resulting from ground disturbing activities. The proposed project will entail no ground disturbing activities, and the only possible short-term air quality impacts will result from off-site emissions from commuting construction workers and transport of construction materials. Off-site emissions from these vehicles can be controlled, as appropriate, by the use of proper equipment.

M. Noise

Major contributors to the existing background ambient noise levels within the project area are largely attributed to motor vehicle traffic along streets bordering the project site, and from Beretania Street in particular due to its larger traffic capacity and volume. The noise levels around the project site are typically consistent with noise levels found in urbanized business district areas.

Construction noise cannot be avoided; however, the scale of the proposed project is sufficiently small that construction noise will be limited. Furthermore, noise will vary by construction phase, the duration of each phase and the type of equipment used during the different phases. For this project, noise will be most pronounced during the early stages when materials are transported to the property and the framing for the addition is constructed. Noise will diminish as the structure is enclosed and roofed. Once the shell is completed, most construction activities will take place inside the addition and the exterior walls will help to attenuate noise.

Community Noise Control regulations establish a maximum permissible sound level for construction activities occurring within (acoustical) zoning districts. The proposed project is placed in the Class B zoning district. The maximum permissible sound level for excessive noise sources (to include stationary noise sources and construction and industrial activities) in the Class B zoning district is 60 dBA between the hours of 7 a.m. and 10 p.m. and 50 dBA between the hours of 10 p.m. and 7 a.m. (HAR 11-46, Community Noise Control). Work will be scheduled for normal working hours (7 a.m. to 3:30 p.m.) Monday through Fridays.

The proposed project is not likely to result in an increase in ambient noise levels. While noise will be generated during the construction period, the project is not expected to impact the businesses or organizations located in nearby buildings and facilities surrounding the project site. No extraordinary mitigation measures are proposed at this time since the noise generated by current and proposed activities is not expected to exceed allowable levels. Construction

activities will be monitored to comply with the provisions of the regulations for community noise control. The contractor will be required to obtain a noise permit if the noise levels from construction activities are expected to exceed the allowable levels.

N. Land Use Controls

Pursuant to Chapter 205, HRS, the Hawaii Land Use Law, the State Land Use Commission classifies all land in the State of Hawaii into one of four classifications: urban, agricultural, rural, and conservation. The parcel on which 79 North Beretania Street sits is designated urban. The proposed uses within the project area are consistent with urban guidelines and permitted activities and require no district reclassification or boundary amendment.

The project area is outside the SMA as delineated by the City and County of Honolulu, and as such does not require an additional review under State CZM and County SMA rules.

The proposed project is consistent with and supports many of the objectives and policies of the Oahu General Plan. With regards to Population, the proposed project supports Objective C, "To establish a pattern of population distribution that will allow the people of Oahu to live and work in harmony," and Policy 1, "Facilitate the full development of the primary urban center."

The proposed project also is consistent with and supports the General Plan's objectives and policies for Housing, especially Objective A, "To provide decent housing for all the people of Oahu at prices they can afford," and its accompanying Policy 3, "Encourage innovative residential development which will result in lower costs, added convenience and privacy, and the more efficient use of streets and utilities." It also supports Housing Objective C, "To provide the people of Oahu with a choice of living environments which are reasonably close to employment, recreation and commercial centers and which are adequately served by public utilities," and its accompanying Policy 3, "Encourage residential development near employment centers."

The proposed project also supports the General Plan's Transportation objective to "Promote policies to reduce dependence on the use of automobiles."

The proposed project is consistent with and supports the General Plan's objectives and policies for Physical Development and Urban Design. These include Objective A's Policy 5, "Provide for more compact development and intensive use of urban lands where compatible with the physical and social character of existing communities," and Policy 6, "Encourage the clustering of developments to reduce cost of providing utilities and other public services." It is also consistent with and supports Objective B's Policy 2, "Provide for

expanded development of low-rise multi-unit housing,” Policy 4, “Provide downtown Honolulu and other major business centers with a well-balanced mixture of uses,” and Policy 5, “Encourage the development of attractive residential communities in downtown and other business centers.” The proposed project also comports with the Physical Development and Urban Design Objective F, “To provide and enhance the social and physical character of Oahu’s older towns and neighborhoods,” and this objective’s Policy 1, “Encourage new construction to complement the ethnic qualities of the older communities of Oahu.”

Adopted in 2004, the Primary Urban Center Development Plan is one of eight development [or sustainable community] plans adopted to carry out the goals and intents of the City and County’s General Plan. Its policies are used to shape the growth and development of the primary urban core in Honolulu over the next twenty years, including Chinatown. The project site is designated district commercial on the PUCDP Land Use Map. The functions of the proposed project are consistent with this designation.

In addition, the City is in the midst of drafting a Transit Oriented Development Plan for the vicinities around proposed transit stations. The proposed project lies within the plan’s Chinatown District, an area designated as “Downtown Mixed Use,” which allows, “a variety of uses in the central business district including: office, government, retail, and multi-family residential uses, as well as public/quasi-public facilities.” As such the proposed project is consistent with this plan’s objectives.

The project area is designated BMX-4, Central Business Mixed-Use District by the City and County Land Use Ordinance (LUO). The intent of the BMX-4 zoning is to set apart the portion of Honolulu which forms the city’s center for financial, office, governmental and housing, allowing the highest land use intensity for commerce, business and housing.

The proposed project is located within the Historic Core Precinct of the City & County of Honolulu’s Chinatown Special Design District, and its proposed use is permitted as described in Section 21-9.60-9(d). Ordinance 04-30 amended Section 21-9.60-8, Revised Ordinances of Honolulu 1990, to include as a Chinatown historic core precinct objective, “(d) encourage one- and two-family dwelling use to provide a variety of compatible uses which would contribute to the precinct’s social and economic vitality.” The ordinance went on to amend Section 21-9.60-9 by stipulating, “Notwithstanding the underlying zoning, one- and two-family dwellings are permitted, if located above the ground floor.” The proposed third floor addition to 79 North Beretania Street comports with the purpose of this amendment to the City’s Land Use Ordinance (LUO), and will contribute to the Chinatown Historic District’s social and economic vitality.

The proposed project supports the following LUO objectives for the Chinatown Special Design District:

- A. Help promote the long-term economic viability of the Chinatown District as a unique community of retail, office and residential uses.
- B. Retain the low-rise urban form and character of the historic interior core of Chinatown while allowing for moderate redevelopment at the mauka and makai edges of the District.
- D. Preserve and restore, to the extent possible, buildings and sites of historic, cultural, and/or architectural significance

In addition, the proposed project supports the LUO's Historic Core Objectives, as articulated in Sec. 21-9.60-8. These include:

- (a) Encourage the retention and renovation of buildings of historic, architectural or cultural value.
- (d) Encourage one- and two-family dwelling use to provide a variety of compatible uses which would contribute to the precinct's social and economic vitality.

Within the LUO there are special standards for the development of the Chinatown Special Design District to provide safeguards for the preservation and enhancement of buildings within the district and to protect the overall character of Chinatown. Design controls are provided to guide aesthetic and architectural aspects of project development. Implementation of the district's objectives consists primarily of height limitations and architectural appearance and character. As the proposed project includes an addition to a significant building a major special district permit application will be submitted to the City and County Department of Planning and Permitting for its approval.

O. Utilities and Infrastructure

1. Circulation

North Beretania is a one-way street in the Ewa direction. The 76' right-of-way accommodates five travel lanes. The right-of-way is fully improved with curbs, gutters, and sidewalks on both sides. Utilities are placed underground. Two metered, street parking spaces and a loading zone are located on the *makai* side of the street between Smith and Maunakea streets. No parking is permitted on the *mauka* side of the street. The posted speed limit is 25 miles per hour.

The primary vehicular access to the property is from Beretania Street with reliance upon on street parking or private parking behind the building, which is accessed from Maunakea Street.

As the property is within the Chinatown Special Design District's Historic Core with its forty foot height limit the proposed additional dwelling unit is exempt from off-street parking requirements in the Historic Core in accordance with Sec. 21-9.60-9(e): "Parking Exemption. Dwelling units within the 40-foot height limit shall be exempt from off-street parking requirements."

