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OFC. OF LAND UTILIZATION
QUALITY CONTROL

DEPARTMENT OF LAND UTILIZATION
91/SV-1(DJK)
February 4, 1991

KIKUEI Corporation fence

CHAPTER 343, HRS
Environmental Assessment/Determination
Negative Declaration

Recorded Owner : Hikoichi Kikuchi
Applicant : Long & Associates, Inc.
Agent : Long & Associates, Inc.
Location : 3207 and 3215 Diamond Head Road,
Honolulu, Oahu
Tax Map Key : 3-1-37: 6
Request : Install a Four-Foot Six-Inch (4'6")
High Galvanized Iron Fence Four Feet
(4'0") Away from the Certified
Shoreline
Determination : Environmental Impact Statement (EIS)
Not Required

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

On the basis of the environmental assessment, we have determined that an Environmental Impact Statement is not required.

APPROVED *Donald A. Clegg*
DONALD A. CLEGG
Director of Land Utilization

DAC:lg

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28

1991-02-25-01-FRA

SHORELINE VARIANCE APPLICATION
for
KIKUEI CORPORATION RESIDENCES
January 15, 1991

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LAND UTILIZATION
HONOLULU

ENVIRONMENTAL ASSESSMENT
Proposed Shoreline Improvements for
Kikuei Corporation Residences
3207 Diamond Head Road (Lot 1)
3215 Diamond Head Road (Lot 2)
Honolulu, Hawaii
TMK - 3:1:37-6 Lot 1 & Lot 2

I. GENERAL INFORMATION

Applicant

Jeffrey T. Long, AIA Phone: (808) 521-1467
Long & Associates, AIA, Inc.
841 Bishop Street, Suite 1905
Honolulu, Hawaii 96813

Recorded Fee Owner

Mr. Hikoichi Kikuchi Phone: 011-813-980-1101
Kikuei Corporation
5-5-5 Nishiikebukuro, Toshima-ku
Tokyo, Japan 171

Agent

Jeffrey T. Long Phone: 521-1467
Long & Associates, AIA, Inc.
841 Bishop Street, Suite 1905
Honolulu, Hawaii 96813

Tax Map Key 3-1-37:6 Lot 1 & Lot 2

Lot Area: 14,248 Sq. Ft. (Lot 1)
14,247 Sq. Ft. (Lot 2)

Agencies Consulted in Making Assessment

Department of Land Utilization
State of Hawaii, Department of Land and Natural Resources

II. DESCRIPTION OF PROPOSED ACTION

- A. The owner of two adjacent properties on Diamond Head Road (3207 and 3215) is seeking a variance to do the following work within the 40' Shoreline setback.

SHORELINE VARIANCE APPLICATION
for
KIKUEI CORPORATION RESIDENCES

- Item 1. We propose to install a 4'-6" high galvanized iron fence set 4'-0" away from the certified shoreline which is ocean face of the existing 30" wide seawall. (There is an easement for public access along the top of this wall which we are in the process of documenting and defining as a 3' wide easement with the State Department of Land & Natural Resources.)

The proposed fence would serve the primary purpose of providing security and privacy for the property. It would also also serve as a pool protective barrier, as required by City & County Codes.

B. Technical Characteristics

See the attached drawings for the physical characteristics of the proposed work.

III. AFFECTED ENVIRONMENT

- A. The subject site contains two single family residences under construction, each on separate lots, located in an R-5 zone. The properties are bordered by Diamond Head Park on its western property line and a single family residence on its eastern property line.
- B. The project site is located partially within Flood Zone AE-10.
- C. See attached sheet for coastal view to property from the adjacent beach.
- D. The project site is adjacent to Diamond Head Beach Park and across the street from Diamond Head State Monument (see attached location map). No endangered species or wildlife or their habitats will be affected.
- E. See attached sheets for location and site maps.

SHORELINE VARIANCE APPLICATION
for
KIKUEI CORPORATION RESIDENCES

IV. IMPACTS AND ALTERNATIVES CONSIDERED

In summary, none of the proposed work should have any negative impact on the environment or shoreline protection. Neither should any of the items have any negative impact on the public. Through the measures initiated in the previous shoreline variance (89/SV-34 [BWM]), which includes leveling the top of the wall and removing a portion of the western property line wall, the wall will be more accessible for public use. The wall serves the public primarily during high tide, when the shoreline is not accessible.

Access to the easement is from the City & County Park on the western boundary of Lot 1. Although the easement is continuous along the top of the seawall, it is not accessible beyond the eastern boundary of Lot 2. Our proposal, which is currently under review, to add a beach access stair, will allow public access to the beach at the common property line between the two lots.

The primary reason for constructing this fence is for security for the homeowner due to the increased public use of the right of way along the top of wall. Due to the fact that the seawall is actually 18" higher than the adjacent land, it is very easy for the public to enter the subject property. This has been a problem in the past and beach goers and curious people continue to enter the property. There are no viable alternatives to the proposed work.

