

1991-12-08-0A-FAA

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DEPT OF LAND UTILIZATION
HONOLULU, HAWAII

* NOMURA RESIDENCE
SHORELINE SETBACK VARIANCE *
ENVIRONMENTAL ASSESSMENT
September 30, 1991

I. GENERAL INFORMATION

- A. Applicant: Mr. & Mrs. Nomura
c/o Alteka Co., Ltd.
1585 Kapiolani Blvd. #704
Honolulu, Hawaii 96814
Phone: (808) 947-9979
- B. Recorded Fee Owner: Alteka Co., Ltd.
1585 Kapiolani Blvd. #704
Honolulu, Hawaii 96814
Phone: (808) 947-9979
- C. Agent: Projects International
250 S. Hotel Street
Honolulu, Hawaii 96813
Phone: (808) 529-9700
- D. Tax Map Key: 3-5-05: 16
- E. Lot Area: 58,207 Sq. Ft.
- F. Agencies Consulted in making assessment: None.

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II. DESCRIPTION OF THE PROPOSED ACTION

- A. General Description:
The property is located adjacent to Kahala Beach (See Appendix A & E). We are proposing to construct on the property, a new Main House (two story detached, one-family dwelling); a new Cottage/Garage (two story detached, one-family dwelling located above the garage); a Tennis Court and a Swimming Pool (See Appendix B, Site Plan). All existing dwellings, storage and garage structures will be demolished. The makai end of the property is entirely within the Shoreline Setback area (See Appendix C, Certified Shoreline).

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The Land Use Ordinance designation for the property is R-7.5 Residential District. Our two one-family dwellings comply with the permitted principal use described in Table 8-A of the Land Use Ordinance.

We are proposing to enclose the makai end of the property with an open type aluminum fence 4'-6" high to provide swimming pool protection as required by the Building Department and it will also serve as a means to secure the makai end of the property from trespassers. The fence will be constructed along the property line within the Shoreline Setback Area and will be kept within the existing Certified Shoreline (edge of Naupaka & Hau). See Appendix B, Site Plan and D, Topographic Survey.

B. Technical Characteristics:

The fence will be constructed of bronze anodized aluminum with 3/4 inch diameter pickets spaced at five inches on centers. Space between the pickets shall be open. The fence will have a thin top cap and bottom rail and posts spaced at 6'-0" on centers. The posts will be anchored by concrete footings at the base.

III. AFFECTED ENVIRONMENT

- A. The site and the surrounding areas consist of one and two story single family dwellings. The property is designated Urban under the State Land Use District designation.
- B. A major portion of the property is located in a Flood Hazard District designated as AO. The Flood Depth Number is one. Smaller portions are designated a X and A. The fence is located in the AO Flood Hazard District.
- C. The Diamond Head side of the property is located next to a beach access/storm drainage easement.

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IV. IMPACTS AND ALTERNATIVES CONSIDERED

The fence will cause no major impact on the environment. The fence will be constructed in the existing Naupaka hedge and most of the fence will be concealed by the hedge. The property owners along the beach have all constructed some sort of fence within the Shoreline Setback Area. Most of the fences are open type similar to the type we are proposing. The adjacent property owner on the Diamond Head side has a lava rock wall within the Setback area.

