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
Director of Land Utilization

DAC: lg
SHORELINE VARIANCE APPLICATION
for
KIKUEI CORPORATION RESIDENCES
January 15, 1991

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

LONG & ASSOCIATES AIA, INC.
DAVIES PACIFIC CENTER, SUITE 1000
841 BISHOP STREET • HONOLULU, HAWAII 96813 • (808) 521-1467
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.

XIKUEI/EnvrnII
PROPOSED SHORELINE IMPROVEMENTS FOR:

KIKUEI CORPORATION RESIDENCES
3207 & 3215 DIAMOND HEAD ROAD
HONOLULU * HAWAII

PHOTOGRAPHIC DOCUMENTATION

EXISTING PORTION OF WALL TO BE REMOVED

VIEW FROM PARK TOWARD LOT 1
VIEW FROM LOT 1 TOWARD LOT 2

VIEW FROM LOT 2 TOWARD LOT 1
WEST BOUNDARY OF LOT 1

LOCATION OF PROPOSED BEACH ACCESS STAIR

COMMON BOUNDARY BETWEEN LOT 1 & LOT 2
EAST BOUNDARY OF LOT 2

EAST BOUNDARY OF LOT 2 LOOKING WEST
LAND COURT
STATE OF HAWAII

LAND COURT APPLICATION 1588
SUBDIVISION OF LAND COURT APPLICATION 1588
AS SHOWN ON MAP #1
INTO LOTS 1 AND 2
AT KALUAOLI, HONOLULU, OAHU, HAWAII

OWNER: FRANCIS DING CO, LTD.
OWNERS CERTIFICATE OF TITLE:

CERTIFIED SHORELINE MAP 11-17-88
0099 H
LAND COURT
STATE OF HAWAI'I

LAND COURT APPLICATION 1882
SUBDIVISION OF LAND COURT APPLICATION 1882
AS SHOWN ON MAP 1
INTO LOTS 1 AND 2
AT KALUAOLI, HONOLULU, OAHU, HAWAI'I

[Map Diagram]

OWNER: KIKU NITZ CO., INC.
OWNER'S CERTIFICATE OF TITLE: 365.035

APPROVED SUBDIVISION MAP 6-22-89

[Stamp and Signature]