V. MITIGATION MEASURES

Not Applicable

SHORELINE VARIANCE APPLICATION
for
KIKUEI CORPORATION RESIDENCES

TWO RESIDENCES FOR KIKUEI CORPORATION
LOT 1 & Lot 2
SUPPLEMENTAL INFORMATION

We are requesting variances from the shoreline setback Rules and Regulation of the City and County of Honolulu. The proposed work will require variances from the following rules:

- Item 1. Construction of a security fence:
Rule 13.3

HARDSHIP

- Item 1. Failure to receive approval for the security fence would subject the owner of the property to the potential loss of property due to theft or vandalism. It would also subject the property owner and his guests to unwanted intrusions into the property by people passing by.

KIKUEI/EnvrnII

PROPOSED SHORELINE IMPROVEMENTS FOR :
KIKUEI CORPORATION RESIDENCES
3207 & 3215 DIAMOND HEAD ROAD
HONOLULU * HAWAII

PHOTOGRAPHIC DOCUMENTATION

1991 JAN 25 PM 3 45
KIKUEI CORPORATION
HONOLULU



EXISTING PORTION OF
WALL TO BE REMOVED

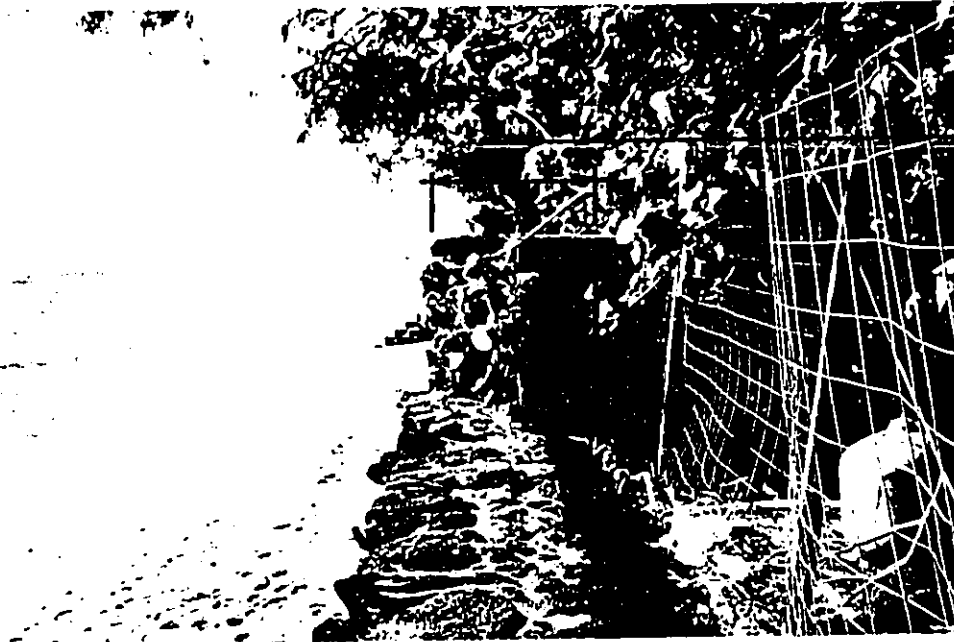
VIEW FROM PARK TOWARD LOT 1

LONG & ASSOCIATES AIA, INC.

DAVIES PACIFIC CENTER • SUITE 1905

841 BISHOP STREET • HONOLULU, HAWAII 96813 • (808) 521-1467

SHEET NUMBER 1 OF	PROPOSED SHORELINE IMPROVEMENTS KIKUEI CORPORATION RESIDENCES 3207 & 3215 DIAMOND HEAD ROAD HONOLULU HAWAII TMK: 3-1-37:6 LOT 1 & 2	ISSUE: DATE: 1/24/91
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EXISTING PORTION OF
WALL TO BE REMOVED

VIEW OF LOT 1 BOUNDARY



VIEW LOOKING EAST

FROM LOT 1

LONG & ASSOCIATES AIA, INC.

