

RECEIVED

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OFFICE OF ENVIRONMENTAL  
QUALITY CONTROL

DEPARTMENT OF LAND UTILIZATION  
91/SV-12 (JT)

CHAPTER 343, HRS  
Environmental Assessment/Determination  
Negative Declaration

Recorded Owner : Asagami Corporation  
Applicant : KG Hawaii Corporation  
Agent : Roy Yamamoto  
Location : 4623 Kahala Avenue - Waiialae - Kahala  
Tax Map Key : 3-5-5: 14  
Request : To Construct a 4'-6" High, Open-Type  
Fence and Install 12 Gas Torches and  
Connecting Gas Lines Within the  
Shoreline Setback Area  
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:cct

a:kghawaii.jht

1992-02-08-0A-PEA-Kimura Fence & Gas

Torches

25 October 1991

Department of Land Utilization  
City and County of Honolulu  
650 S. King St., 7th Fl.  
Honolulu, HI 96813

Attn: Donald A. Clegg  
Director of Land Utilization

Re: Shoreline Setback Variance (SV).

Dear Mr. Clegg,

Pursuant to LUO Section 1.50 City Charter Sections 6-909 - 6-910 and Mayor's Directive No. 87-1 for filing a Variance Application, I hereby submit the following written information for the Mr. and Mrs. Tomomi Kimura Residence, T.M.K. No. 3-5-5:14 at 4623 Kahala Avenue, Honolulu, Hawaii 96816, for your review:

Shoreline Setback Variance Application:

I. Written Information:

- A. (1) Describe how the applicant would be deprived of the reasonable use of such land or building if it were used only for the purpose allowed in that zone:

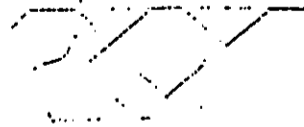
*Desc. of Environ. Technical*  
The owner is currently proposing a residence with a landscaped area of approximately 4,000 S.F. between the proposed residence and the certified shoreline. Included in this Shoreline Setback Variance are an irrigation system, gas torches, ground lighting and a security fence.

*Social*  
The proposed irrigation system provides the Owner with convenient and time-saving maintenance of landscape plantings, while gas torches; ground lighting and the security fence aid in the deterrence of unlawful trespassing and unauthorized access from the beach, as well as demarcating the extent of private property.

*Alternative*  
In the event the above-mentioned items are not allowed in the 40-foot setback area, the Owner is prevented from reasonable and secure use of this property in that he will expend much time and energy in maintaining his property and be denied the ability to restrict access in a reasonable manner.

1580 Makaloa Street, Suite 788 Honolulu, Hawaii 96814  
(808) 942-3666 Fax (808) 942-3665

Roy K. Yamamoto  
Architect, AIA, Inc.  
Architecture & Planning



Donald A. Clegg  
25 October 1991  
Page 2

- A. (2) Describe how the request is due to unique circumstances and not the general conditions in the neighborhood, so that the reasonableness of the neighborhood zoning is not drawn into question:

Unusual circumstances exist along the adjacent properties within the Setback Area in that property fences and other items similar to those proposed in this document have been constructed by the Owner's respective neighbors, extending well into the 40-foot Shoreline Setback Area. The disapprobation of the proposed items within the setback would deny the Owner fair use of his property in a reasonable and secure manner as his neighbors have been allowed.

- A. (3) Describe how the use sought to be authorized by the variance will not alter the essential character of the locality nor be contrary to the intent and purpose of the zoning code:

As mentioned in Paragraph IA.(2), adjacent neighbors have been allowed to install items similar to those proposed in this document. All items on the Owner's property are designed with "low impact" considerations in mind and are described as follows:

-Irrigation lines are buried below finish grade with slim pop-up heads and bubblers.

-Landscape lights are mounted at grade with low profile fixtures and dark, non-reflecting finishes.

-The rear property fence and gate shall be sited 3'-0" landward of the Shoreline and be constructed as indicated on the attached details.

-Tiki torches shall receive a dark, non-reflecting finish and shall be maintained.

- B. Any other information which you feel will support your case for variance.

\*See attached photographs.

Donald A. Clegg  
25 October 1991  
Page 3

II. Drawings / Plans:

A. Location map showing development in relation to surrounding area.

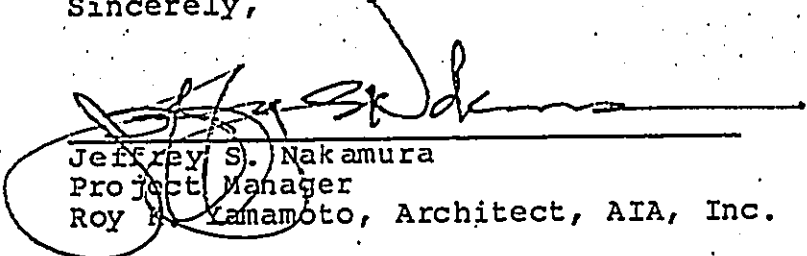
\*See attached Sheets T-1 & C-1.01.

B. A site plan drawn to accurate scale.

\*See attached Sheets C-2.01, A-1.01, L-1.01 & L-1.03.

If further correspondence is required, please contact Jeff Nakamura at Roy K. Yamamoto, Architect, AIA, Inc. 1580 Makaloa Street, Suite 788 Honolulu, HI 96814 Ph. 942-3666.

Sincerely,

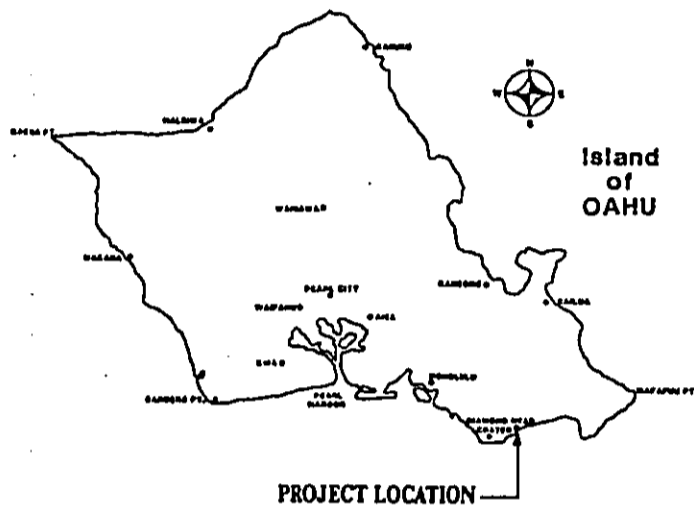


Jeffrey S. Nakamura  
Project Manager  
Roy K. Yamamoto, Architect, AIA, Inc.

Attachments: Shoreline Setback Variance Application  
Mr. & Mrs. Tomomi Kimura Residence Sht. T-1  
Mr. & Mrs. Tomomi Kimura Residence Sht. C-1.01  
Mr. & Mrs. Tomomi Kimura Residence Sht. C-2.01  
Mr. & Mrs. Tomomi Kimura Residence Sht. A-1.01  
Mr. & Mrs. Tomomi Kimura Residence Sht. L-1.01  
Mr. & Mrs. Tomomi Kimura Residence Sht. L-1.03  
Site photographs, dated 24. October 1991.