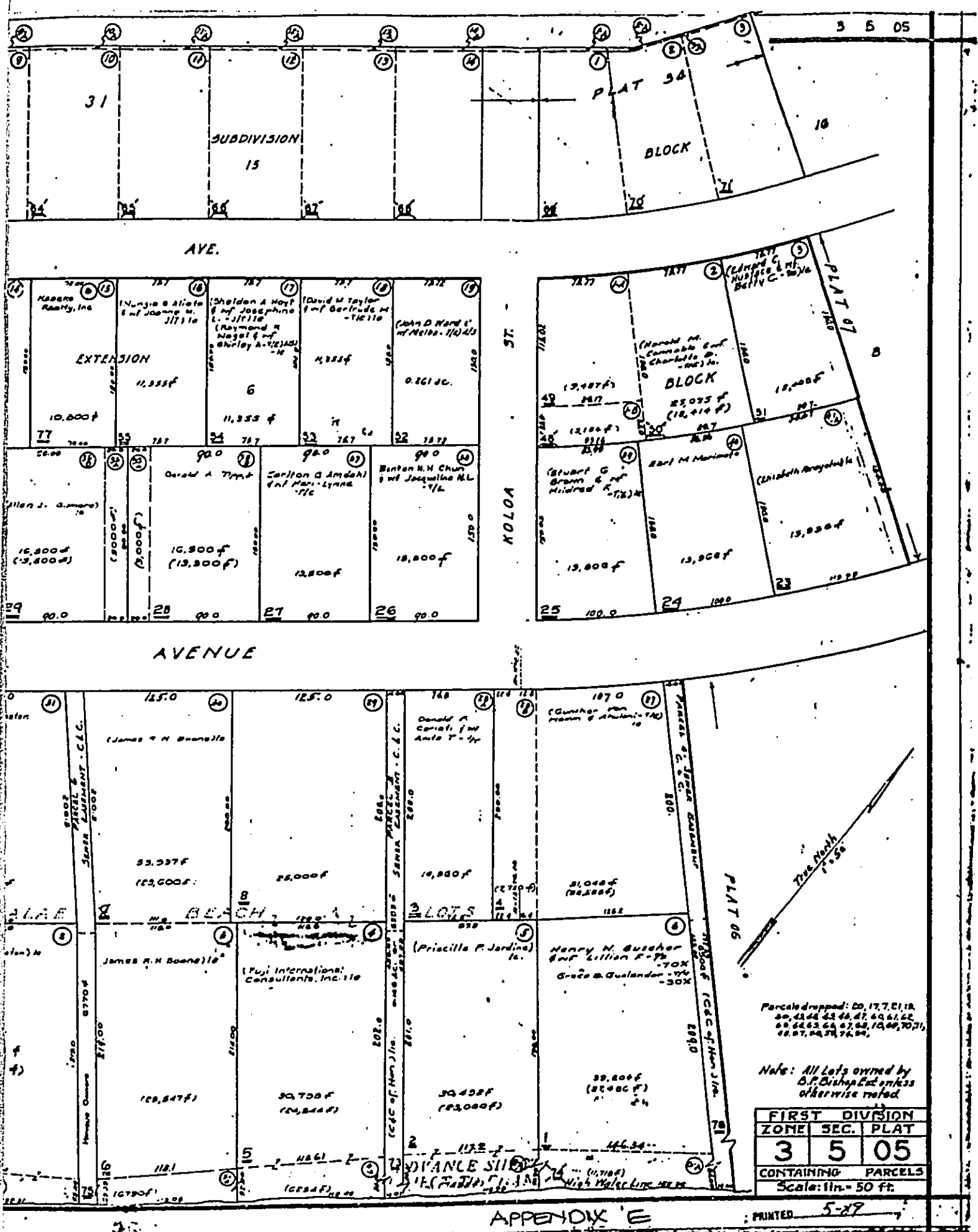
Sincerely Submitted

PROJECTS INTERNATIONAL



Glen Kawamoto
Project Architect

cc: Eugene Hu
Mr. Kubota, Alteka Co., Ltd.