DAVIES PACIFIC CENTER • SUITE 1905

841 BISHOP STREET • HONOLULU, HAWAII 96813 • (808) 521-1467

SHEET NUMBER

2

OF

PROPOSED SHORELINE IMPROVEMENTS
KIKUEI CORPORATION RESIDENCES
3207 & 3215 DIAMOND HEAD ROAD
HONOLULU HAWAII TMK: 3-1-37:6 LOT 1 & 2

ISSUE: DATE:

1/24/91



VIEW FROM LOT 1 TOWARD LOT 2



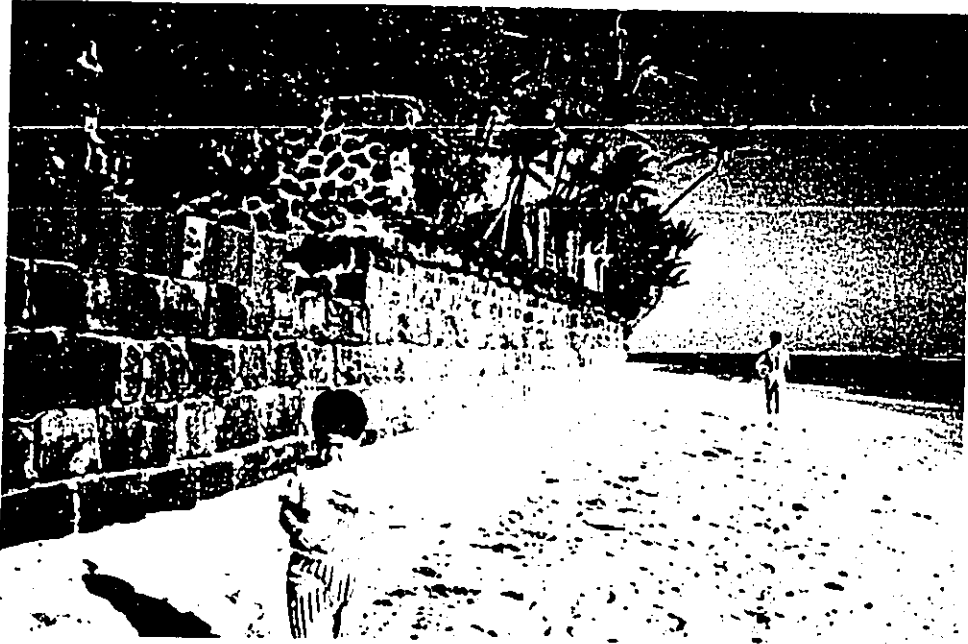
VIEW FROM LOT 2 TOWARD LOT 1

LONG & ASSOCIATES AIA, INC.

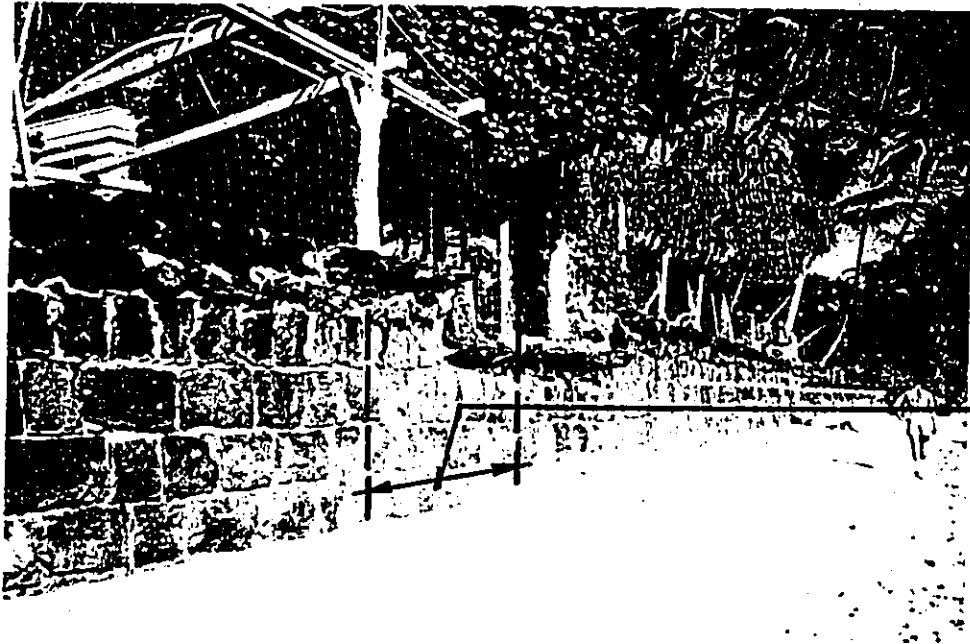
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SHEET NUMBER 3 of	PROPOSED SHORELINE IMPROVEMENTS KIKUEI CORPORATION RESIDENCES 3207 & 3215 DIAMOND HEAD ROAD HONOLULU HAWAII TMK: 3-1-37:6 LOT 1 & 2	ISSUE: DATE: 1/24/91
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WEST BOUNDARY OF LOT 1



LOCATION OF PROPOSE
BEACH ACCESS STAIR

COMMON BOUNDARY BETWEEN LOT 1 & LOT 2

LONG & ASSOCIATES AIA, INC.