Traffic, as a result of construction activities, will increase minimally. The construction crew will consist of three to four laborers and their supervisor. The crew will arrive at and depart the construction site in the supervisor's vehicle, which will be parked in the parking lot behind the building, which is accessed from Maunakea Street. Similarly all construction materials will be delivered and off-loaded in the parking lot adjoining the rear of the building. When construction is completed any impacts to traffic will be negligible, as the residents of the proposed addition have only one vehicle, which will be parked off site.

DPP Traffic Review Branch was consulted. As there would be no construction material unloading from Beretania Street, the office indicated the project would have minimum effect on traffic and no further studies would be necessary.

Traffic generation as a result of the proposed project should be insignificant and should not significantly impact existing traffic conditions. No mitigation measures are required.

2. Water

The Board of Water Supply operates and maintains the water system serving 79 North Beretania Street. A 12" cast iron municipal water line is under Beretania Street.

The building is on one meter for both the first and second floors, and it is intended for the third floor to also be serviced from this meter. For the period from February 15, 2013 to March 15, 2013, 10,000 gallons of water was used at the property, which comes to approximately 333 gallons per day, well below the Board of Water Supply estimate of 500 gallons per day for a single family dwelling's water use. From May 15, 2012 to July 19, 2012, when the first floor of the building was occupied, water usage ran 72,000 gallons, or approximately 1,107 gallons a day. The former tenant in the ground floor commercial space was a church which included a hall and kitchen, which was used extensively for social events throughout the week, as well as on Sunday. It is anticipated, that when rented the first floor tenant's water usage will not exceed, and most likely will be less than, the former tenant. Also, the proposed addition of a third story dwelling unit is not anticipated to increase water consumption beyond an additional 500 gallons a day, and most likely will be less.

The proposed project should result in only a minimal increase in water usage at the site. The Board of Water Supply has assessed that the existing water system is available and adequate to accommodate the proposed improvements.

3. Sewer

Beretania Street is serviced by a 48" sewer main. Wastewater flows to the Ala Moana Pump Station on Ala Moana Boulevard near South Street and then to the Sand Island WWTP for treatment and ocean disposal.

Based on the anticipated water usage, the proposed project should result in a minimal increase in wastewater flow at the site. The existing sewer system is available and adequate to accommodate the proposed improvements.

4. Drainage

Roof drains on the building go directly into the City and County storm water drainage system under Beretania Street.

The proposed addition will sit on top of a portion of the existing building's roof. It will not increase the footprint onto which rain may fall. Rainwater runoff from the roof of the proposed addition will flow into a continuous gutter at the front edge of the addition's roof and then into leader boxes and downspouts. The downspouts will direct the water onto the existing roof deck and from there it will flow into existing roof drains at the front corners of the building. From the drains it will run into existing leader boxes and downspouts that connect with the City and County's storm water runoff system.

As the square footage onto which rain may fall will not be increased, the proposed project should not result in an increase in storm water runoff. No mitigation measures are required.

5. Power and Communication

Electrical and communication transmission and distribution services are provided from existing underground connections.

The building is presently on three electric meters: one for the vacant first floor commercial space, one for the second floor residential space, and one for the air conditioning unit. For the period April 24, 2013 through May 21, 2013, the second floor residential unit used 533 kilowatt hours of electricity. The air conditioning unit used 984 kilowatt hours of electricity. No energy was used on the ground floor as it was vacant during that period. The Hawaiian Electric Company estimates that the average three bedroom residential unit consumes between 795-1140 kilowatt hours of energy. Based on these figures, it is

estimated that the addition of the third floor unit, which is only two thirds the size of the present residential unit, will at the maximum increase electrical energy use by approximately 1527 kilowatt hours (533 + 984).

The proposed project should minimally impact the existing demand for electrical and communication services. No mitigation measures are required.

P. Public Services

1. Protective Services

Police protection originates from the Chinatown Police Station at the corner of Hotel and Maunakea streets, two blocks away from the proposed project area.

Fire service can be summoned from the Central Fire Station at Fort and Beretania streets (Station 1) and the Kakaako Fire Station on Queen Street (Station 9). Both are within one mile of the property, with the Central Station being the closest, located only four blocks away.

The proposed project should not impact police and fire department operations or ability to provide adequate services to the surrounding community. The proposed addition will be designed to meet fire and building code requirements. No adverse impacts are anticipated and no mitigation measures are required.

2. Educational and Recreational Facilities

The project area is within the Royal Elementary, Central Intermediate and McKinley High School districts.

Numerous parks and open spaces are located within and near the proposed project area, including such major park areas as Lolani Palace, Aala Park, Foster Botanical Garden, Kakaako Waterfront Park, Smith-Beretania Urban Park, Beretania Community Park, Uwela Park, Kamamalu Park, River Street/Sun Yat Sen Mall, Fort Street Mall, and Ala Moana Beach Park. See Figure 18 for a map of all the parks within easy access of the proposed project.

As the proposed project is adding only one dwelling unit, no adverse impacts are anticipated to public educational or recreational facilities and no mitigation measures are required.

II. Short Term Impacts

There is no site work or excavation, usually the most environmentally disruptive aspects of construction projects, associated with the proposed project.

The contractor will be responsible for general housekeeping of the site and for keeping adjacent streets and properties free of construction litter and debris. Pollution control measures will comply with Chapter 60.1, Air Pollution Control regulations of the State Department of Health.

Community Noise Control regulations establish a maximum permissible sound level for construction activities occurring within (acoustical) zoning districts. The proposed project is placed in the Class B zoning district. The maximum permissible sound level for excessive noise sources (to include stationary noise sources and construction and industrial activities) in the Class B zoning district is 60 dBA between the hours of 7 a.m. and 10 p.m. and 50 dBA between the hours of 10 p.m. and 7 a.m. (HAR 11-46, Community Noise Control). Construction activities may produce noise in excess of the permissible daytime noise level and a variance (or Noise Permit) may be needed. If necessary, the contractor will be responsible for obtaining the variance and complying with applicable conditions. Work will be scheduled for normal working hours (7 a.m. to 3:30 p.m.) Monday through Fridays.

No work will be undertaken which will affect a public right of way as all staging will transpire on the parking lot behind the present building, which is private property.

Vehicles carrying workers and material will contribute to traffic on Beretania and Maunakea streets, the principal streets providing access to the job site. Material deliveries will be scheduled during non-peak hours to minimize impact to traffic.

III. Long-Term Impacts

The proposed addition will add one, upper story dwelling unit, within the Chinatown Historic District, supporting the City and County of Honolulu's LUO objective of promoting people to not only work but live in Chinatown.

The addition will not result in significant visual and location impacts, as it will be set back from the street facing façade, sufficiently to be obscured from the view of passersby. The addition will not exceed the height of the buildings on either side of 79 North Beretania Street, further diminishing any visual impact on the Chinatown Historic District. The addition will be visible from the rear of the building; however, this is not a primary or character defining elevation and blocks no views of historic buildings within the district. In time, when the parking lot is supplanted by an infill building, the addition will not be visible from the rear.

The addition will be seen from the upper floors of residential high rise buildings which stand across Beretania Street from 79 North Beretania Street.; however, this view will be no more disturbing than the roof top of the present building.

Section 4. Alternatives to the Proposed Action

A. No Action

A no action alternative would maintain the status quo of the property thus precluding the occurrence of all environmental impacts, short and long term, beneficial and adverse, described in the Assessment. Resources committed to plan and build the addition would be foregone and the stated objectives of the project, as well as the benefits expected to accrue from the project, would not be achieved.

B. Relocation of the Addition

The designer in consultation with the owner, staff at the Department of Planning and Permitting and the State Historic Preservation Division, investigated alternative locations and dimensions and associated costs for placement of the addition. Alternatives placed closer to Beretania Street were considered, but rejected, as the new addition would be too conspicuous to passers-by, and would compromise the historic character of the building. Alternatives setting the addition further back were considered, but these were found to provide less than desirable square footage for living space. The floor plan and section shown in Figures 4 and 5 were found to be the most desirable solution, in terms of ample living space and low visual impact on the Chinatown Historic District. Other configurations would have resulted in environmental impacts significantly different from what is disclosed in this environmental assessment.

Section 5. Permits and Approvals

Permits required for the project and responsible authorities are identified below. Additional permits and approvals may be required depending on final construction plans.