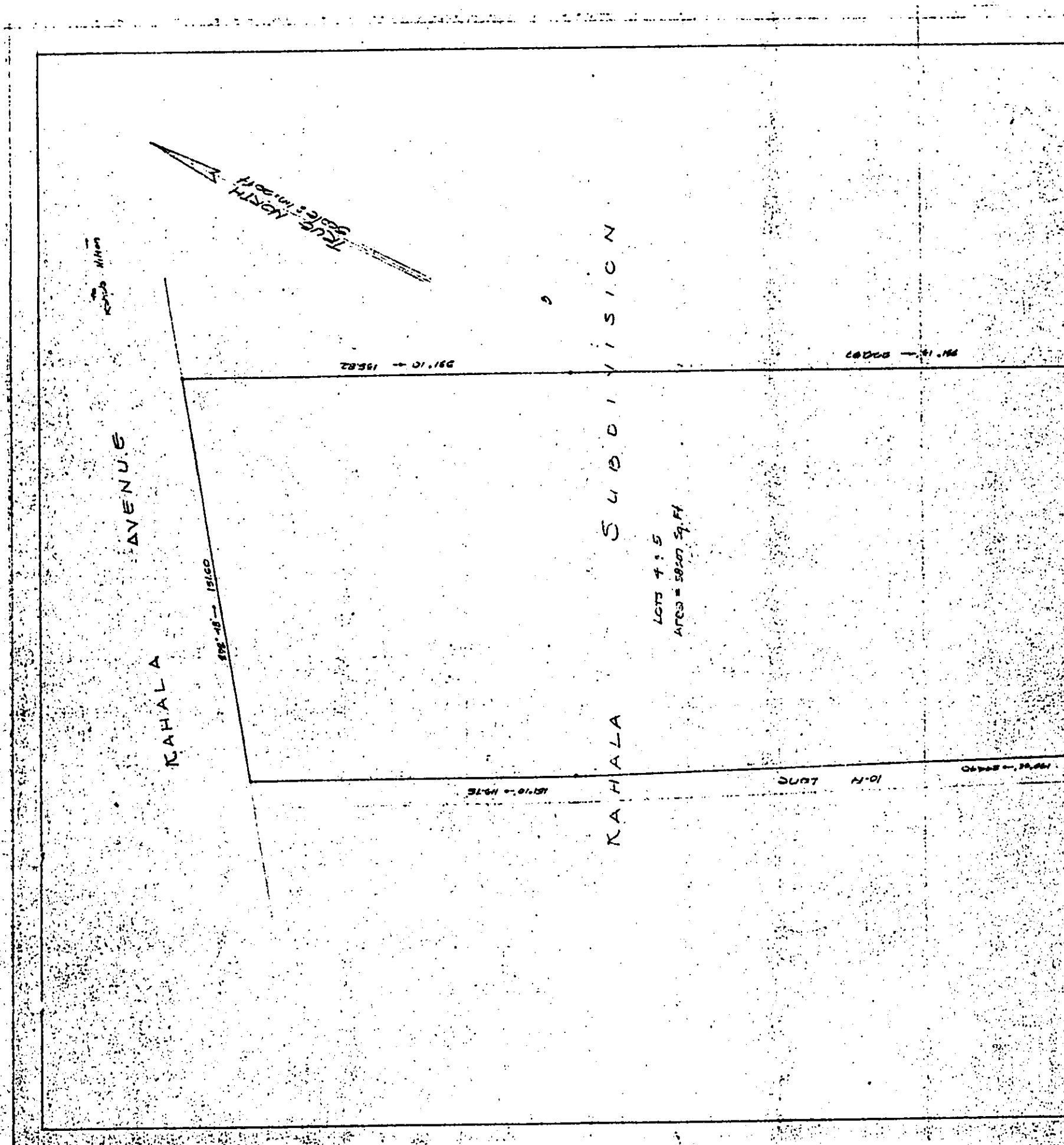


Parcels dropped: 20, 17, 21, 18, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