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SHEET NUMBER

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OF

PROPOSED SHORELINE IMPROVEMENTS
KIKUEI CORPORATION RESIDENCES
3207 & 3215 DIAMOND HEAD ROAD
HONOLULU HAWAII TMK: 3-1-37:6 LOT 1 & 2

ISSUE: DATE:

1/24/91



PROPERTY LINE

EAST BOUNDARY OF LOT 2



EAST BOUNDARY OF LOT 2 LOOKING WEST

LONG & ASSOCIATES AIA, INC.

DAVIES PACIFIC CENTER • SUITE 1905

841 BISHOP STREET • HONOLULU, HAWAII 96813 • (808) 521-1467

SHEET NUMBER

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OF

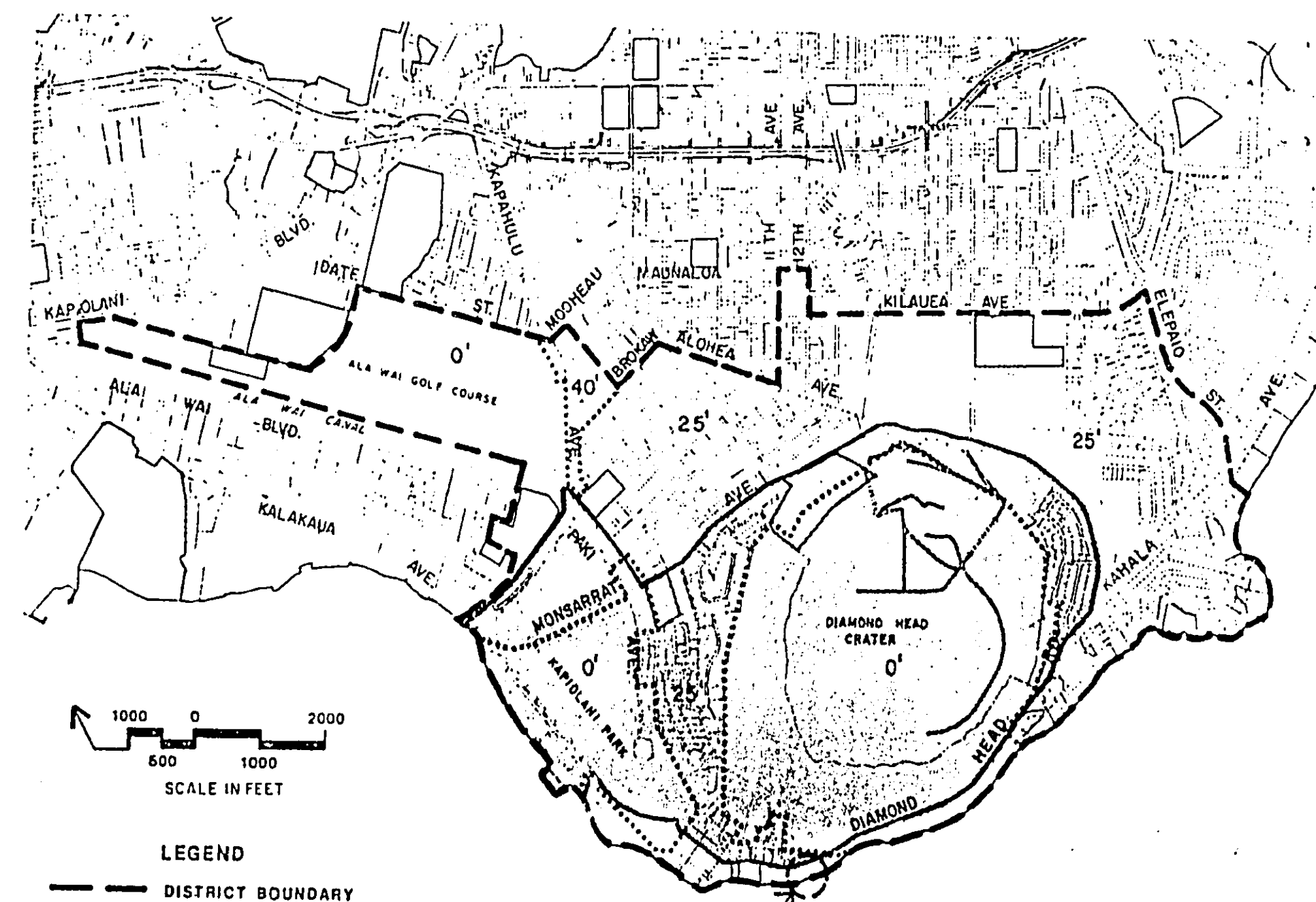
PROPOSED SHORELINE IMPROVEMENTS
KIKUEI CORPORATION RESIDENCES
3207 & 3215 DIAMOND HEAD ROAD
HONOLULU HAWAII TMK: 3-1-37:6 LOT 1 & 2

ISSUE: DATE:

1/24/91

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PROPOSED SHORELINE IMPROVEMENTS FOR:
KIKUEI CORPORATION RESIDENCES
 3207 & 3215 DIAMOND HEAD ROAD
 HONOLULU * HAWAII



DIAMOND HEAD SPECIAL DISTRICT
 HEIGHT PRECINCTS AND CORE AREA
 BOUNDARY

4/89

PROJECT DATA

LOT 1
 T.M.R.: 3-1-37: 6 Lot 1
 OWNER: KIKUEI CORPORATION
 ADDRESS: 3207 Diamond Head Road
 OCCUPANCY: Residential
 ZONING: R-5
 SETBACKS: 10' front yard, 5' side yard, 40' rear (shoreline setback)

LOT AREA: 14,248 Sq. Ft.