State of Hawaii

State Historic Preservation Division Review

City and County of Honolulu

Department of Planning and Permitting

Construction Plans Review

Building Permit

Special District Permit (Major)

Depending on the outcome of the review of other agencies, other approvals might include:

Flood District Certification

Water Connection

Industrial Wastewater Discharge Permit

Street Usage Permit

Section 6. Agencies and Organizations to be Consulted

State of Hawaii

Department of Land and Natural Resources
Historic Preservation Division

Department of Health
Environmental Planning Office

Department of Business, Economic Development and Tourism
Planning Office

City and County of Honolulu

Board of Water Supply
Department of Environmental Services
Department of Planning and Permitting
Department of Transportation Services
Fire Department
Police Department

Others

The Honorable Brickwood Galuteria, 12th Senatorial District
The Honorable Karl Rhodes, 28th Representative District
Council Member Carol Fukunaga, Council District 6
Historic Hawaii Foundation
Chinatown Business and Community Association
Hawaiian Electric
Neighborhood Board No. 13, Downtown
Main Library (Placement)

Section 7. Determination of Significance

After reviewing the significance criteria outlined in Chapter 343, HRS and Section 11-200-12, Hawaii Administrative Rules, Contents of EA, the proposed action has been determined to not result in significant adverse effects on the natural or human environment. A Finding of No Significant Impact (FONSI) is anticipated.

The potential impacts to the addition to 79 North Beretania Street have been fully examined and discussed in this Draft EA. Chapter 200 (Environmental Impact Statement Rules) of Title 11, Administrative Rules of the State Department of Health, establishes criteria for determining whether an action may have significant effects on the environment (Section 11-200-12). The relationship of the proposed project to these criteria is discussed below.

1) Involves an irrevocable commitment to loss or destruction of any natural or cultural resources;

The proposed project will not involve an irrevocable commitment to loss or destruction of any natural or cultural resources. The building is located in the Chinatown Historic District. To assure that the proposed new addition will not detract from the historic character of the historic building or the Chinatown district, the third story addition will be sufficiently set back from the front of the building so the view of it by passersby will be obscured. The third floor addition makes the long term preservation of the historic building more economically feasible.

The project, as proposed meets the United States Secretary of Interior's Standards for Historic Preservation, and has been coordinated with the Hawaii State Historic Preservation Division, Historic Hawaii Foundation, and the Chinatown Business and Community Association. The State Historic Preservation Division has been involved with design review since the early planning phases. The State Historic Preservation Division has reviewed the plans for the proposed addition to the present building, as well as visited the site. In a letter dated October 7, 2011, the Division concurred that the proposed project, "will have no adverse effect upon the historic property." Historic Hawaii Foundation has also reviewed the plans for the proposed project, and in a letter of July 10, 2012 expressed their support for the project. Similarly in a letter dated May 7, 2012, the Chinatown Business and Community Association also indicated its familiarity with the building and its support for the proposed project. These written comments are included in Appendix A at the end of this document.

Two of the Secretary of the Interior's Standards for Rehabilitation specifically address additions to historic buildings. Standard number nine states, "New additions, exterior alterations, or related new construction will not destroy

historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.” The proposed addition does not destroy any historic materials, as it is to be placed on a modern roof, and while it will abut up to the side and rear parapets, it will not impact them. The new addition will be modern in appearance so as not to confuse an educated eye that it might be historic. The size, scale, proportion and massing of the building will be in keeping with the building on which it sits and with the Chinatown district as a whole. As the addition will be set back from the front of the historic building, it will not obtrude upon the historic building, allowing the Beretania Street façade, the primary elevation of the building, to retain its integrity and character.

Standard number ten states, “New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.” The addition is designed to be reversible, meaning it can be removed without damage to any historic materials.

2) Curtails the range of beneficial uses of the environment;

The proposed project will not curtail the beneficial use of the environment. It is in an urban area, and its existing uses conform to existing land use designations. The proposed project is consistent with and supports many of the objectives and policies of the Oahu General Plan, including those related to Population (Objective C, Policy 1), Housing, (Objective A, Policy 3, Objective C, Policy 3), Transportation (“Promote policies to reduce dependence on the use of automobiles.”), Physical Development and Urban Design (Objective A, Policies 5 and 6, Objective B, Policies 2, 4, and 5, Objective F, Policy 1).

The functions of the proposed project are also consistent with the Primary Urban Center Development Plan and the draft Transit Oriented Development Plan.

3) Conflicts with the state’s long-term environmental policies or goals or guidelines as expressed in chapter 344, HRS, and any revisions thereof and amendments thereto, court decisions or executive orders;

The proposed project does not conflict with long-term environmental policies, goals, or guidelines of the State of Hawaii as expressed in Chapter 344, HRS, and any revisions thereof and amendments thereto, court decisions, or executive orders. Located in an urban area, the proposed project does not effect the natural environment. It will not lead to a population increase, and enhances the quality of life by maintaining Chinatown’s community identity. It

will provide a safe, sanitary and decent home, while intruding on the historic character of the historic building and Chinatown in a minimal manner.

4) Substantially affects the economic or social welfare of the community or State;

The proposed project will not substantially affect the economic or social welfare of the community or the State. Short-term economic benefits anticipated during construction will include direct, indirect and induced employment opportunities and multiplier effects, but not at a level that would generate significant economic expansion.

5) Substantially affects public health;

The proposed project will not affect Public health. Short-term environmental impacts in the form of possible noise from construction can be expected. Such impacts can and will be mitigated by measures described in this Assessment.

6) Involves substantial secondary impacts, such as population changes or effects on public facilities;

The proposed project will not involve substantial secondary impacts, such as population changes or effects on public facilities. Existing water, wastewater, drainage, and electrical systems are adequate and available for the proposed demand and discharge flow associated with the addition.

The proposed action will not result in population growth.

7) Involves a substantial degradation of environmental quality;

The proposed project will not involve a substantial degradation of environmental quality. The addition is being placed on top of an existing two-story building and set back to reduce its profile from the street.

8) Is individually limited but cumulatively has considerable effect upon the environment or involves a commitment for larger actions;

The proposed project is individually limited and does not cumulatively have considerable effect upon the environment or involve a commitment for larger actions. The project involves the addition of a third story to an existing historic building. The addition comports with the Secretary of the Interior's Guidelines for Historic Preservation and does not detract from the historic character of the building or the Chinatown Historic District.

9) Substantially affects a rare, threatened or endangered species, or its habitat;

The proposed project does not substantially affect rare, threatened or endangered species, or its habitat. Rare, threatened or endangered flora or fauna have not established habitat on the proposed project site. The site's urban setting is not a conducive habitat for such species.

10) Detrimentially affects air or water quality or ambient noise levels;

The proposed project does not detrimentally affect air or water quality or ambient noise levels. Ambient noise levels will be raised as a result of construction activities associated with the proposed project, but can be controlled by measures stipulated in this Assessment. Construction noise will diminish as the proposed project draws closer to completion. All construction activities will comply with air quality and noise pollution regulations of the State Department of Health.

11) 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 proposed project will not affect nor is it 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 addition is not being constructed in an environmentally sensitive area. It is located in Zone X which is outside the five hundred year flood plain. It is also outside the tsunami evacuation zone. The soils under the existing building are Makiki Clay Loam, which consists of well drained soils in alluvium mixed with volcanic ash and cinders. Permeability is moderately rapid, runoff slow, and the erosion hazard is no more than slight. No beach, estuary, fresh water, or coastal waters will be affected by the proposed project.

12) Substantially affects scenic vistas and view planes identified in county or state plans or studies, or;

The proposed project will not substantially affect scenic vistas and view planes identified in county or state plans or studies. The proposed project is in an urban area, and state and county plans have not identified any scenic vistas and view planes within the project area.

13) Requires substantial energy consumption.

The proposed project will not require substantial energy consumption. The proposed project is small in scale and does not require substantial energy

consumption. Nor will the proposed addition to any significant increase in energy consumption. The building is presently on three electric meters: one for the vacant first floor commercial space, one for the second floor residential space, and one for the air conditioning unit. For the period April 24, 2013 through May 21, 2013, the second floor residential unit used 533 kilowatt hours of electricity. The air conditioning unit used 984 kilowatt hours of electricity. No energy was used on the ground floor as it was vacant during that period. The Hawaiian Electric Company estimates that the average three bedroom residential unit consumes between 795-1140 kilowatt hours of energy. Based on these figures, it is estimated that the addition of the third floor unit, which is only two thirds the size of the present residential unit, will at the maximum increase electrical energy use by approximately 1527 kilowatt hours (533 + 984).

