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

CHAPTER 343, HRS
Environmental Assessment/Determination
Negative Declaration

<table>
<thead>
<tr>
<th>Recorded Owner</th>
<th>Asagami Corporation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant</td>
<td>KG Hawaii Corporation</td>
</tr>
<tr>
<td>Agent</td>
<td>Roy Yamamoto</td>
</tr>
<tr>
<td>Location</td>
<td>4623 Kahala Avenue - Waialae - Kahala</td>
</tr>
<tr>
<td>Tax Map Key</td>
<td>3-5-5: 14</td>
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<tr>
<td>Request</td>
<td>To Construct a 4'-6&quot; High, Open-Type Fence and Install 12 Gas Torches and Connecting Gas Lines Within the Shoreline Setback Area</td>
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<tr>
<td>Determination</td>
<td>Environmental Impact Statement (EIS) Not Required</td>
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</tbody>
</table>

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:cct

a:kgahawaii.jht
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 LDO 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:

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.

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.

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.

Roy K. Yamamoto
Architect, AIA, Inc.
1580 Mokaloa Street, Suite 788, Honolulu, Hawaii 96814
(808) 942-3663 Fax (808) 942-3665
Architecture & Planning
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 disapproval 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 Makalapa Street, Suite 788 Honolulu, HI 96814 Ph. 942-3666.

Sincerely,

[Signature]

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  
MR. & MRS. TOMOMI KIM
4623 KAHALA AVENUE HONOLULU,

LOCATION MAP

30 AUGUST 1991

Old Information:

- T.M.R. No.: 1-2-2-116
- Address: 4623 KAHALA AVE., HONOLULU, HI 96816
- Zoning Code: R-7.5
- Minimum Lot Area: 3,500 SF
- Actual Lot Area: 62,136 SF
- Maximum Allowable Lot Coverage: 42,136 SF (94%) = 31,356 SF
- Actual Lot Coverage: 14,277 SF
- Setbacks:
  - Front Yard: 10 FT
  - Side & Rear Yard: 5 FT
- Allowable Height: 25'

Building Department Information:

- Accuracy: ±3
- Building Floor Area: 1
- Ground Level: 15,237 SF
- Upper Level: 2,150 SF
- Total Floor Area: 17,387 SF
- Parking Requirement: 2 PER UNIT PLUS 1 PER 1000 SF
  - = 2 x (17,387) / 1000 = 32
CORRECTION

THE PRECEDING DOCUMENT(S) HAS BEEN REPHOTOGRAPHED TO ASSURE LEGIBILITY
SEE FRAME(S) IMMEDIATELY FOLLOWING
Sheet Title:
Site & Utility Plan

Revisions:

Project Number:

Drawn By:

Date: 7/19/91

Drawing Number:

Sheet 1 of 1
GRADING & DRAINAGE PLAN

SCALE: 1" = 10'
# Irrigation Legend

<table>
<thead>
<tr>
<th>Symbol</th>
<th>Description</th>
<th>PSI</th>
<th>GPM</th>
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<th>Manufacturer &amp; Model No.</th>
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<td>1.24</td>
<td>Toro POP-EC-60</td>
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*Note: See Irrigation Plan for additional details.*