December 1, 1992

Mr. Brian J. J. Choy, Director
Office of Environmental Quality Control (OEQC)
220 S. King Street, 4th Floor
Honolulu, Hawaii 96813

Dear Mr. Choy:

SPECIAL MANAGEMENT AREA ORDINANCE
CHAPTER 25, ROH
Environmental Assessment/Determination
Negative Declaration

Recorded Owner : Don W. & Judith Moody/James S. Dial
Applicant : Don W. & Judith Moody/James S. Dial
Agent : Douglas Luna, AIA
Location : 711 & 715 Wailepo Place, Kailua, Oahu
Tax Map Key : 4-3-58: 56 & 57
Request : 24-unit apartment building
Determination : A Negative Declaration Is Issued

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

Approved
DONALD A. CLEGG
Director of Land Utilization

DAC: ct
SPECIAL MANAGEMENT AREA ORDINANCE
CHAPTER 33, ROH
Environmental Assessment/Determination
Negative Declaration

Recorded Owners/Applicants: Donald W. & Judith A. Moody
Location: 715 Waihepe Place-Kailua
Tax Map Key: 4-3-58: 57
Request: To construct an 8-unit apartment building
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  

JOHN P. WHALEN
Director of Land Utilization

JPW:s1
APPLICATION FOR A SPECIAL MANAGEMENT AREA USE PERMIT

I. GENERAL INFORMATION:

A. APPLICANT: Don U. & Judith A. Moody
               1148 Maunauli Road
               Kailua, Hawaii  96734
               Phone 808-262-4469
               or 808-261-1615

B. RECORDED FEE OWNER: Donald U. Moody
                          Judith A. Moody
                          1149 Maunauli Rd.
                          Kailua, Hawaii  96734
                          Phone 808-262-4469
                          or 808-261-1615

C. AGENT: None

D. TAX MAP KEY #: 4-3-58-57

E. LOT AREA: 6365 Sq. Ft.

F. AGENCIES CONSULTED
   IN MAKING ASSESSMENT: DLU

II. DESCRIPTION OF THE PROPOSED ACTION:

A. GENERAL DESCRIPTION:

1. The proposed project is an eight unit apartment building in
   the apartment district of Kailua. The new unit will replace the
   older units that presently occupy the lot. They will provide
   adequate off street parking, and each unit will have a washer and
   dryer. We have provided the largest apartment that can
   economically be placed in this unit. The new apartments will be
   much larger than the present two bedroom units. The new
   structure with landscaping will improve the present neighborhood.
   There will be no grading necessary.
2. The present A-2 parcel is entirely within the Kawainui Swamp SMA.

3. Attachment A is a map of the subject SMA.

4. No land use approvals have been granted.

B. TECHNICAL CHARACTERISTICS:

1. The present zoning is A-2 and the present use is for apartments.

2. The lot is located at the end of a cul-de-sac on Wailepo Place. The lot is flat and presently has two buildings located on it. One is a duplex and the other is an 800 Sq. Ft. house. The lot is the 2nd lot in form the Kawainui Swamp area. The lot is not in a shoreline area. The present elevation of the lot is approximately 10 feet above sea level. Drawing 1 is a plot plan for the proposed structure.

3. The project construction will consist of removing the two existing structures and building the new building. No clearing, grubbing, grading, or filling will be necessary. The existing lot is nearly flat. The City already has sidewalks and curbs installed at this property. The total height of buildings is 31'-7".

4. All utilities required for this project are already at the lot and serving the existing buildings.

5. Liquid waste disposal is by municipal sewer. The project has already been approved for hooking up the eight units to the municipal sewer.

6. Solid waste disposal will be by City Refuse collection. This service is already provided to the property.

7. Access to site is by existing city paved roads.

8. The project is appropriate for the neighborhood and will provide better parking, better units, and be more aesthetically pleasing than the present structures. There is a fire hydrant at the corner of the property.