FLOOR AREA TABULATIONS

Ground Floor Enclosed	3,178 S.F.	
Second Floor Enclosed	1,957 S.F.	
TOTAL ENCLOSED		5,135 S.F.

Covered Areas

Entry Deck	72 S.F.
Entry Pavillion	120 S.F.
Pool Pavillion	366 S.F.
TOTAL COVERED	558 S.F.

GARAGE: 470 S.F.

TOTAL AREA: 6,363 S.F.

LOT 2
 T.M.R.: 3-1-37: 6 Lot 2
 OWNER: KIKUEI CORPORATION
 ADDRESS: 3215 Diamond Head Road
 OCCUPANCY: Residential
 ZONING: R-5
 SETBACKS: 10' front yard, 5' side yard, 40' rear (shoreline setback)

LOT AREA: 14,247 Sq. Ft.

FLOOR AREA TABULATIONS

Ground Floor Enclosed	2,979 S.F.	
Second Floor Enclosed	2,190 S.F.	
TOTAL ENCLOSED		5,169 S.F.

Covered Areas

Entry Deck	174 S.F.
Entry Pavillion	40 S.F.
Pool Pavillion	682 S.F.
TOTAL COVERED	916 S.F.

GARAGE: 460 S.F.

TOTAL AREA: 6,545 S.F.

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LONG & ASSOCIATES
 ARCHITECTS
 1111 KALANOAHI AVENUE, SUITE 1100, HONOLULU, HAWAII 96813
 PHONE: (808) 551-1111
 FAX: (808) 551-1112

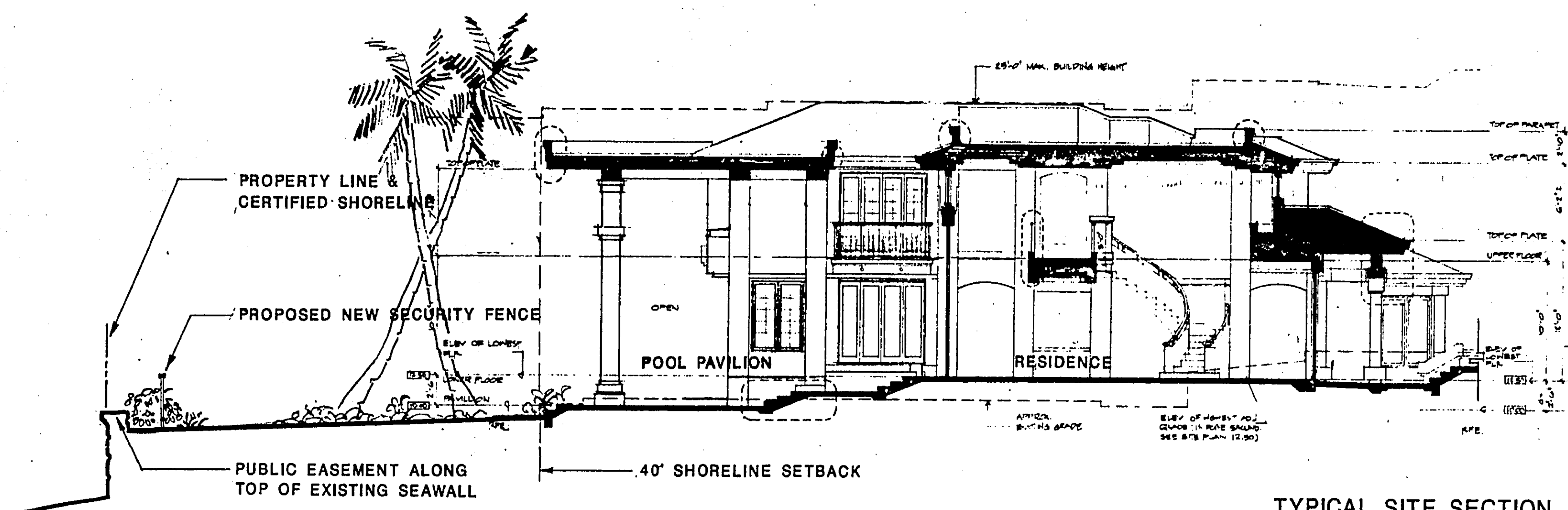
PROPOSED SHORELINE IMPROVEMENTS
 KIKUEI CORPORATION RESIDENCES
 3207 & 3215 DIAMOND HEAD ROAD
 HONOLULU, HAWAII
 SHEET NO. 1 OF 2