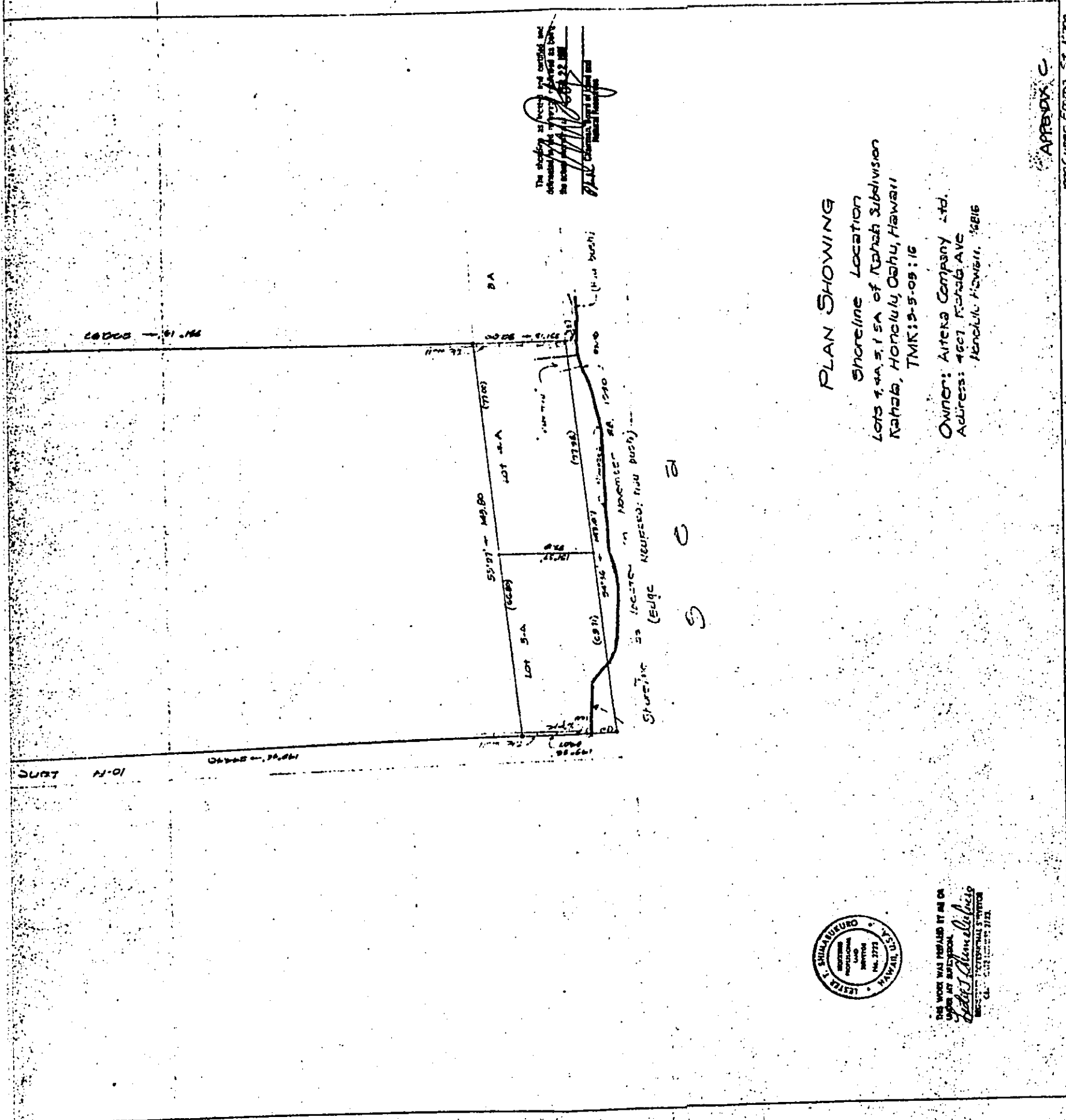
Note: All Lots owned by D.P. Bishop unless otherwise noted.

FIRST DIVISION		
ZONE	SEC.	PLAT
3	5	05
CONTAINING PARCELS		
Scale: 1 in. = 50 ft.		