Attachment B shows a detailed location map and location of several photographs of the surrounding neighborhood.
Photograph A

This photograph illustrates the general nature of this apartment district. The area is mixture of one, two, and three story walk up apartments.

Photograph B

This view is of the immediate area of the subject property. The yellow building beyond the red truck is the existing single unit house. The furthest building is on the edge of the Kaelepulau Stream.
This photo is taken looking directly into the subject property. The yellow building on the left is a single family house of 800 square feet. The yellow building in the rear is a duplex with two, two bedroom 500 square foot apartments.

This photo is looking across the adjoining property towards the Kauainui Marsh.
C. ECONOMIC AND SOCIAL CHARACTERISTICS:

1. The estimated cost of construction is $250,000 for the project excluding the costs to move the two existing structures. The project construction time is four months.

2. The most important economic consideration is that apartments in an affordable price range are very hard to find in Kailua. Very few are being built, and the need is growing. This apartment building will provide a very nice apartment at a cost that is affordable.

D. ENVIRONMENTAL CHARACTERISTICS:

1. The soil at the site is a sandy loam.

2. The topography is flat with just enough slope to drain into the existing storm sewer. The lot is the 2nd lot in from Kauainui Stream and at its closest is 130 feet from the edge of the stream.

3. The surface runoff is into Wailepo Place and then into the existing storm sewer.

4. The subject property is not in a Federal Firm zone or the LVO Flood Hazard district or have any other geological hazards.

5. The property has no impact on the Kauainui Swamp SMA.

III. AFFECTED ENVIRONMENT:

A. The Coconut Grove area of Kailua lies on the Kaneohe side of the Pali Highway and extends from Malanui Street to Kauainui Swamp. It is made up of business, single family residential, and apartment buildings. The subject property is zoned A-2 and is surrounded by A-2 lots with most building being low rise one or two stories. Some three story apartment buildings have been constructed within four lots of this property. Almost all existing low rise apartments have inadequate off street parking and are in excess of forty years old.

The subject property is in conformance with the General Plan and the Development Plan and conforms to the land use designations and zoning.

The units will all have Maka views of Kauainui Swamp and the Koolau mountains.
B. The subject property is 3/4 of a mile from Kailua Beach and 1/2 mile from Kailua Field. The lot is 150 feet from the Kauainui Stream. There are no rare, threatened, or endangered species on this property. There are not wildlife or wildlife preserves touching this property. The property does not front on any wetlands, lagoons, tidal land, and submerged lands, or fisheries or fishing grounds or any other coastal/natural resources.

C. The subject property is not on or immediately next to any historic, cultural, or archeological resource.

D. The subject property is located 3/4 of a mile from the nearest ocean or coastal land form and does not affect the coastal view or the Kauainui Swamp views from any public viewpoint.

E. The subject property has no affect on receiving waters and ground waters. The property is served by sanitary sewers and storm sewers and no activity will take place that will affect the ground waters. There will be no wells, dry wells, or any other form of discharge into the ground water system, except natural rainwater run off.

F. Attached is Attachment B: Attachment B is a location map of 715 Wailepu Place and a photo location map showing the orientation of the photographs A-D. Attachment C is the proposed apartment plans with exterior elevations, interior floor plans, and a plot plan. The plans are under review by DLU and the City Building Department however, these reviews will result in no material charge in the exterior elevations of the building or the building location on the lot.

IV. PROJECT IMPACTS:

This project has no impact on the Coastal Zone Management Objectives and Policies and the Special Management Area Guide Lines.

V. MITIGATION MEASURES:

There are not mitigation measures required for this project.
OVERSIZED DRAWING/MAP

PLEASE SEE 35MM ROLL

0086D
OVERSIZED DRAWING/MAP

PLEASE SEE 35MM ROLL
OVERSIZED
DRAWING/MAP

PLEASE SEE
35MM ROLL

0086F