It will save energy in the long term by allowing the occupants of the new unit to work within walking distance of their dwelling.

Historic Character

In addition to the thirteen criteria set forth in Section 11-200-12 of Chapter 200 (Environmental Impact Statement Rules) of Title 11, Administrative Rules of the State Department of Health, the affect the proposed project will have on the historic character of 79 North Beretania Street and the Chinatown Historic District was fully examined.

In accordance with the City and County of Honolulu's Special Design District Guidelines for Chinatown, the proposed addition is placed to the rear of the building and is set back from the street façade to minimize visual impact. As a result of the siting of the addition, the historic building's stepped, stone parapet will obscure almost all of the proposed addition from the view of pedestrians walking on the mauka side of Beretania Street. For those traveling in motor vehicles on Beretania Street the addition will not be visible.

The back, makai end, of the proposed addition will be visible to pedestrians on Maunakea Street. However, this is a secondary elevation of 79 North Beretania Street and no character defining historic features of the building will be compromised. The proposed addition does not block any historic view corridors, but rather obscures, in a limited fashion, a portion of the high rises on the mauka side of Beretania Street which tower over the Chinatown Historic District.

The side and rear elevations of 79 North Beretania Street are sufficiently set back from Maunakea Street, so that the proposed addition does not intrude upon the streetscape sight lines along Maunakea Street. The only way pedestrians can view the proposed addition is across a parking lot which does not conform with the Chinatown Special District Design Guidelines. At some future time when

the property on which the parking lot sits is developed, the back portion of the proposed addition will no longer be visible.

The proposed project has been coordinated with the Hawaii State Historic Preservation Division and Historic Hawaii Foundation. The State Historic Preservation Division has been involved with design review since the early planning phases. The State Historic Preservation Division staff have reviewed the plans for the proposed addition to the present building, as well as visited the site. In a letter dated October 7, 2011 (See Appendix A), the Division concurred that the proposed project, "will have no adverse effect upon the historic property." Likewise, Historic Hawaii Foundation has found the proposed project to meet the Secretary of the Interior's Standards for the Treatment of Historic Properties and in a letter of July 10, 2012 (See Appendix A) expressed support for the proposed project.

The proposed addition complies with the Chinatown Special District Design Guidelines and meets the Secretary of the Interior's Standards for Historic Preservation. It will not adversely impact any historic resources such as the individual building or the Chinatown District as a whole. No mitigation measures are required.

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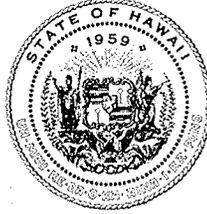
APPENDIX A

Written Comments

And

Neighborhood Board Minutes

NEIL ABERCROMBIE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

HISTORIC PRESERVATION DIVISION
KAHUIHEWA BUILDING
601 KAMOKILA BLVD, KAPOLEI HI 96707

WILLIAM J. AILA, JR.
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

GUY H. KAULUKUKUI
FIRST DEPUTY

WILLIAM M. TAM
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

DATE: October 07, 2011

LOG: 2011.2817

DOC: 1110AW03

TO: Michael Lau
All Kinds Drafting Service
2151 Wilder Avenue
Honolulu, HI 96822

Architecture

SUBJECT: **Section 6E-10 Historic Preservation Review**
Project: Third Floor Addition
Permit # (None)
Owner: Duk and Tiep Nguyen
Location: 79 North Beretania Street, Chinatown, Honolulu.
Tax Map Key: (1) 1-7-004:019

This letter is in response to material dated October 4, 2011 regarding the proposed third floor addition to 79 North Beretania Street. The project is a third floor residential addition to the existing structure. The addition would be set back from the primary Beretania Street elevation by 9'-6". The addition would have a flat roof and would not exceed the height of the two buildings flanking the structure. The area of potential effect (APE) would be the building and views to the building from Beretania and Maunakea Streets.

This two-story pedestrian scaled commercial/residential building is a contributing property to the Chinatown Historic District. Built in 1916, it is an example of the commercial buildings that were built after the 1900 Chinatown fire that were required to be built of non-flammable material – in this case, blue stone that was most likely sourced from the immediate area surrounding Chinatown. The building features a ground floor retail space, second story residential and capped (both front and rear) with a stepped parapet.

On the site visit September 22, 2011 we viewed the building from a number of vantage points and agreed that given the setback from the primary façade it will not be a visual intrusion to the historic Chinatown streetscape on Beretania Street. The addition will be quite visible from Maunakea Street but given this is a back elevation we feel this is acceptable.

Based on the information provided and the site visit, **SHPD concurs that the project as outlined will have no adverse effect on the historic property.** We agree that a non-neutral color would be acceptable and could accentuate the unique stonework of the building. We do ask that you consider adding additional glazing at the rear elevation to visually lighten the proposed third story addition and give it a more modern aesthetic.

Any questions should be addressed to Angie Westfall, at (808) 692-8032 or angie.r.westfall@hawaii.gov.

Thank you for the opportunity to comment.

A handwritten signature in black ink that reads "Angie Westfall".

Angie Westfall
Architecture Branch Chief, Hawaii Historic Preservation Division

HISTORIC HAWAII FOUNDATION

July 10, 2012

Michael Lau
All Kinds Drafting Service
2151 Wilder Avenue
Honolulu, Hawaii 96822

RE: Addition to 79 North Beretania Street (TMK: 1-7-004: 019) in the Chinatown Historic District

Dear Mr. Lau,

Thank you for referring the above project to Historic Hawai'i Foundation for review and comment. Historic Hawai'i Foundation (HHF) is a membership-based non-profit organization dedicated to preserving and encouraging the preservation of buildings, sites, districts and objects significant to the history of Hawai'i. HHF was founded in 1974 and believes that historic preservation is a critical component for the quality of life, economic development and environmental sustainability of the Hawaiian Islands.

HHF met with the project's preservation professional, Don Hibbard, and has reviewed the plans and renderings for a project to add a 1,443 square foot third story addition to the historic building at 79 North Beretania Street, which will be used as a separate dwelling unit. HHF finds that the proposed addition is in keeping with the Secretary of the Interior's Standards for the Treatment of Historic Properties, and therefore we have no objections to the project moving forward.

A necessary and appropriate means of preserving historic buildings includes capital reinvestment and ensuring that they remain useful and livable over time, so as to avoid leaving older buildings vacant, unmaintained or neglected. The standards for treatment of historic properties allow for additions and adaptive use, as long as these later period changes are compatible and harmonious with the character-defining features and historic elements of the original building.

The proposed addition meets the preservation standards for new additions to historic structures in that it is of a lesser mass and smaller footprint, set back from the primary façade, so that the addition is subordinate to the historic building. The height, massing, architectural detailing and materials are compatible with the original building, but are differentiated from it. This is important so that the new building does not create a false sense of history, but is clearly of its own time and design, but in a way that is harmonious with both the original building and the surrounding historic district. The addition will not destroy original materials on the historic building or alter its character-defining features.

Based on the project's consistency with the preservation standards, HHF is supportive of the proposal to construct an addition to 79 North Beretania Street.

Thank you for the opportunity to comment. We wish you success with your project.

Very truly yours,



Kiersten Faulkner, AICP
Executive Director





CHINATOWN BUSINESS & COMMUNITY ASSOCIATION

華埠商家與社區協會

1181 Wanaka Street Honolulu Hawaii 96818

Tel: 808-391-4350 Fax: 808 422-7803 www.cbca-hi.com email: clskwock@aol.com

May 7, 2012

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Erin Nakamoto

Patti Nakamoto

Tori Kinney

Sandy Ng

Lena Le

Mr. Michael Lau
All Kinds Drafting Service
2151 Wilder Ave
Hon. Hawaii 96822

Aloha Mr. Lau

The Chinatown Business & Community Association represents owners, residents and the community of Chinatown. Our purpose is to preserve the historical district of Chinatown and advance business, culture and a diverse community. Our mission is to improve the quality of life for those who work, live and shop in our Chinatown. We have discussed with the Nyuyens their proposal to add a third floor to his existing home/building at 79 N. Beretania Street (TMK 1-1-7-4-19).

We have looked at his plans and know of his building and we believe the proposed addition will not distract from the historical character of the building or the Chinatown Historic District. In fact we believe if more people would preserve and live and work in Chinatown – this would help with growing our Chinatown in a healthy way.