ISSUE DATE: 1/10/91

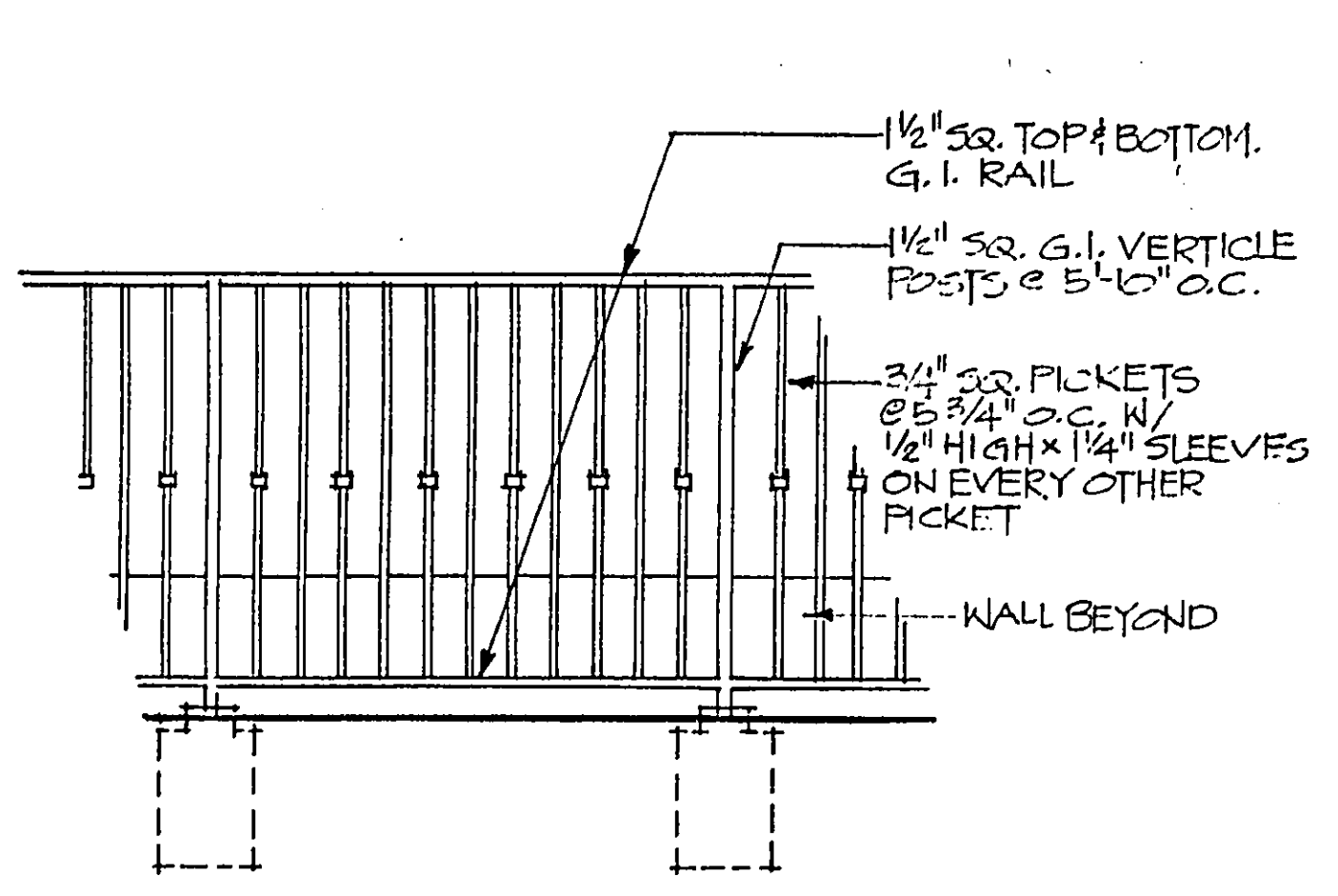
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