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THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION.
 Lester I. Shimabukuro
 Professional Land Surveyor
 No. 3773
 State of Hawaii

PLAN SHOWING
 Shoreline Location
 Lots 3-A, 3-B of Kahala Subdivision
 Kahala, Honolulu, Oahu, Hawaii
 TMK: 2-5-05:16
 Owner: Aitena Company Ltd.
 Address: 4607, Kahala Ave
 Honolulu, Hawaii, 96816

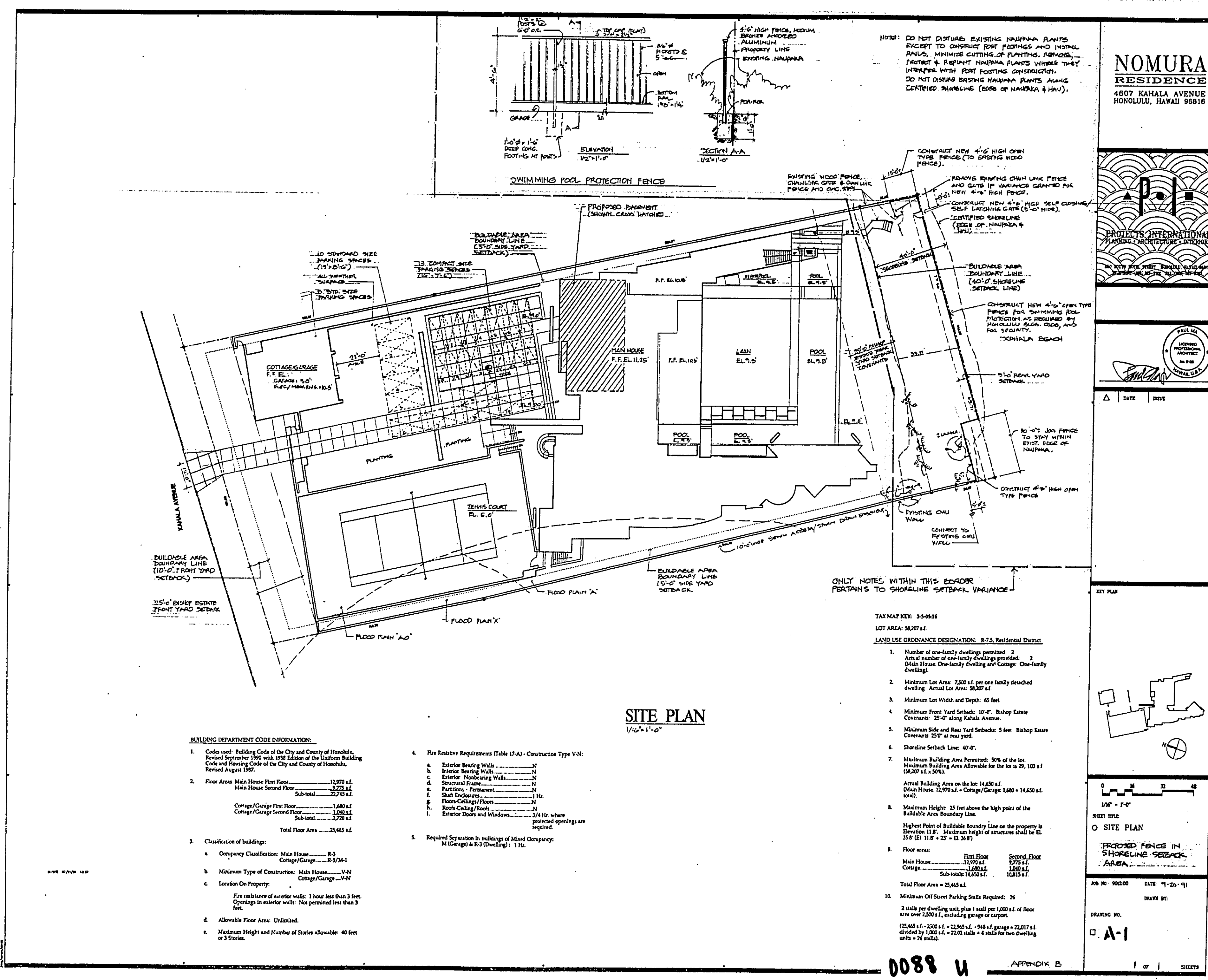
APPENDIX C

1210 Queen Emma St, 12100
 January 7, 1991

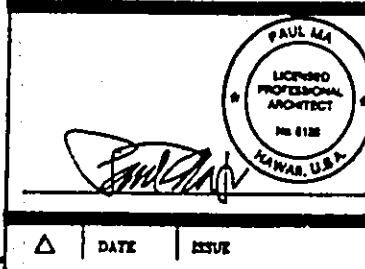
TOWILL, SHIGEMURA & ASSOCIATES, INC.
 Land Surveyors

Honolulu, Hawaii
 1989 PB 368,152

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NOMURA RESIDENCE
 4807 KAHALA AVENUE
 HONOLULU, HAWAII 96816



SITE PLAN
 1/8" = 1'-0"

BUILDING DEPARTMENT CODE INFORMATION:

1. Compliance Building Code of the City and County of Honolulu, Revised September 1980 and the 2015 Edition of the Uniform Building Code and Existing Code of the City and County of Honolulu, Revised August 1987.
2. Floor Area: Main House First Floor: 11,871 sq. ft. Main House Second Floor: 7,724 sq. ft. Garage/Storage First Floor: 1,881 sq. ft. Garage/Storage Second Floor: 1,881 sq. ft. Subtotal: 23,357 sq. ft. Total Floor Area: 25,483 sq. ft.
3. Classification of Building:
 - a. Occupancy Classification: Multi-House - R-3
 - b. Construction Type: Single-Family - S-F-1
 - c. Maximum Type of Construction: Main House - S-F-1
 - d. Location On Property: Garage/Storage - S-F-1
4. Allowable Floor Area: 21,000 sq. ft. (Based on 1.5 times the lot area less 1,000 sq. ft. for setbacks and 1,000 sq. ft. for setbacks on the lot.)