# MR. & MRS. TOMOMI KIM

4623 KAHALA AVENUE HONOLULU,



LOCATION MAP



OLD INFORMATION:

T.M.R. NO. : 3-5-5,14  
ADDRESS : 4623 KAHALA AVE., HONOLULU, HI 96816  
ZONING CODE : R-7.5  
MINIMUM LOT AREA : 7,500 SF  
ACTUAL LOT AREA : 42,136 SF  
MAXIMUM ALLOWABLE LOT COVERAGE : 42,136 SF (50%) = 21,068 SF  
ACTUAL LOT COVERAGE : 14,237 SF  
SETBACKS :  
FRONT YARD : 10 FT  
SIDE & REAR YARD : 5 FT  
ALLOWABLE HEIGHT : 25'

BUILDING DEPARTMENT INFORMATION:

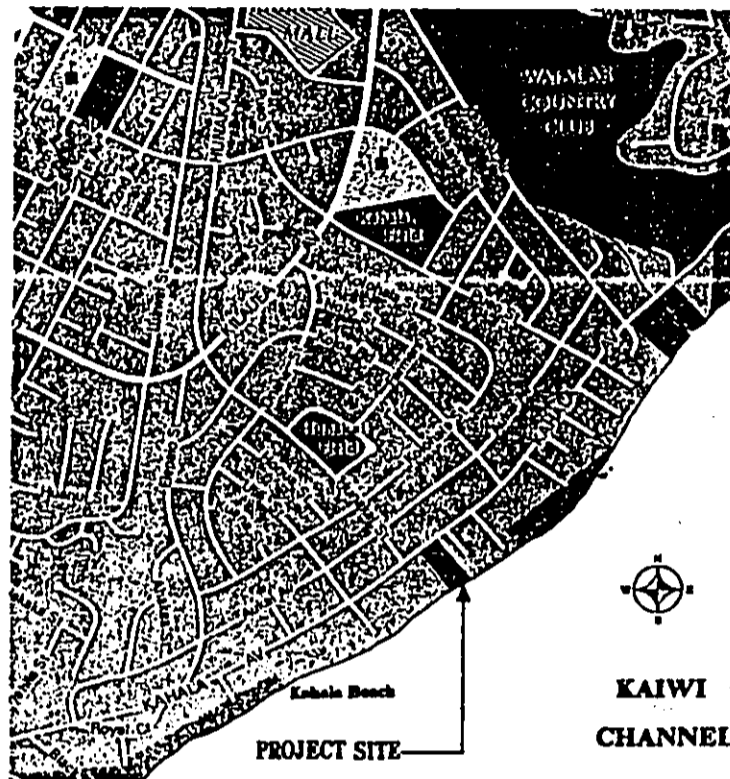
OCCUPANCY : R-3  
BUILDING FLOOR AREA :  
GROUND LEVEL : 14,237 SF  
UPPER LEVEL : 8,258 SF  
TOTAL FLOOR AREA : 22,495 SF

PARKING REQUIREMENT : 2 PER UNIT PLUS 1 PER 1000 SF  
OVER 2500 SF  
= 2 \* (22,495 - 2500) / 1000 = 22

30 AUGUST 1991 N

# KIMURA RESIDENCE

HONOLULU, HAWAII, 96816



VICINITY MAP

## RECORD SET

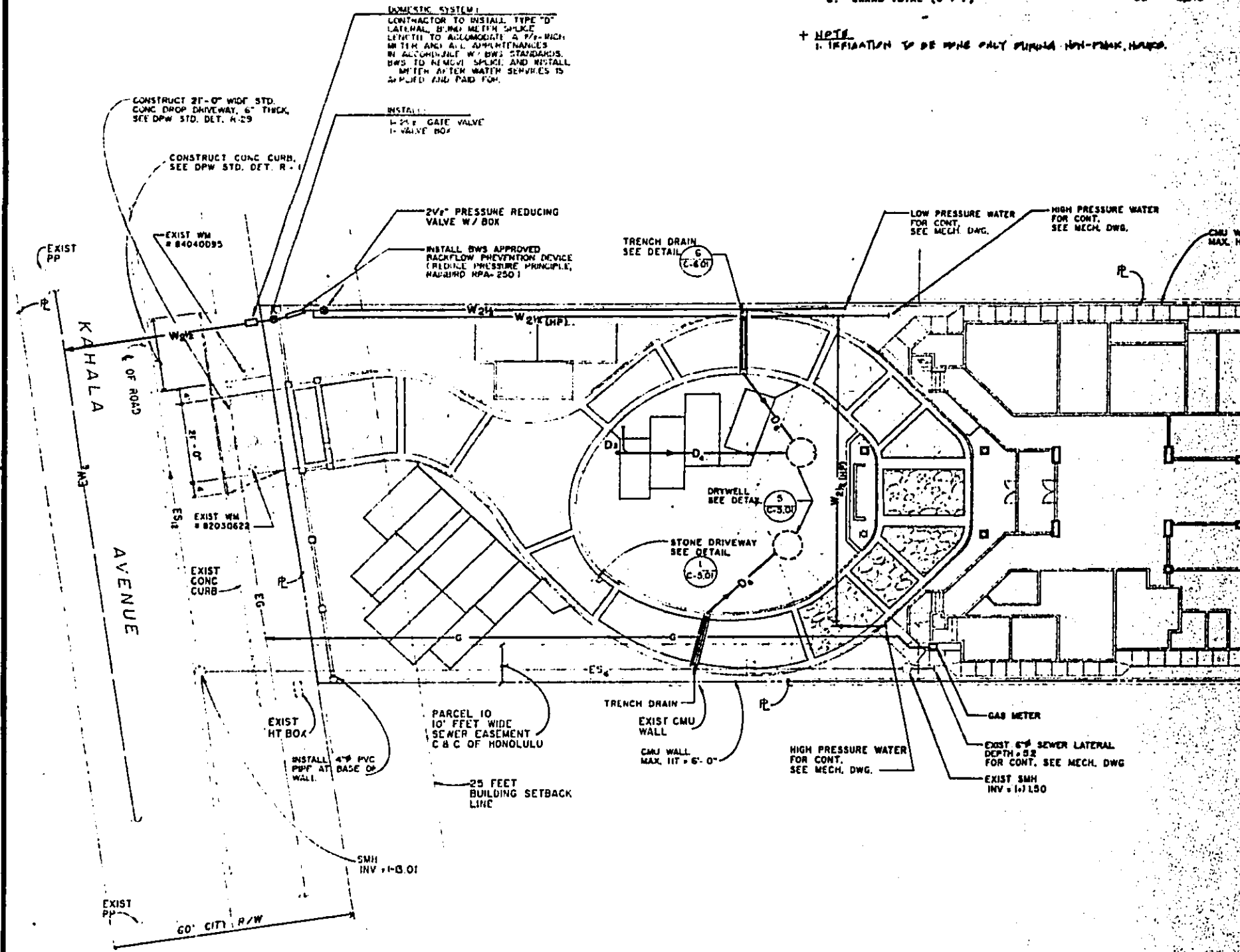
1991 NOT FOR CONSTRUCTION

T-1  
1/20

**FLOW REQUIREMENTS**

	F.U.	GPM	GPD
A. PROPOSED DOMESTIC	152	55	2,210
B. PROPOSED IRRIGATION		20	300
C. PROPOSED TOTAL (A + B)		55	2,510
D. TO BE REMOVED/DENOLITION	54	30	1,000
E. NET TOTAL (C - D)		25	1,510
F. EXIST. TO REMAIN		0	0
G. GRAND TOTAL (C + F)		55	2,510

+ **NOTE**  
1. IRRIGATION TO BE DONE ONLY DURING NON-PEAK HOURS.