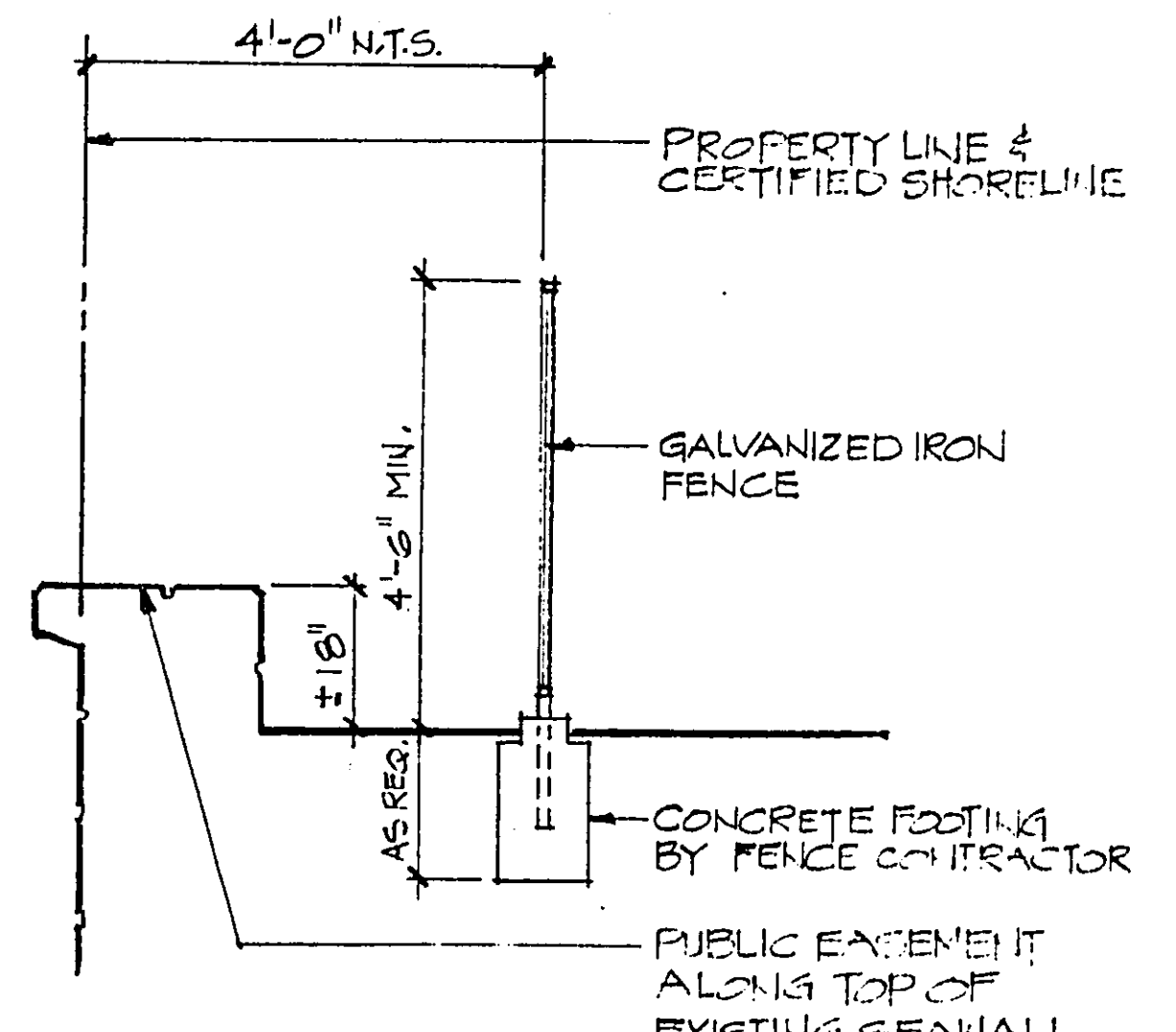
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TYPICAL SITE SECTION
1/8"=1'-0"