5. Maximum Height and Number of Stories allowable: 40 feet or 3 stories.

- a. Fire Retardant Requirements (State of Hawaii - Construction Type V-II):
 - 1. Exterior Finish: N
 - 2. Interior Finish: N
 - 3. Structural Frame: N
 - 4. Partitions - Fire: N
 - 5. Partitions - Smoke: N
 - 6. Floor Ceiling/Floor: N
 - 7. Roof Ceiling/Floor: N
 - 8. Exterior Doors and Windows: N
5. Required Separation in Subgroup of Mixed Occupancy: Not Applicable to this project.

ONLY NOTES WITHIN THIS BORDER PERTAIN TO SHORELINE SETBACKS.

- TAX MAP KEY: 33-0118
 LOT AREA: 10,000 sq. ft.
LAND USE ZONING REGULATIONS: S-F-1, Residential District
1. Number of one-family dwellings permitted: 2
 2. Minimum Lot Width and Depth: 40 feet
 3. Minimum Front Yard Setback: 15 feet
 4. Minimum Side and Rear Yard Setbacks: 5 feet
 5. Maximum Height: 35 feet above the high point of the building area boundary line.
 6. Maximum Building Area Permitted: 50% of the lot area.
 7. Maximum Floor Area Permitted: 21,000 sq. ft.
 8. Maximum Height: 35 feet above the high point of the building area boundary line.
 9. Floor Area:

Floor Area	First Floor	Second Floor
Main House	11,871 sq. ft.	7,724 sq. ft.
Garage/Storage	1,881 sq. ft.	1,881 sq. ft.
Subtotal	13,752 sq. ft.	9,605 sq. ft.
 10. Minimum Off-Street Parking: 20 spaces.
 11. Erosion Control: 20% of the lot area must be planted with native plants and trees.

DATE: 11-20-15
 SHEET NO.: 1 OF 1
 DRAWN BY: A-1
 CHECKED BY: [Signature]

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