**1 SITE & UTILITY PLAN**  
SCALE: 1" = 16'





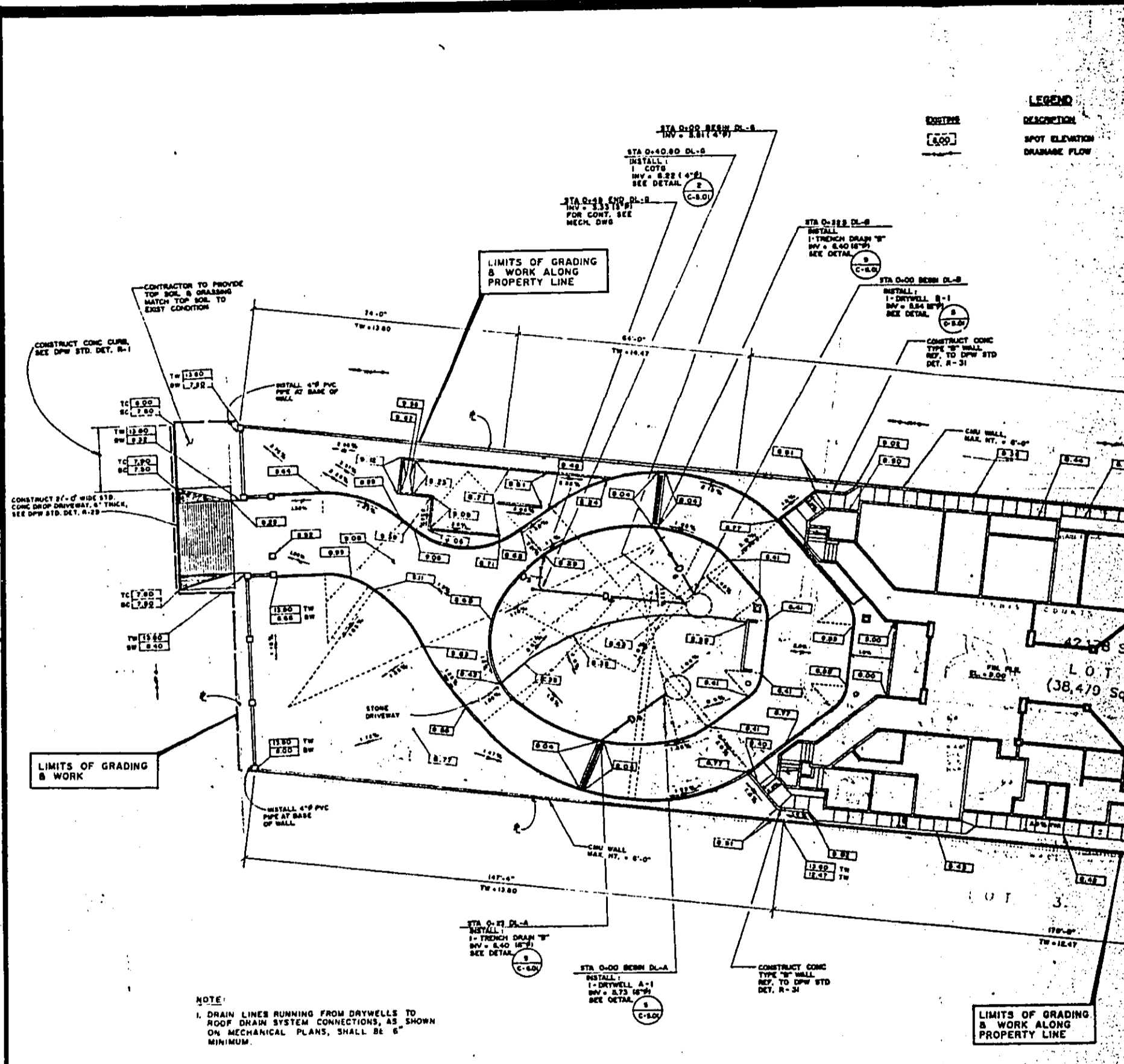
# CORRECTION

THE PRECEDING DOCUMENT(S) HAS  
BEEN REPHOTOGRAPHED TO ASSURE  
LEGIBILITY  
SEE FRAME(S)  
IMMEDIATELY FOLLOWING





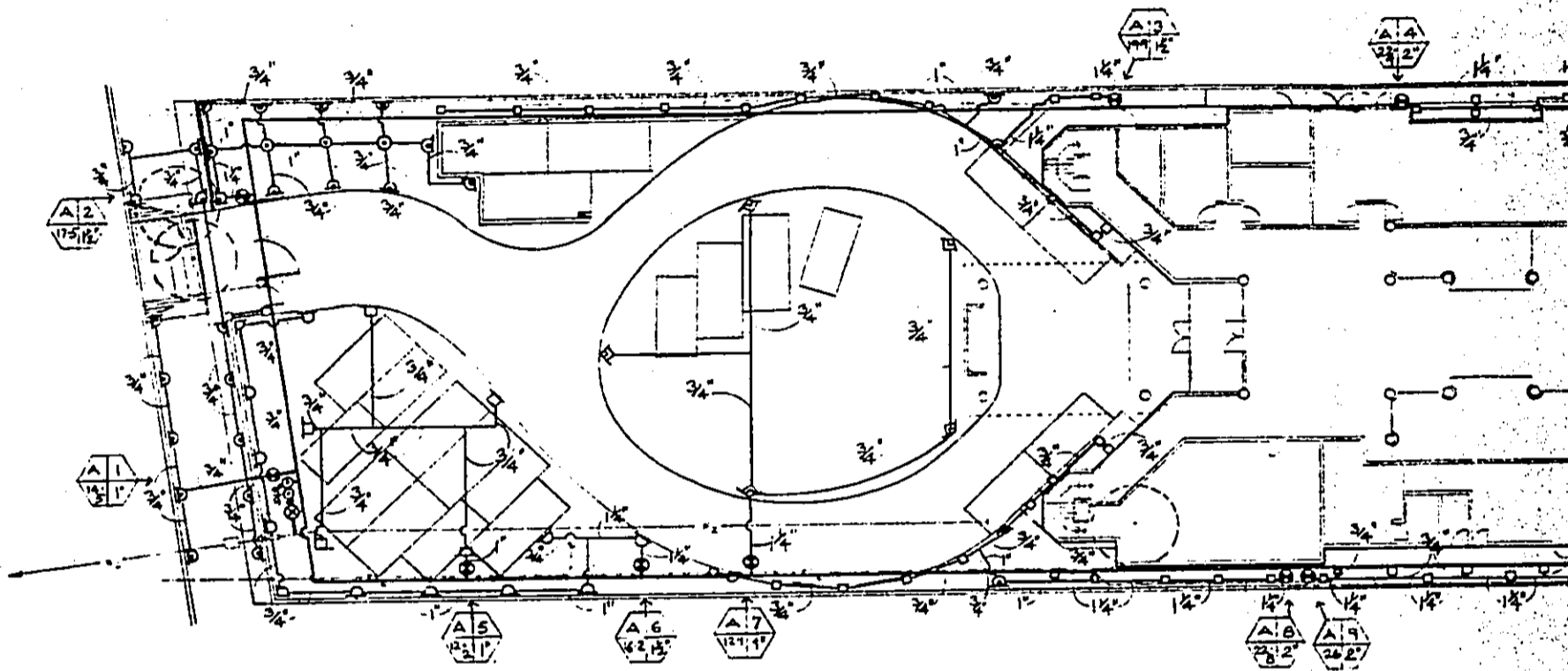
**LEGEND**  
 DESCRIPTION  
 SPOT ELEVATION  
 DRAINAGE FLOW



**NOTE:**  
 1. DRAIN LINES RUNNING FROM DRYWELLS TO ROOF DRAIN SYSTEM CONNECTIONS, AS SHOWN ON MECHANICAL PLANS, SHALL BE 6" MINIMUM.