ELEVATION



SECTION

FENCE DETAILS
1/2"=1'-0"

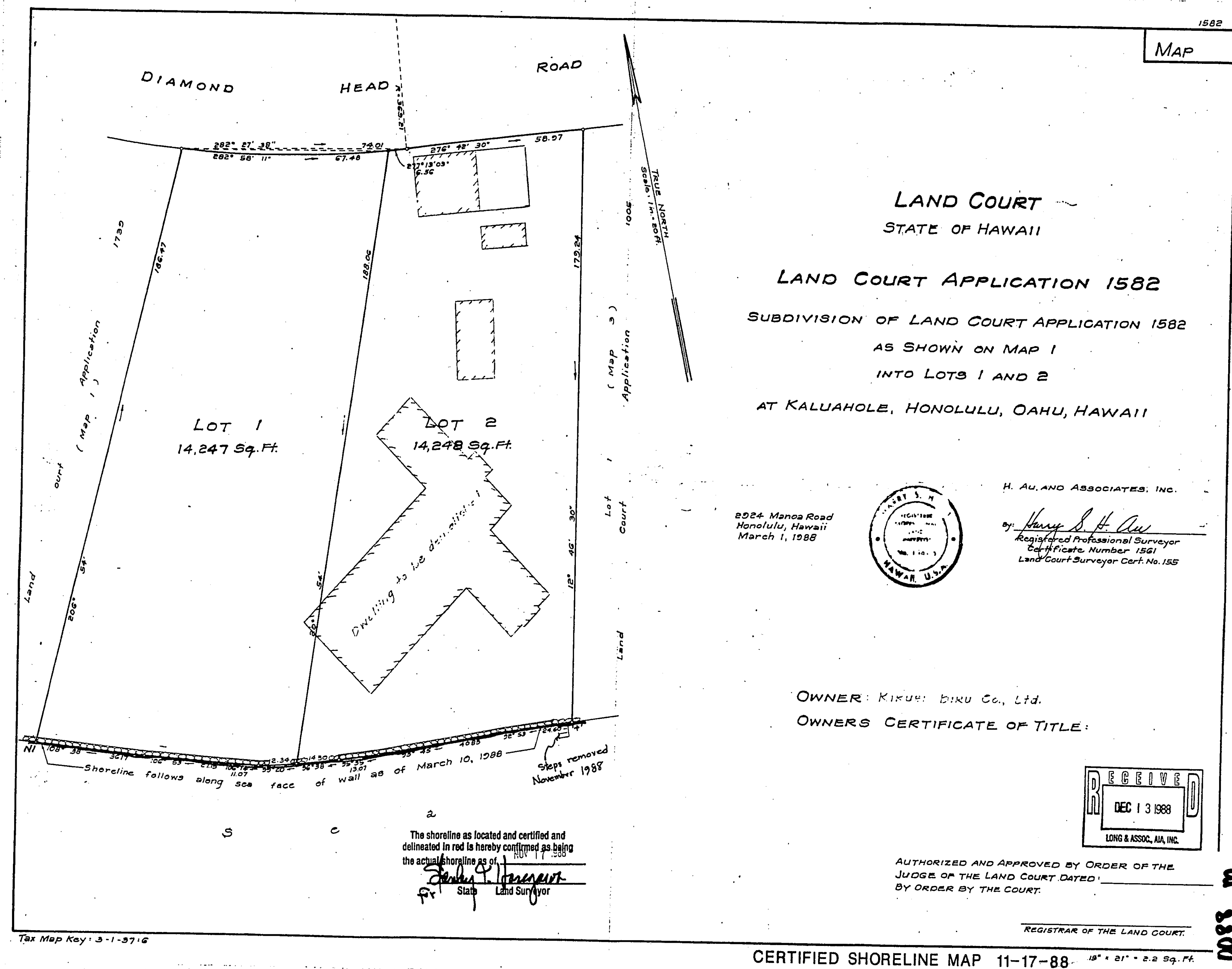
LONG & ASSOCIATES
 ARCHITECTS
 445 BERKELEY STREET SUITE 1101 HONOLULU, HI 96813
 PH: 808-531-1111 FAX: 808-531-1112
 WWW.LONGANDASSOCIATES.COM

PROPOSED SHORELINE IMPROVEMENTS
 KIKUEI CORPORATION RESIDENCES
 9207 & 3215 DIAMOND HEAD ROAD
 HONOLULU HAWAII TEL: 808-531-5726 LOT 1 & 2

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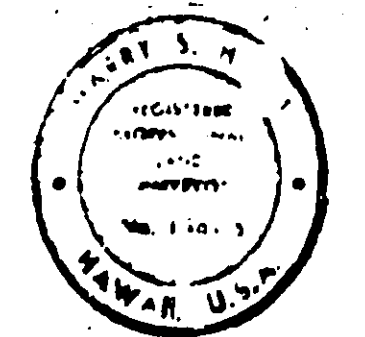
1582
MAP

LAND COURT
STATE OF HAWAII

LAND COURT APPLICATION 1582

SUBDIVISION OF LAND COURT APPLICATION 1582
AS SHOWN ON MAP 1
INTO LOTS 1 AND 2
AT KALUAHOLE, HONOLULU, OAHU, HAWAII

8024 Manoa Road
Honolulu, Hawaii
March 1, 1988



H. AU AND ASSOCIATES, INC.
by Henry S. Au
Registered Professional Surveyor
Certificate Number 1861
Land Court Surveyor Cert. No. 185

OWNER: KIKOU BIKU Co., Ltd.
OWNERS CERTIFICATE OF TITLE:

RECEIVED
DEC 13 1988
LONG & ASSOC., INC.

AUTHORIZED AND APPROVED BY ORDER OF THE
JUDGE OF THE LAND COURT DATED:
BY ORDER BY THE COURT:

REGISTRAR OF THE LAND COURT:

CERTIFIED SHORELINE MAP 11-17-88 10" x 21" = 2.2 Sq. Ft.

The Map Key 13-1-8712

The shoreline as located and certified and delineated in red is hereby confirmed as being the actual shoreline as of 11/17/88
Henry S. Au
State Land Surveyor

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