Presently the Nguyens operate the well known landmark, Duc's Bistro for many years having being the first to bring "A Touch of Saigon" to our blighted Chinatown over 20 years ago. The addition of 1,443 sq. ft. will give them more room for their living space and by sufficiently setting back the addition from the front of the building the historic character of the building is maintained. This is especially relevant since the bottom floor is commercially used.

CBCA supports for Mr. & Mrs. Duc Nguyen's request for the 3rd floor addition and are confident the historic character of the building at 79 N. Beretania Street and Chinatown will be preserved.

Sincerely,

Chu Lan Shubert-Kwock
President, CBCA

CBCA serves over 100 small Chinatown business & residents in Chinatown & has a membership of over 250. Voluntary donations welcome! CBCA is a non profit organization serving our Chinatown Community. Our projects include infrastructure improvement, merchant & resident issues, youth in our neighborhood, crime reduction, homelessness & public restrooms, etc. We work in partnership with the City & other organizations. CBCA is a sponsor of Project tHINK where over 50 at risk youths participate in our month long Summer Chinatown Immersion Program.



DOWNTOWN NEIGHBORHOOD BOARD NO. 13

c/o NEIGHBORHOOD COMMISSION OFFICE • HONOLULU HALE, ROOM 406
530 SOUTH KING STREET • HONOLULU, HAWAII 96813
TEL: (808) 768-3710 • FAX: (808) 768-3711 • INTERNET: www1.honolulu.gov/nco

DRAFT-REGULAR MEETING MINUTES THURSDAY, DECEMBER 6, 2012 PAUAAH COMMUNITY CENTER

CALL TO ORDER: Chair Alvin Au called the meeting to order at 7:00 p.m., **with a quorum of seven (7) members present.** Note: This nine (9) member Board requires five (5) members to establish quorum and to take official Board action.

Members Present: Alvin Au, Anthony Chang (arrived at 7:50 p.m.), Shawn Hamamoto, Lynne Matusow, Dolores Mollring, Raymond Rudie, Thomas Smyth, and Stanford Yuen.

Members Absent: Burton White.

Vacancies: None.

Guests: Ben Tian (United Chinese Coalition), Councilmember Carol Fukunaga, Don Hibbard, April Coloretti and Andy V. (SSFM), Senator Suzanne Chun Oakland), Chu Lan Shubert-Kwock (Chinatown Business and Community Association), Sergeant Douglas Vollrath and Lieutenant Eric Zarriello (Honolulu Police Department, District 1), Brian Takahashi and Steven Hong (Architects Hawaii), David Atcheson (Transition Oahu), Gwen Abella (Winston Hale), Steve Miller, Allen Stack Jr. and Lee Stack (Chinatown Improvement District), Marc Alexander (Institute for Human Services), Mike Lau (AKDS), Ray Adenew (Mental Health Kokua), Jonathan Tungpalan (Office of Representative Scott Saiki), Sonny Le (Office of Representative Karl Rhoads), Leonard Kam (Chinese Chamber of Commerce), James Tennant (HCH), Representative Scott Saiki, Gary Gill (Office of the Governor/Department of Health), Kelfred Chang (Chinatown Merchants Association), Greg Nishioka (Liquor Commission), Pat Lee (Honolulu Rail Transit), and Nola J. Frank (Neighborhood Commission Office staff).

INTRODUCTION OF BOARD MEMBERS: Board members present introduced themselves at this time.

Passing of Community Leader – Board member Hamamoto announced that long time community leader Barbara Ha`o passed away. A moment of silence was observed.

PUBLIC SAFETY REPORTS:

Honolulu Fire Department (HFD): A representative or report was not available.

Honolulu Police Department (HPD): Sergeant Douglas Vollrath reported the following:

- **November 2012 Statistics** – Included 26 assaults, 4 burglaries, 5 drug offenses, 8 driving under the influence (DUI), 6 family offenses, 4 graffiti, 130 motor vehicle collisions, 1 motor vehicle theft, 24 property damages, 1 robbery, 1 sex assault, 1 prostitution arrest, 12 unauthorized entry into a motor vehicle (UEMV) and 186 miscellaneous response calls.

Lieutenant Eric Zarriello reported the following

- **Holiday Safety Tips** – The holidays are here and criminals are watching so a little common sense will go a long way in keeping you safe while shopping, as well as making your home unattractive to criminals while you are away visiting friends and relatives.
 - ◇ Carry only what you need (license, credit card, minimal cash).
 - ◇ If possible, carry your personal item in your pocket.
 - ◇ Use a purse that can be slung across your body.
 - ◇ Always keep the car doors and windows locked.
 - ◇ Have keys in the hand and be aware of the surroundings.
 - ◇ Glance inside the vehicle before getting in.
 - ◇ While shopping at night, look for a parking spot closer to the store, preferably near a light.



- ◇ If danger is sensed, do not run to your vehicle for safe haven, run back inside the store.
 - ◇ Put items in the trunk, rather than in plain view of the car.
 - ◇ When dropping off packages in the car, consider taking a break and moving parking locations; criminals sometimes watch parking lots to see what was purchased.
- Community Security Watches – If you or someone that you know would like to join or participate in a Neighborhood Security Watch (NSW), Business Security Watch (BSW) or Citizen Patrol Group (CPG), contact Sergeant Lawrence Santos by email at www.lsanatos@honolulu.gov or call 529-3695.

Questions, comments, and concerns followed:

1. Mahalo – Board member Matusow thanked the Officer R. Pinho-Goldman for stopping a car driving on Hotel Street.
2. Status on the Cameras – Twenty-four out of the 26 cameras are working.
3. Poster on Utility Poles – Sgt. Vollrath, in response to a question, stated that it is criminal graffiti under the violation section of the Revised Ordinance Law, relating to criminal posting making it illegal to post flyers on utility poles. Call 911 when witnessing flyers being posted illegally.
4. Homeless – It was reported that more people are sleeping on the porches fronting the Tin Man Mailman establishment on Nu`uanu Avenue (photos circulated). Zarriello replied that HPD receives calls daily regarding vagrants sleeping in doorways. If the person is on private property the property owner must be present and a trespassing warning will be issued. However, on public property no warning is necessary; a citation may be issued. Smyth noted if to call 911 if the person is on public property and blocking a business.
5. Scam Artists – It was reported and clarified by the officers that an investigation is ongoing and pictures of the persons involved are posted around Chinatown. Zarriello added that the scammers bilk the elderly and are from San Francisco. HPD is working with the San Francisco Police Department and the Federal Bureau of Investigation (FBI). Everyone was cautioned not fall prey to the scams. Chair Au noted being that the scammers are from out of state, Chinese groups should be notified.
6. Gangs – It was stated to call 911 if problems occur. The member is stopped at time; arrests have been made.
7. Blocking of Sidewalks – A constituent reported homeless sleeping and obstructing the sidewalks making it difficult for people walking or on wheel chairs to get by. HPD is aware of the problem.

Neighborhood Citizen's Patrol (NCP) – Mollring reported there are a few prostitutes in the evening on the corner of Fort and Kukui Streets distance from schools. Early this morning there were about six (6) prostitutes on Nu`uanu Avenue between Vineyard Boulevard and Kukui Street; and four (4) at Aala Park. Other than that things have been quiet.

COMMUNITY CONCERNS:

Hawaii Pacific University (HPU) – A representative or report was not available.

Safe Haven – Ray Adenew reported Safe Haven is located at 41 S. Beretania Street and work with the mentally ill homeless. In the last 60 days 10 people transitioned out and others moved in. Safe Haven has partnered with the Honolulu Food Forest.

Questions, comments, and concerns followed: Number of People Transitioned this Year – Smyth asked and it was clarified that approximately 35 people have been transitioned thus far this year.

King Street Reconstruction Project Update – April Coloretti reported the following:

- Inquiry – A copy of last month's meeting and inquiry about the possibility of the consultant and/or Department of Design and Construction (DDC) accompanying the Chinatown Business and Community Association around Chinatown to thank the merchants with monetary gifts due to lost business from construction activities was provided to the Board. While an unfortunate side effect of any construction project is the short term inconvenience to the immediate community, for the betterment of the City and County of Honolulu, the City does ask for the local business and residential communities for their kokua during construction. The King Street Reconstruction Project is funded with taxpayer dollars, and cash gifts are not permitted for any inconvenience experienced during the construction period. The City and County of Honolulu thanks everyone for their understanding during this construction project.