**1 GRADING & DRAINAGE PLAN**  
 SCALE: 1" = 16'





**IRRIGATION LEGEND :**

SYMBOL	DESCRIPTION	PSI	GPM	RADIUS	MANUFACTURER & MODEL NO. (OR APPROVED EQUAL)
□ □ □	STREAM ROTOR POP-UP HEAD. 360°, 180°, 90° ANGLE.	35	543/272/ 1-36	± 28'	TORO 300-00-02 (LAWN POPUP) & 300-10-03 (SHRUB-9)
▣ ▣ ▣	POP-UP HEAD. 120°, 112°, 90° ANGLE	30	4-5/3-0/ 1-23	± 42'	TORO-5700-PC-6-0
○ ○ ○	POP-UP HEAD. 360°, 180°, 120°, 90° ANGLE	30	2-1/1-1/ 1-8	± 12'	TORO 570-12-F, 12-H, 12-120 & 12-Q
▷ ▷	POP-UP HEAD. 180°, 90° ANGLE	30	1-71/1-0	± 15'	TORO 570-15-H & 15-Q
□	SIDE STRIP	30	1-45	4' x 30'	TORO 4-55T
○	END STRIP	30	.60	4' x 15'	TORO 4-EST
○	POP-UP HEAD		1-0	± 6'	TORO-570 PCD 1-0-15-F
⊕	ELECTRIC VALVE				TORO-216-26
⊕	GATE VALVE				NIBCO T-113
⊕	IRRIGATION CONTROLLER				SEE IRRIGATION PLAN
⊕	DOUBLE CHECK VALVE				FEBCO. BOS Y-1 1/2"
	EXISTING WATER LINE				
	PROPOSED WATER MAIN				
▲	PRESSURE REDUCING VALVE				
▲	CONTROLLER STATION				
▲	FLOW (GPM)/ELE. VALVE SIZE				WILKINS-600-2"



Roy K. Yamamoto  
Architect, AIA, Inc.  
Architecture & Planning



*Melvin K. Lau*  
This work is prepared by me or under my supervision & construction of this project will be under my supervision.

Project Name:

Mr. & Mrs.  
Tomomi Kimura  
Residence  
4823 KAHALA AVENUE  
HONOLULU, HAWAII, 9681

Sheet Title:

IRRIGATION PLAN  
& LEGEND

Revisions:

No.	Description

Project Number:

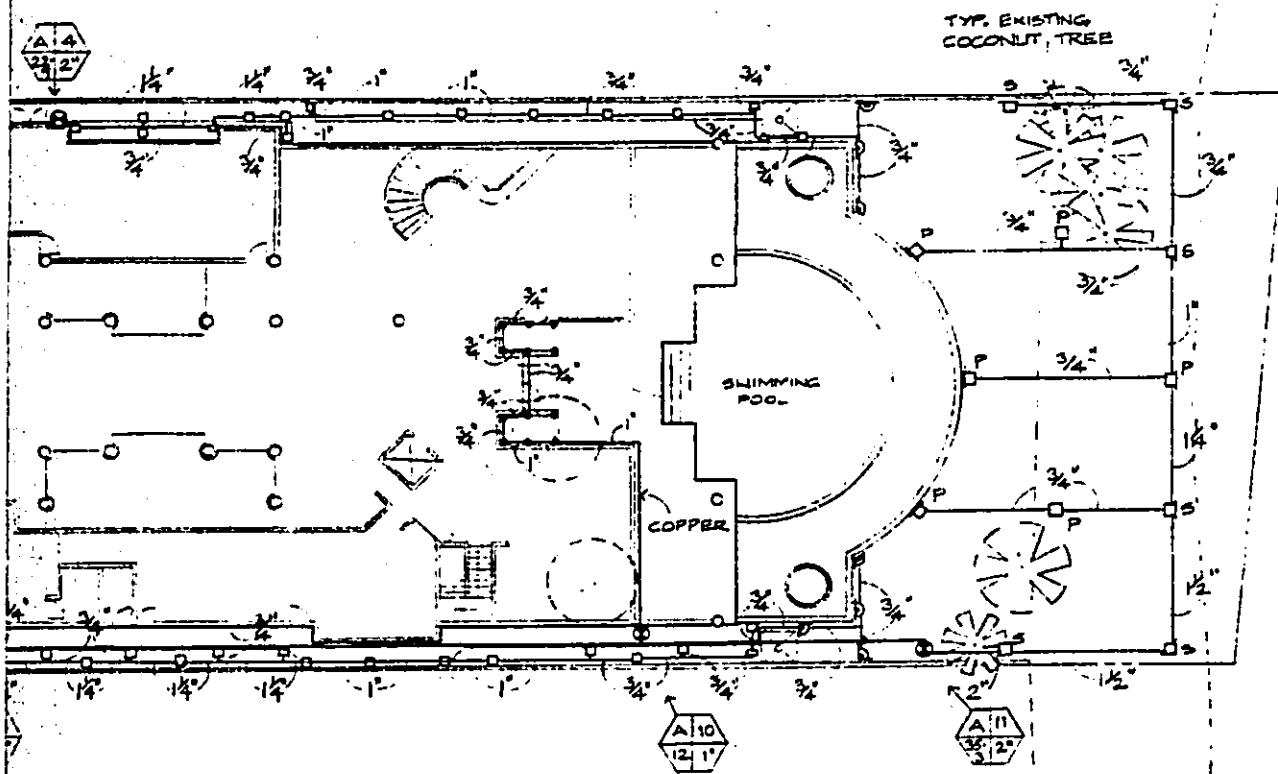
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Date:

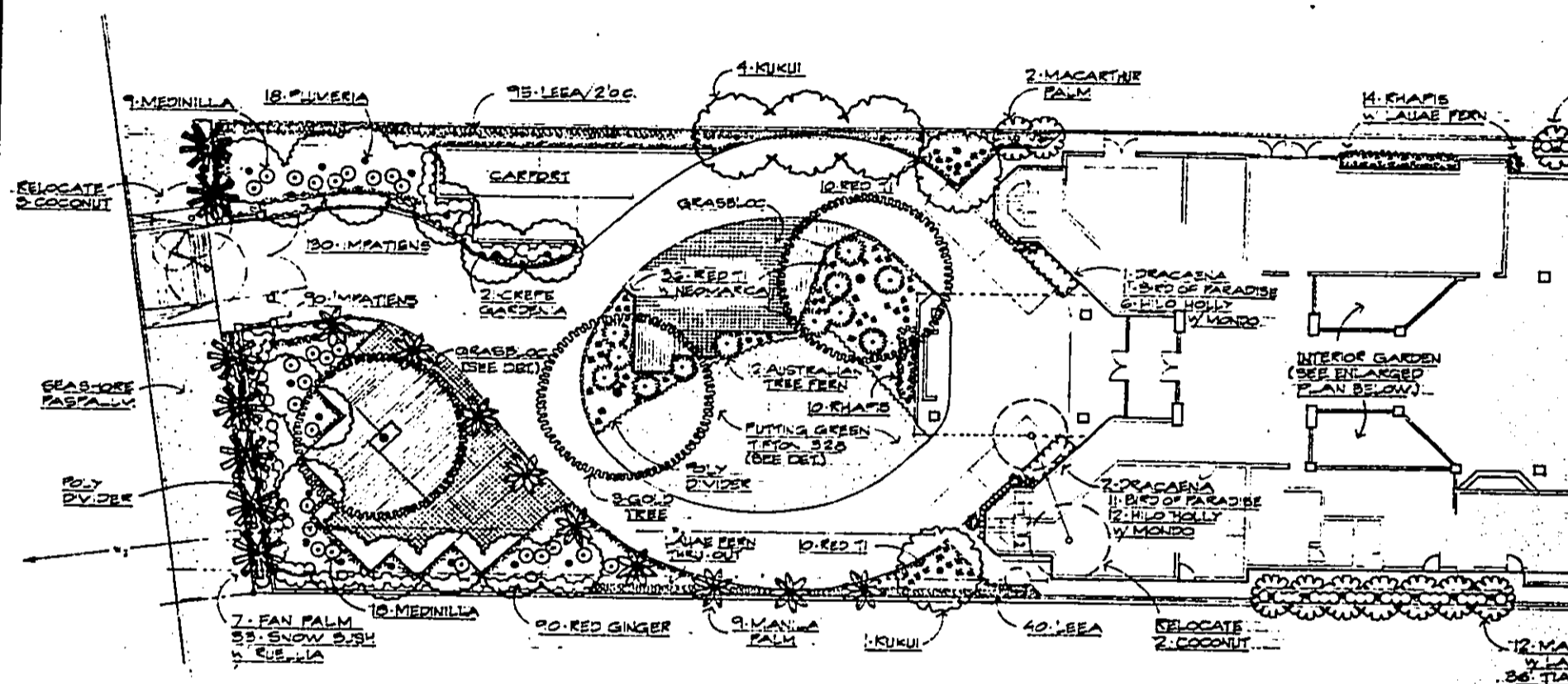
Drawing Number:

L-1.01

Sheet \_\_\_\_\_ of \_\_\_\_\_



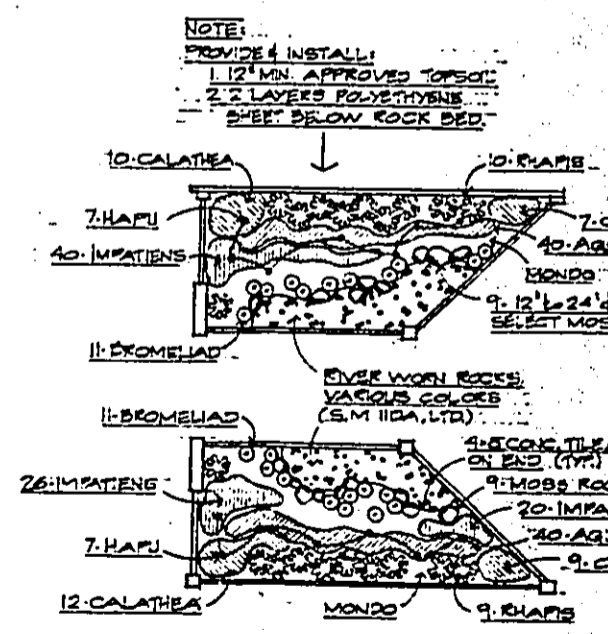
**NOTE:**  
 PROVIDE THE FOLLOWING PUTTING GREEN EQUIPMENT (STANDARD GOLF CO.):  
 1. PRO 11 HOLE CUTTER  
 12. PRACTICE GREEN CLUBS, #5100  
 12. PENNANT MARKERS, #20302  
 1. CLUB SETTER, #5000



**PLANT LIST:**

QUANTITY	COMMON/BOTANIC NAME	DESCRIPTION
3	GOLD TREE • TABESBUIA DONNELL-SMITHII	FS/20'HI/9'CAP
18	PLUMERIA (VARIOUS COLORS) • PLUMERIA SPP.	FS, 10'HI./10'SPD.
6	KUKUI • ALEURITES MOUCCANA	FS/15'HI./10'SPD.
7	FAN PALM • LIVISTONA CHINENSIS	FS, 8'-10' TRUNK/MATCHING
9	MANILA PALM • ADOONIA MERRILLII	7' TRUNK/MATCHING
24	MACARTHUR PALM • PSYCHOSPERMA MACARTHURI	10'HI./4 CANES MIN.
44	KHAPIS PALM • KHAPIS EXCELSA	3'-5' H. CLUMP
12	AUSTRALIAN TREE FERN • ALSOPHILA COOPERI	4'-8' H. TRUNK
14	HAPU • CIBOTUM CHAMISSOI	3'-5' H. TRUNK
25	GEA GRAPE • COCCOLOBIS LIVIFERA	6' H./4' SPD.
37	SPIDER LILY • CRINUM ASIATICUM	3' H.
3	HALAPEPE • DRACAENA MARGINATA	8' H./5' SPD.
65	TARE • GARDENIA TAITENSIS	3' H.
195	LEA • LEEA MANILLENSIS	5' H. CLUMP
22	BIRD OF PARADISE • STRELITZIA REGINAE	3' H. CLUMP
35	SNOW BUSH • BRYNIA NIVOSA	3' H.
90	RED GINGER • ALPINA PURPURATA	4' H. CLUMP
21	CREPE GARDENIA • ERVATAMIA DIVARICATA	3' H.
36	RED TI • CORDYLINE TERMINALIS 'PETER BUCK'	18'-8' H.
18	HILO HOLLY • ARDISIA CRISPA	2' H.
240	NAUPAKA • SCAEVOLA FRUTESCENS	2' H.
27	MEDINILLA • MEDINILLA MAGNIFICA	3' H./5' SPD.
80	AGLAONEMA • AGLAONEMA 'SILVER QUEEN'	2 G.C.
	NEOMARICA • NEOMARICA GRACILIS	1 G.C./12' O.C.
38	CALATHEA • CALATHEA ZEBRINA	3' H. CLUMP
22	BROMELIAD (TO BE SELECTED) • VRIESEA/GUZMANIA/EE.	1 G.C.
	LAIUE FERN • POLYPODIUM PYMATODES	6' POTS/12' O.C.
306	IMPATIENS • IMP. SUPER ELFIN 'RED TWILIGHT/SALMON'	4' POTS/8' O.C.
	BEGONIA • BEGONIA 'VARSITY ROSE/OLYMPIA RED'	4' POTS/8' O.C.
200	KUELLIA • KUELLIA CILIOSA	KC/9' O.C.
	MONDO • OPHIOPOGON JAPONICUS	TUFTS/4' O.C.
	SEASHORE PASPALUM • PASPALUM SPP.	PLUGS/4' O.C.
	TIFTON 228 • CYNODON DACTYLON HYB.	CUTTINGS W/ HYDRO-MULCH

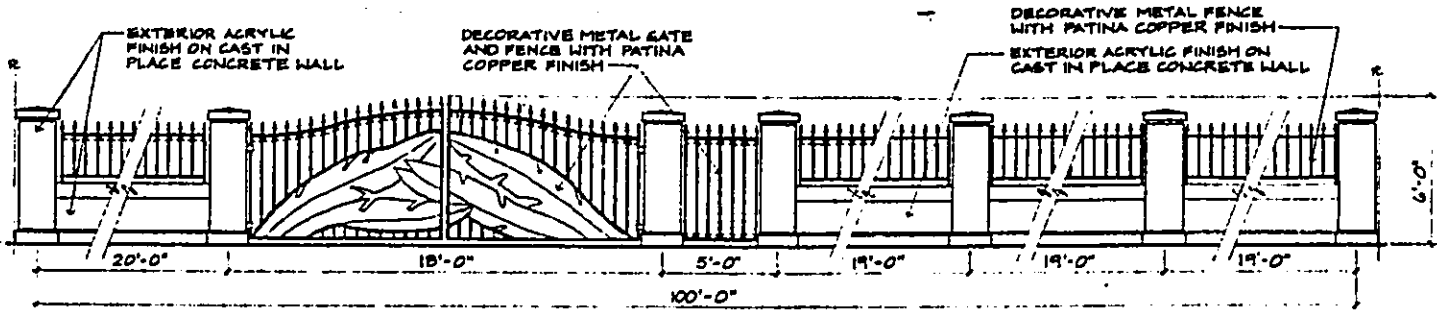
NOTE: VERIFY ALL QUANTITIES, MEASUREMENTS & SITE CONDITIONS.



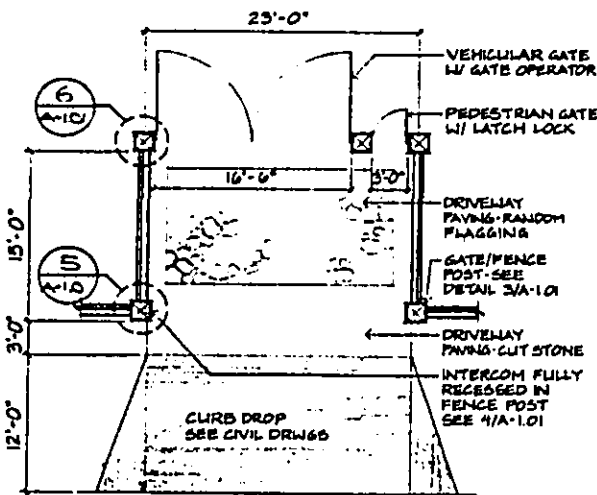
INTERIOR GARDEN PLAN  
 SCALE: 1/8" = 1'-0"



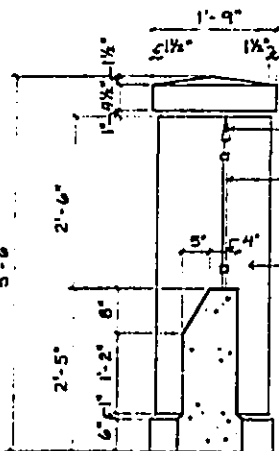




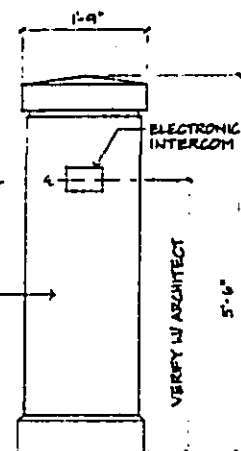
1 ELEVATION - MAIN ENTRY GATE  
A-1.01 SCALE: 3/4" = 1'-0"



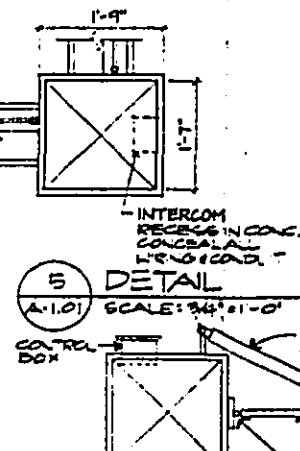
2 PLAN  
A-1.01 SCALE: 1/8" = 1'-0"



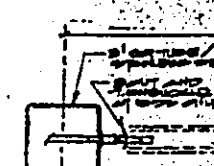
3 SECTION  
A-1.01 SCALE: 3/4" = 1'-0"



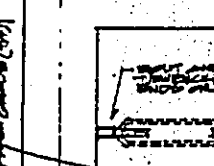
4 SECTION  
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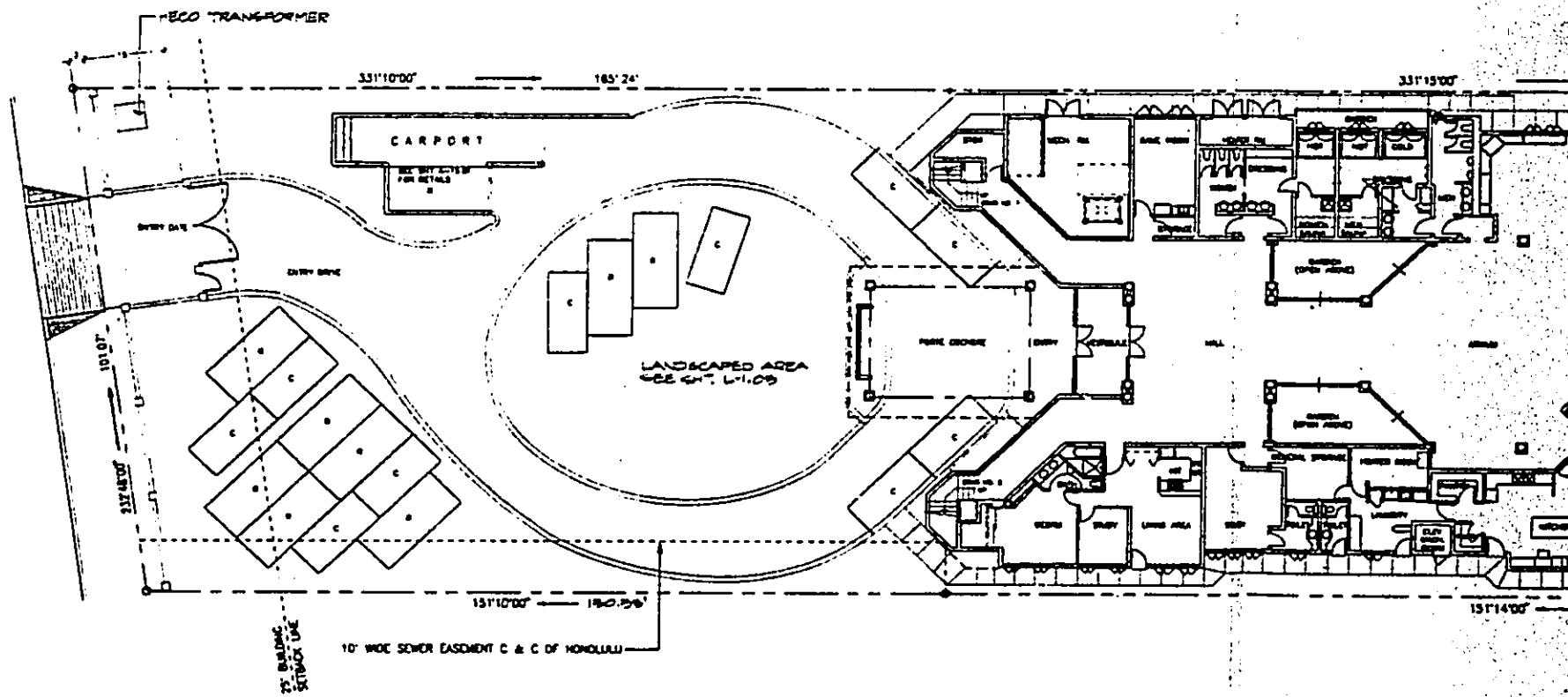
5 DETAIL  
A-1.01 SCALE: 3/4" = 1'-0"



6 DETAIL - FENCE POST  
SCALE: 3/4" = 1'-0"



7 DETAIL - GATE  
SCALE: 3/4" = 1'-0"



SITE PLAN  
1/16" = 1'-0"



Roy K. Yamamoto  
Architect, AIA, Inc.  
Architecture & Planning



*Roy Yamamoto*

This work is prepared by me or under my supervision & construction of this project will be under my supervision.