- New Water Main Construction – The construction is near completion. Due to the Department of Transportation Services (DTS) Holiday Travel Lane Closure Restriction for the month of December, all construction activities for the King Street Reconstruction Project will take place on the side streets from River Street to Bethel Street.
- No Work Performed on the Following Holidays – Monday, December 24, 2012 in observance of Christmas Eve; Tuesday, December 25, 2012 in observance of the Christmas Day Holiday; Tuesday, January 1, 2013 in observance of the New Year's Day Holiday.
- Contact Information – Hotline at 945-1011; or visit www.kingstreetrecon.com

Questions, comments and concerns followed: King Street Water Main Break – SSFM is not responsible for the water main break.

Chinatown Business & Community Association – Chu Lan Shubert-Kwock reported the following:

- Brochures – Approximately 500 brochures with photos of the scammers were circulated. There were no reported scams last week.
- Burglaries – Increased.
- Gangs – Terrorizing merchants. It was noted that Weed & Seed is needed in this community
- Kekaulike Dragon Decal – The decal will be dedicated once the Kekaulike Street crosswalk work is completed.
- Sun Yat Sun Park – The area needs to be improved.

Hotel Street Entertainment Establishment Late Evening Excessive Noise Volume Complaints Update: A representative or report was not available.

Chinatown Improvement District (CID) – Allen Stack reported the planters are being worked on. Mayor's representative Bruce was thanked for his assistance. The brackets were received and the plants purchased. CID is seeking a contractor to install the brackets. The planters will be placed on Nu`uanu Avenue and Smith Street. The CID organization is funding the cost of the brackets.

Public:

Kamalii Park – A constituent reported that a project of an area citizens group has been cleaning this park and has started the Honolulu Food Security Pilot Project at Kamalii Park. It was noted that the planters are bare and new planters are needed. For more information regarding this pilot project, visit www.honolulufoodforest@gmail.com.

Questions, comments and concerns followed:

1. Park Discussion – Smyth mentioned that the Board has discussed this park for a long time; and noted that this is the most neglected park. Part of the surrounding dirt could be put into the planters. It was asked if the Citizen's Group has adopted the park. In answer, the group would be extending outside of the adopt-a-park. It was suggested using some of the people from Safe Haven to help beautify the park.
2. Food – It was asked if caring for the park would involve food. It was noted that food would not be involved, but some gatherings may be held.

Street Vendors – A member of the audience noted that no public comments were heard. Regarding last month's agenda and the item about street vendors, due to a Board motion no public comments were heard. Chair Au stated that changes are being made to the format.

Public Street Closures/Alcohol Sales – A petition with approximately 500 signatures opposing "no alcohol sales, consumption or service" on all Chinatown public street closures was distributed. Matusow noted that the issue would be discussed later in the agenda.

ELECTED OFFICIALS:

Mayor Peter Carlisle's Representative – Gordon Bruce reported the following:

- Announcement – Gordon Bruce thanked the community and announced that tonight would be his last Board meeting; and his last day with the City is December 28, 2012.

- Beretania/Kukui Foot Bridge – The Department of Design and Construction (DDC) has referred the matter to the Department of Facility Maintenance (DFM).
- 2012 Census from the Neighborhood Commission Office (NCO) Regarding Neighborhood Boards – The information requested is yet to be transmitted to the NCO. Information from the previous census is available on our website.
- Pond Back of Indigo Restaurant – The Department of Parks and Recreation (DPR) has alerted staff to monitor this area during the day and HPD to monitor after hours.
- Hackathon – Was held last Saturday. A crime mapping application by district and hour will be put up on the website and updated monthly.

Questions, comments and concerns followed:

1. Transit Oriented Development (TOD) Meetings – Matusow informed Bruce that last month TOD meetings for the Kalihi/Downtown area were scheduled for the most sacred date in the Jewish Calendar Yom Kippur; and questioned why this is allowed to happen.
2. Out Streetlight – Located on Fort Street near Cathedral Church.
3. Deep Sink Hole – Located at the Bus No. 4 stop at the intersection of Nu`uanu Avenue and Beretania Street.

Councilmember Carol Fukunaga – Councilmember Fukunaga distributed her report and highlighted the following:

- Meeting – Yesterday was the City Council's last meeting for the year
- Smoking Ban on Beaches – The smoking ban on beaches bill passed.
- Bill 51 – Relating to third party inspectors for photovoltaic systems passed. The option is that homeowners will be able to hire their own inspectors at their own cost.
- Cameras – Garrett Umeda reported that the office is in the progress of straightening out the camera funding situation and should have an answer at next month's meeting.
- Full Funding Grant Agreement (FFGA) – The City Council passed the \$1.55 billion FFGA for the rail.

Questions, comments, and concerns followed:

1. Staff Members – Matusow asked, and it was noted that the Fukunaga is in the process of interviewing candidates; staff should be in place early January.
2. Cameras – Bruce noted that it is not legal for the Department of Information Technology (DIT) to allocate the funding. Issues are now going through the procurement process. Per the Department of Facility Maintenance (DFM) budget, the Chinatown cameras will be upgraded (allocated \$100,000).
3. Third Party Comment – Smyth relayed that the Department of Planning and Permitting (DPP) has been using third party inspectors for years for permits; the idea is not brand new and solves the problems. A standard procedure should be to use third party qualified people. Bill 68 amends Chapter 18, Revised Ordinances of Honolulu 1990, as amended relating to the fees and permits for building electrical, plumbing and sidewalk codes to repeal. The exemption of permit fees for photovoltaic solar electric power systems was requested by Council Chair Ernie Martin is up for second reading.
4. Smoking Issues – Although everyone has rights, smokers should take responsibility for cigarette butts disposal.

Governor Neal Abercrombie's Representative – Gary Gill reported the following:

- Legislation – The Governor is preparing his packet of bills for the new day plan for the upcoming legislative session. Retirement funding is high on the agenda.
- Environmental Protection Agency (EPA) – Congress can't seem to resolve their differences. It is hopeful that EPA cuts are avoided. The State is prepared as best that can be.
- Happy Holidays – Everyone was wished a happy holiday season.

Questions, comments and concerns followed:

1. Speedy Recovery – Matusow wished the governor a speedy recovery from his recent surgery.
2. Chamber of Commerce Committee Meeting – Smyth relayed that he attended this meeting and noted that the recent bond sale is the lowest on record.

Senator Suzanne Chun Oakland – The Senator was present earlier in the meeting; report available.

Hearing no objection, the agenda was taken out of order to item IV Community Concerns Honolulu Rail Transit.

Honolulu Rail Transit (HRT) – Pat Lee reported the following:

- Funding – As you know, the rail project is funded primarily through two sources, a local share provided by a General Excise Tax (GET) surcharge of a half percent, approved by the State Legislature in 2005 as Act 247 which began collections in January 1, 2007 and runs until December 31, 2022. The local share is anticipated to bring in about \$3.3 billion over the 16 year span of the surcharge.
- New Starts Revenue Program – The federal share is through a grant from the FTA Section 5309 New Starts revenue program. The good news here is that the Honolulu Authority for Rapid Transportation (HART) will sign a full funding grant agreement with the Federal Transit Administration (FTA) to provide \$1.55 Billion for the Oahu rail project by the end of this year. A Congressional notification was sent to the Congress from the FTA on November 19th. The notification was sent to several committees, including the Senate Committee on Appropriations, which is chaired by Sen. Daniel K. Inouye
- Full funding Grant Agreement (FFGA) – By law, the FTA is required to notify Congress 30 days before it signs a full funding grant agreement. Immediately after signing the agreement, the HART will receive \$200 million in New Starts funding from FY 2012. The Honolulu City Council must approve the intergovernmental agreement between the City and the FTA through a resolution. This resolution, numbered 12-322, was adopted by the Council on Wednesday.
- Archaeology Inventory Survey (AIS) – Regarding the project's Archeological Inventory Survey, less than 10 of the 232 trenches remain to be dug for the AIS, and these are in the City Center segment of the project, which is from Middle Street to Ala Moana center. HART should complete the work by mid-December. Hopefully, construction can start up again by early summer.
- Information – For more information, please visit the project website at www.honolulutransit.org; call the project hotline at 566-2299, or email at info@honolulutransit.org.

The agenda order resumed to Item V Elected Officials, Representative Scott Saiki.

Representative Scott Saiki – Representative Saiki circulated his report and highlighted the following:

- Introduction – Office manager Jonathan Tungpalan was introduced.
- New House Speaker – Reported that there is the possibility of a new Speaker of the House next session.

Questions, comments, and concerns followed:

1. Hurricane Sandy – Matusow commented that here in Hawaii there are many high-rises in tsunami zones, with the possible new development of 65 story buildings. Buildings are being built with windows and centralized air conditioning. It was suggested that building codes be changed. She was concerned, based on Superstore Sandy and many people unable to get fresh water, heat, elevator service in their high rises because of flooding, damaged equipment, etc. In addition, two (2) major hospitals were evacuated and will not reopen for months. Follow-up will be done with the Public Utilities Commission (PUC).
2. Evacuation – Smyth added that according to the State Department of Business, Economic, Development and Tourism (DBEDT, his building has an underground generator; and evacuation should be above the buildings third floor. Smyth is working with the Department of Emergency Management (DEM) regarding the issue of who is able to waterproof the generators water system. Evacuation zones are not inundation zones.

Representative Karl Rhoads – Sonny Le reported the following:

- Nimitz Highway and Maunakea Street – Drug dealing reported at the Ewa/makai corner; forwarded to HPD.
- Missing Bus Stop Number on Sign – The sign is located on the Ewa side of River Street just makai of Hotel Street; forwarded to the City.
- Shopping Cart in Stream – Reported in Nuuanu Stream between Hotel Street and Beretania Street; forward to the Department of Transportation (HDOT).
- New Parking Meters Complaint – New parking meters fronting Honolulu Hale are too tall and people cannot read the instructions; forwarded to the City.
- Urinating and Defecating – Reported along Hotel Street between Smith Street and Maunakea Street; forwarded to HPD and the Institute for Human Services (IHS).

- Trespassing – Reported at 1152 Smith Street; forwarded to HPD and IHS.

NEW BUSINESS:

Liquor Commission Policy on Alcohol Sales involving Street Closure Permit – Chair Au introduced Greg Nishioka of the Liquor Commission Office. Discussion followed:

- Liquor Commission Representative Request – Chair Au explained that he asked for Liquor Commission representative to attend the Board meeting because there have been many pros/cons and comments regarding this issue at past meetings. It was noted that this is the only community that allows liquor service with street closures. Au stated that alcohol should not be the primary reason for an event. Nishimura replied that this island has no prohibition. Per a recent inquiry a recent “Eat the Street” festivity alcohol requests were not submitted to the Liquor Commission.
- Alcohol License C – It was asked if an establishment with an alcohol license C is permitted to take alcohol outside of the premises onto the street. Nishioka noted it is illegal unless permission is granted by the Liquor Commission asking for a special permission open bar on the street permit.
- Extension – It was asked if extension permits allows alcohol to be served outside of a premises beyond 10:00 p.m. It was stated that it is not a good mix for the community, not reasonable, offensive, and does not benefit the community. The community tries to be friendly, but needs direction. Nishioka noted that the Commission has been limiting alcohol sales to 10:00 p.m. being the last call; the latest 11:00 p.m. out of concern for the community. The permit goes to specific times allowing time for clean-up.
- Community Comments – Chair Au noted that it seems that the Liquor Commission wants feedback from the Board and community. In answer, comments are welcome. The applicant is required to notify the Board.
- Street Issue Permits – Chair Au commented that the Liquor Commission has no authority regarding street issue permits, which comes under the Department of Transportation Services (DTS). It was noted that the Board is working with DTS on the issue. It was stated that Au does not think that the Liquor Commission and DTS are working together on the matter; and too many of these events affect the quality of life. It was noted that the Board could assist with finding solutions. Au believes that the community can benefit from some and find a level to work on the issue in a faire manner. In response, DTS is present at every Liquor Commission meeting and both departments are in contact with each other. Community needs are very important.
- Feedback – Chair Au noted that street closure permits are approved by the Board; feedback from the Board is sent to the Liquor Commission. However, after the event(s) misbehavior conduct is reported. Area businesses are not involved and they are affected by the event(s). The Board should be provided with an update from the promoter after the event. Nishioka added that the Liquor Commission asks for a report after the event and invites community feedback.
- Sunshine Law – Matusow noted that the Board is subject to the Sunshine Law provision and cannot have a promoter show up one (1) day before the event. There is no reason to wait until the last minute. It is the same person who comes to the Board at the last minute and says that the event date cannot be postponed. Nishioka stated to notify the Liquor Commission when this occurs.
- Cabaret – Smyth noted that a permit for extended premises cannot be issued if the establishment does not have a cabaret license. It was asked if it is possible that a licensed vendor has both types of permits and have a kiosk away from the premises. Nishioka replied that a category permit be requested.
- Comments – Yuen expressed confusion, noting that Board input is welcome. However, Chair Au noted that the premises (establishments) endorse sales and time cut-off times. Some members oppose both.

Yuen moved and Mollring seconded that the Downtown Neighborhood Board No. 13 oppose any kind of alcohol sales only during street closures events.

Discussion followed:

1. Liquor Commission Ruling – It was asked and noted the position of the Board regarding alcohol is dependent on the Liquor Commission’s ruling on the matter. It was stated that constant complaints are received from residents and businesses.
2. Alcohol Sales – Matusow noted that basically using this area as a place for alcohol sales is not fair to the residents.
3. Time Constraints – Due to time constraints Chair Au limited comments to one (1) minute.
4. Events – Mollring commented that she does not want all events stopped, such as St. Patrick’s Day and Cinco de Mayo.

5. Bar Versus Street Drinking – A member of the audience noted if people come to the area to drink, it should be done in a bar; there is not need to drinking in the street. He opposed drinking of alcohol in the streets.
6. Petition – A Chinatown Petition 2012 Honolulu Liquor Commission with 535 signatures noting “no alcohol sales, consumption or service” on all Chinatown public street closure was distributed.
7. Festivals – It was noted that most festivals have alcohol. DTS is working on the capitol district. The constituent opposed not allowing alcohol at festivals.
8. Event Producer – James Tennant produces the Mardi Gras and Hullabaloo Honolulu event. The new DTS rules were reiterated regarding a cap on the number of events next year. Tennant stated that it is hard to have an event without alcohol in this neighborhood.
9. DTS Meeting – A member of the audience noted that she does not believe the consensus from the DTS meeting and noted that CID opposes the sale of alcohol in the streets. Previously 501(c) 3 statuses were granted permits, but organizations with a 504 non-profit were not.
10. Comment – Chair Au noted that he believes in fair and open transparency, and community profit. A balance between the businesses and citizens is needed. Au favors the 10:00 p.m. cut-off liquor sales time.

The motion that the Downtown Neighborhood Board No. 13 oppose any kind of alcohol sales only during street closures events FAILED to be ADOPTED, 4-4-0 (Aye: Hamamoto, Matusow, Mollring, Yuen; Nay: Au, Chang, Rudie, Smyth).

Matusow moved and Mollring seconded that alcohol be sold no later than 10:00 p.m.

Discussion followed:

1. Concern – Chang agreed with the concerns.
2. First Fridays – It was noted that no liquor permits are issued for First Friday events.

The motion that alcohol be sold no later than 10:00 p.m. was UNANIMOUSLY ADOPTED, 8-0-0 (Aye: Au, Chang, Hamamoto, Matusow, Mollring, Rudie, Smyth, and Yuen).

City Joint Traffic Management Center, Special Design District Permit – Andrew Vliet presented the following:

- Center Location – The old Transit Center along King and Alapai Streets, with a large building with screens and glass windows.
- Co-Location – The center will be co-located with the transportation manager and State Highways Division.
- Capabilities – The dispatchers will have the capabilities to contact HPD, HFD, and Emergency Management; a traffic manager will be available.
- Design – The design will be special to accommodate the capitol district.
- Way Finders – Will be available to help citizens find their way.

Questions, comments and concerns followed:

1. Parking – Smyth noted that the current parking is set aside for City employees.
2. Security – Security concerns were brought up.

I Love Chinatown Street Fest No. 1 (End of World Event) Street Closure December 21, 2012 – James Tennant reported that the event will take place on Friday, December 21, 2012 from 6:00 p.m. to 10:00 p.m. with the Rotary International Food Drive on Nu`uanu and Hotel Streets.