Project Name:  
**Mr. & Mrs.  
Tomomi Kimura  
Residence**  
4623 Kahala Avenue  
Honolulu, Hawaii, 96816

Sheet Title:  
● SITE PLAN

Revisions:

Project Number:

SDY6

Drawn By:

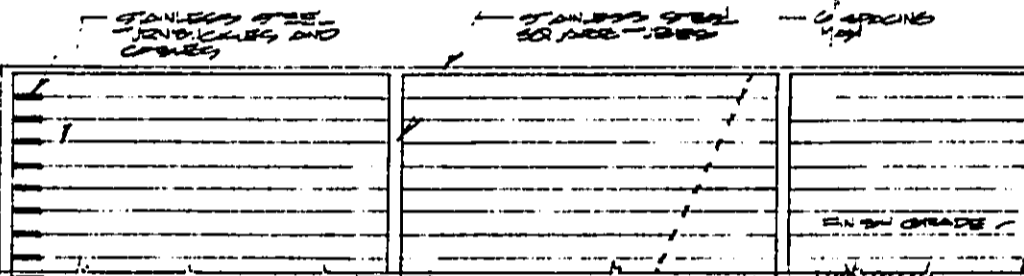
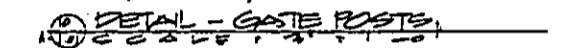
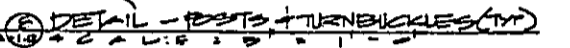
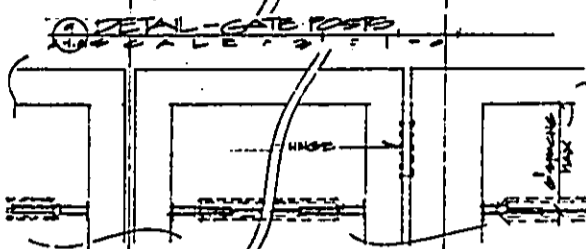
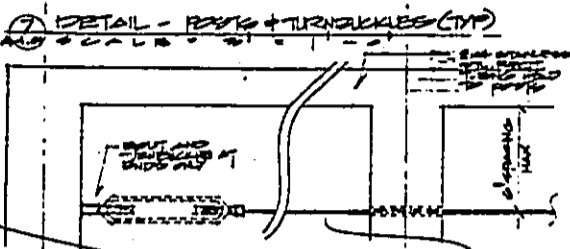
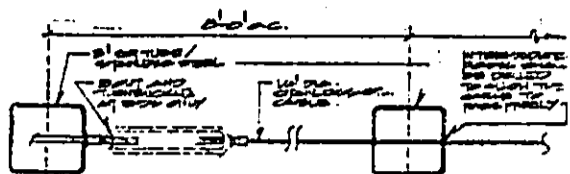
Date:

20 AUGUST 1991

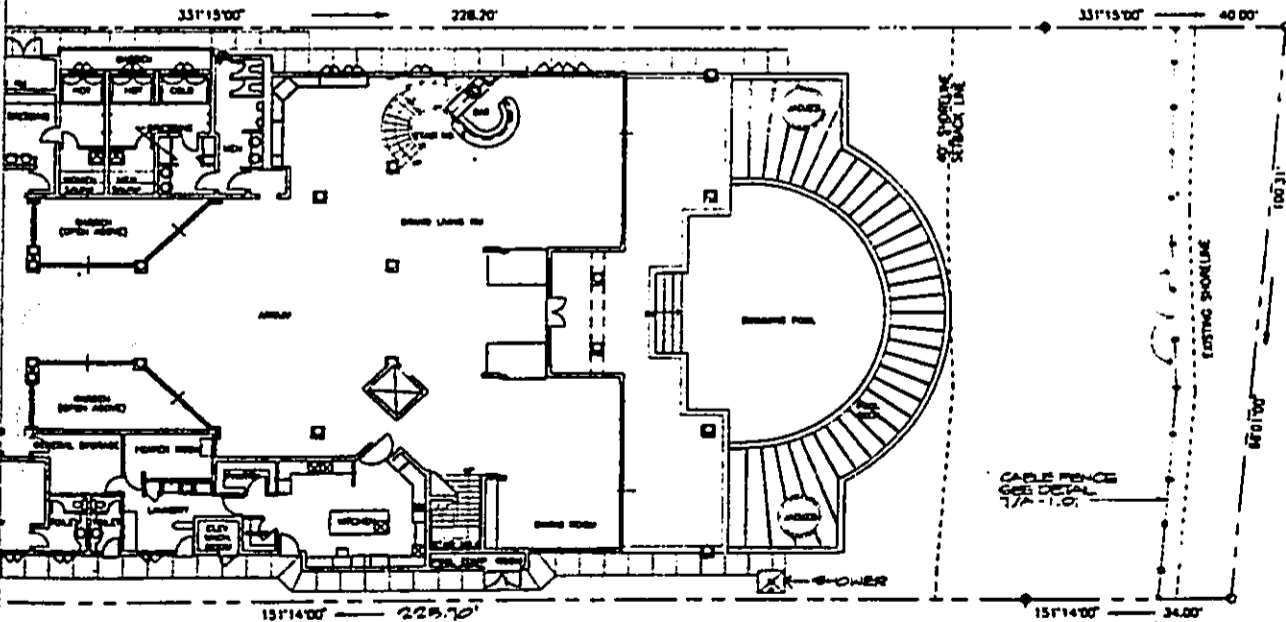
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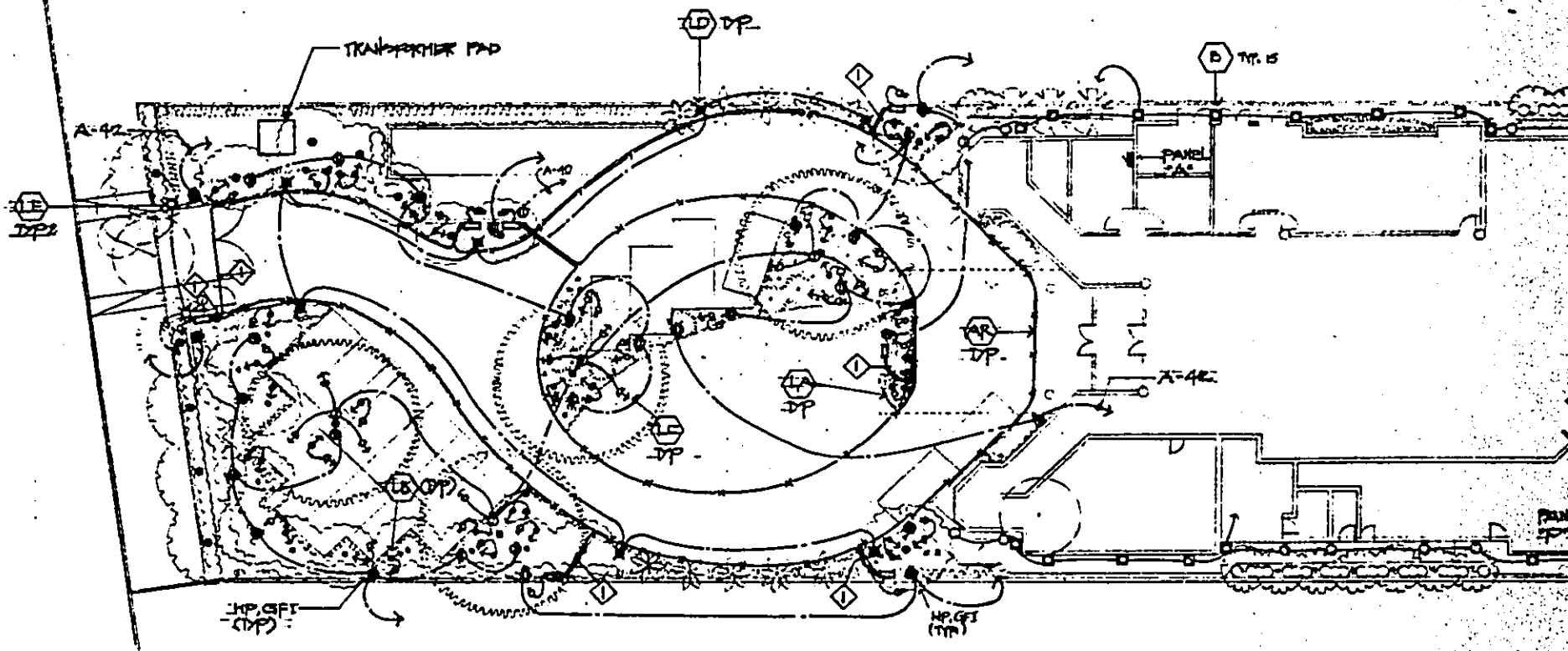


REAR FENCE ELEVATION  
SCALE: 1/2" = 1'-0"

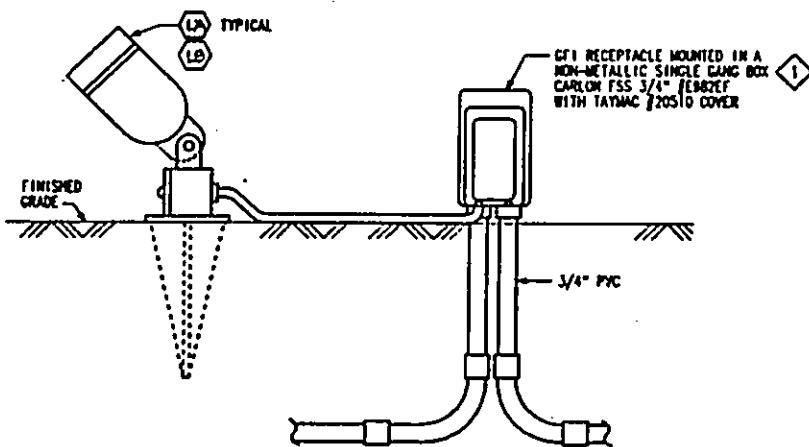


PLAN NOTES:

- ① FIBEROPTIC CABLE RUN IN 1" PVC RACEWAY BURIED 18" MINIMUM BELOW GRADE
- ② ALL CONDUCTORS SHALL BE #10 AWG MINIMUM. PROVIDE #12 AWG GROUND WIRE IN ALL RACEWAY.



Ⓐ LANDSCAPE LIGHTING PLAN  
E-6 SCALE: 1/16" = 1'-0"



NOTE:  
① SAW OFF MOUNTING EARS.

Ⓒ TYPICAL LANDSCAPE LIGHT DETAIL  
E-6 NOT TO SCALE



Roy K. Yamamoto  
Architect, AIA, Inc.  
Architecture & Planning

This work is prepared by me or under  
my supervision & construction of this  
project will be under my supervision.

Project Name:  
Mr. & Mrs.  
Tomomi Kimuro  
Residence  
4523 Kohala Avenue  
Honolulu, Hawaii, 96816

Sheet Title:  
LANDSCAPE  
LIGHTING PLAN

Revisions:

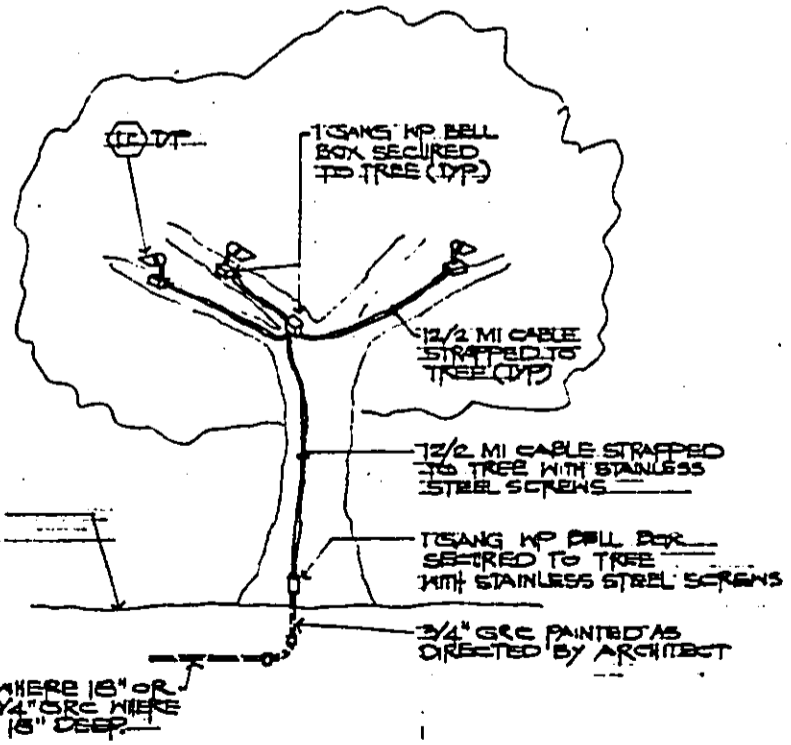
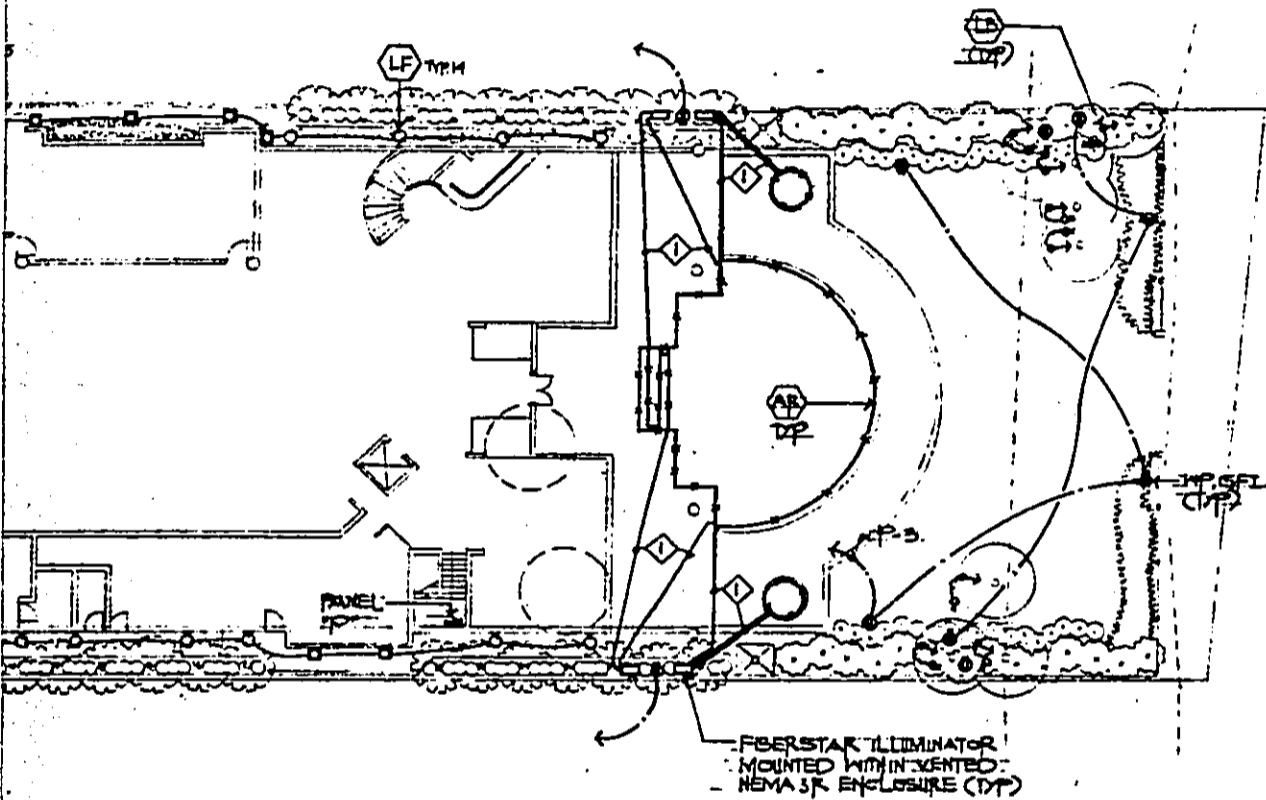
Project Number:

Drawn By:

Date: AUG. 30, 91

Drawing Number:

Sheet \_\_\_\_\_ of \_\_\_\_\_



**TYPICAL TREE WIRING DIAGRAM**  
E-6 NOT TO SCALE