Questions, comments and concerns followed:

1. Notice of Event – Chair Au relayed that he was not informed of the event. A Board member was notified with a poster. It was stated that there is a communication issue. Tennant mentioned that Hank from Hank’s Café spoke with Chair Au after last month’s Board meeting. It was added that Hank’s is doing due diligence and attended the November Board meeting. Chair Au noted that he is uncomfortable about this event and may cause ill feelings with the residents.
2. Posters on Utility Poles – Matusow reiterated that earlier in the meeting HPD was asked about the legality of placing posters on utility poles. According to HPD it is considered criminal littering. The poster names no sponsor or promoter and it was asked that the posters be removed.

3. Liquor Permit – Tennant noted that a liquor permit was requested until 11:59 p.m. to allow time for street clean-up. However, liquor sales will stop at 10:00 p.m. Matusow added that the Board's position is no alcohol sales later than 10:00 p.m.
4. "Juneteenth" Event – Tin Can Mailman owner raised concern that at this event his business was blocked off from 2:00 p.m. hopes this does not happen again.
5. Vendors – It was stated that vendors are not from Chinatown and not contributing to this community.
6. Follow-Up Report – Tennant agreed to do a follow-up report at the Board's February 7, 2012 meeting.

Institute for Human Services (IHS) 35th Anniversary Event at Aala Park (July 13, 2012) – Marc Alexander presented the following:

- Anniversary Event – IHS will be celebrating its 25th anniversary July 2013. It is planned to possibly hold this event on July 13, 2013 at Aala Park with community activities, food booths, food trucks and entertainment. IHS would like the Downtown Neighborhood Board No. 13, Kalihi-Palama Neighborhood Board No. 15, as well as area businesses involved. It was asked if any Board members would like to volunteer to be on the planning committee. It was mentioned that two (2) members from the Kalihi-Palama Neighborhood Board No. 15 volunteered to participate on the planning committee
- Institute for Human Services (IHS) – Is a comprehensive social services agency working to prevent and end homelessness in Hawaii. The agency was founded in 1978 by Reverend Fr. Claude Teil (an Episcopal priest) to help the homeless people of Honolulu. The agency has stayed true to the original mission while expanding services to reach those in need.
- Operations – IHS operates three (3) service centers in urban Honolulu, one dedicated to housing and employment services and two (2) which include 24-hour emergency shelters. Services are available to men, women and families who are homeless or at risk of becoming homeless.
- Services Provided – Include emergency shelter and services, community food programs, children's enrichment, health, outreach, specialized case management, housing placement, and employment services.

Questions, comments and concerns followed:

1. Event – Smyth asked and it was clarified that the event would be family oriented with entertainment, an in hopes of foods bringing people together.
2. Admission Charge – The financial plan is being reviewed at this time.

Yuen moved and Smyth seconded to adopt the concept of the IHS anniversary event. The motion was UNANIMOUSLY ADOPTED, 8-0-0 (Aye: Au, Chang, Hamamoto, Matusow, Mollring, Rudie, Smyth and Yuen).

9:10 p.m. Board member Yuen departed the meeting; **seven (7) members present.**

Chinese New Year Activities, Street Closure (February 1-2, 2013) – Kelfred Chang reported the following:

- Friday, February 1, 2013 – Lion Dance with fire crackers until 9:00 p.m.; street closures on Nu`uanu and King Streets. Working with DTS on the permits.
- Saturday, February 2, 2013 Night in Chinatown Event (Maunakea Street) – HPD duty officers will be on duty from 5:00 a.m. and special duty officers from 9:00 a.m.
- Cultural Plaza Events – Ben Tran from the United Chinese Coalition report inside Moon Gate, Friday, January 25, 2013; and Cultural Plaza celebration on Saturday, January 26, 2013. Other festivities will take place on February 8 and 9, 2013.

Questions, comments and concerns:

1. Removal of Tents – Matusow mentioned that after previous events tents were removed from 11 – midnight the night of the event creating lots of noise. In response, the tents must be removed by 11:00 a.m. the following day.
2. Event – Mollring reported that the event has no corporate sponsorships and is strictly a community event.

Special Building Variance, Third Story Addition, 79. N. Beretania Street – Don Hibbard reported that this historic building is located Diamond Head of Maunakea Street. Board support is being sought for an Environmental Impact Statement (EIS). Although the building is setback, the roof can be seen from the street.

Matusow moved and Mollring second that the Downtown Neighborhood Board No. 13 supports the Special Building Variance, Third Story Addition, at 79 N. Beretania Street. The motion was UNANIMOUSLY ADOPTED, 7-0-0 (Aye: Au, Chang, Hamamoto, Matusow, Mollring, Rudie, and Smyth).

UNFINISHED BUSINESS:

Permitted Interaction Group (PIG) Report on Proposed Street Usage Permit Procedure Changes for Events in Downtown/Chinatown – Matusow reported the PIG is ready for the Board to take action regarding reducing street permits and allowing alcohol to be served in the street every three to four months. Discussion also pertained to legacy events. It is unsure if the Board would take action or leave the decision up to DTS.

Questions, comments and concerns followed:

1. Board Vote – Chair Au noted that the Board should vote since street closures have been going on for the last 12 months. However, things may change with the new mayor and suggested deferring the vote at this time.
2. City Council – Matusow suggested forwarding a letter to the City Council and wait for their decision.
3. Guidance – DTS is seeking guidance from the board. Several Board members attended the DTS meeting on the issue. The City Council makes the rules. According to DTS Director Yoshioka, Council will take the issue a portion at a time and recommended the Board postpone any action at this time.

Downbeat Café Expansion Update – A representative was not present; a report not available.

Approval of the November 1, 2012 Regular Meeting Minutes – **Without objection, the November 1, 2012 regular meeting minutes were APPROVED with the following corrections, 7-0-0 (Aye: Au, Chang, Hamamoto, Matusow, Mollring, Smyth, and Rudie):**

- Page 3, Lane closures should read, "...**Please**..."
- Page 4, Mahalo should read, "...**Marque**..."

BOARD REPORTS:

Chair's Report – The Board received many Liquor Commission application requests. A notice from LGW, LCC is outside of this Board's boundary. Also, Waterfront Ventures and Gordon Biersch notices were received.

Future Agenda Items – Kamalii Park; Mardi gras, End of the World Event, James Tennant (February 2013); Queen's Medical Center, and Hawaii Pacific University's Plans for Aloha Tower.

Neighborhood Commission Updates – Smyth announced that Neighborhood Board election for 2013-2015 will be taking place soon.

Queens Medical Center (QMC) – The design work for the Lusitana Street On-Ramp project, including the design for a new drop-off, pick-up, and loading zone near the POB II building is continuing. QMC has received the signed Memorandum of Agreement (MOA) from State DOT and has forwarded the agreement to the City Director of Finance for sign-off.

Treasurer's Report – Treasurer Mollring reported November expenditures were \$25.97 for printing and mailings, leaving a balance of \$484.41. The report was filed.

City and County Affairs – Smyth reported that there is a 10 year tenure review for the primary. Changes to the Oahu General Plan were made this past Tuesday. There are little effects to Neighborhood Board No. 13's area. A 201 page disk was available for those interested.

Office of Information Practices Report – No report.

Honolulu Marathon – Sunday, December 9, 2012 starting at 5:00 a.m. and will run through Smith Street.

Oahu Metropolitan Planning Organization (OMPO) – Smyth reported changes to the by-laws allowing military personnel to be part of the Citizens Advisory Committee (CAC). The transportation planning review continues. Map 21 passed.

ANNOUNCEMENTS:

- Next Meeting – The next regular meeting is scheduled for Thursday, January 3, 2013, Pauahi Community Center, 171 North Pauahi Street at 7:00 p.m.
- Neighborhood Citizen's Patrol – The NCP meets each Tuesday on the Diamond Head side of Kukui Plaza at 8:00 p.m. Please consider joining the patrol and supporting its efforts as they express their service and pride in our Downtown/Chinatown community.
- Broadcast – Videotape of Board meetings are scheduled to be shown on `Olelo Focus 49, the 3rd Thursday at 9:00 p.m.; and Views 54 the 2nd and 4th Saturday at 6:00 a.m.

ADJOURNMENT – The meeting adjourned at 9:30 p.m.

Submitted by: Nola J. Frank, Neighborhood Assistant

Reviewed by: Adam LeFebvre, Neighborhood Commission Office staff and Lynne Matusow, Board Secretary