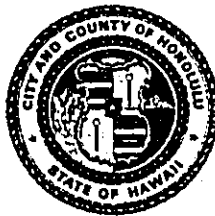


DEPARTMENT OF LAND UTILIZATION  
**CITY AND COUNTY OF HONOLULU**

650 SOUTH KING STREET  
HONOLULU, HAWAII 96813 • (808) 523-4432



FRANK F. FASI  
MAYOR

DONALD A. CLEGG  
DIRECTOR

LORETTA K.C. CHEE  
DEPUTY DIRECTOR

92/SMA-85 (AC)

December 1, 1992

RECEIVED

'92 DEC -2 A10:23

OFFICE OF ENVIRONMENTAL  
QUALITY CONTROL

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

208

1992-12-23-0A-~~FEA~~-Moody Apartment Building

**FILE COPY**

DEPARTMENT OF LAND UTILIZATION  
89/SMA-48(PR)  
July 17, 1989

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

Recorded Owners/Applicants : Donald W. & Judith A. Moody  
Location : 715 Wailepo 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  
for JOHN P. WHALEN  
Director of Land Utilization

JPW:s1

APPLICATION FOR A SPECIAL MANAGEMENT AREA USE PERMIT

I. GENERAL INFORMATION:

- A. APPLICANT: Don W. & Judith A. Moody  
1149 Maunawili Road  
Kailua, Hawaii 96734  
Phone 808-262-4469  
or 808-261-1615
- B. RECORDED FEE OWNER: Donald W. Moody  
Judith A. Moody  
1149 Maunawili 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 Kawaiinui 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 Kawaiinui 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 are serving the existing buildings.

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

6. Solid waster 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 Kaelepu Stream.



Photograph C

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.



Photograph D

This photo is looking across the adjoining property towards the Kawainui 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 Kawainui 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 LUO Flood Hazard district or have any other geological hazards.
5. The property has no impact on the Kawainui 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 Kawainui 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 Makua views of Kawainui 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 130 feet from the Kawainui 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 costal land form and does not affect the costal view or the Kawainui 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 Wailepo 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.

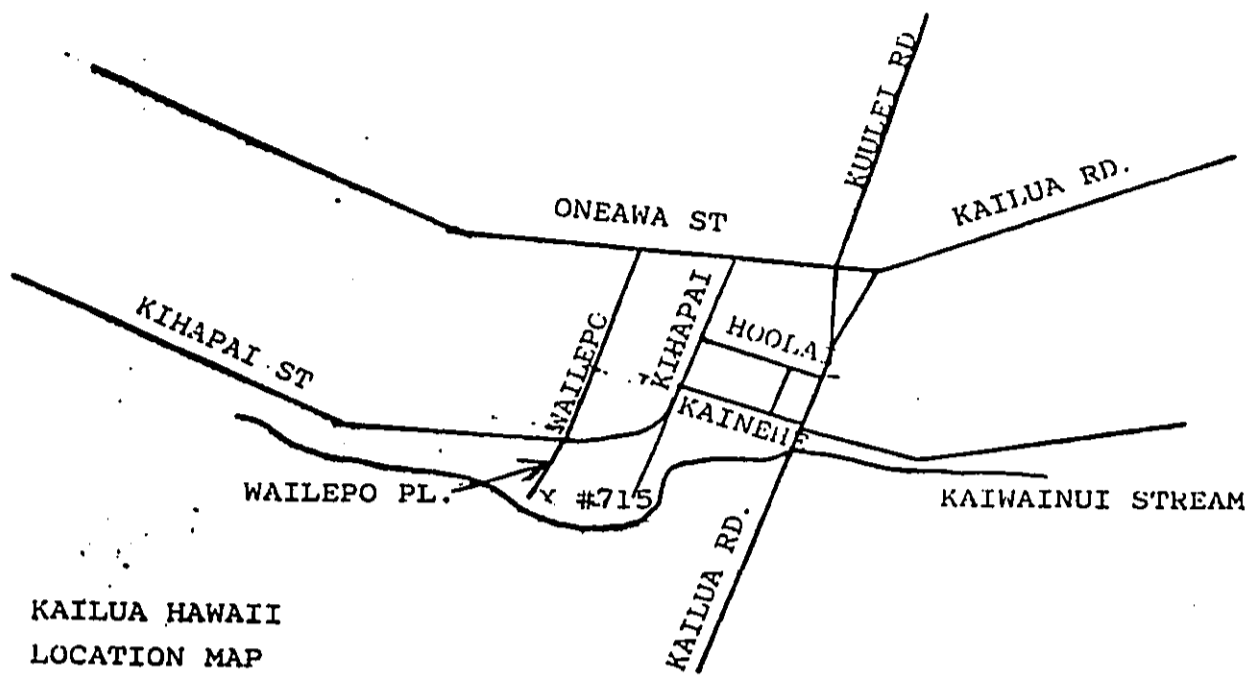
#### IV. PROJECT IMPACTS:

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.





KAILUA HAWAII  
LOCATION MAP

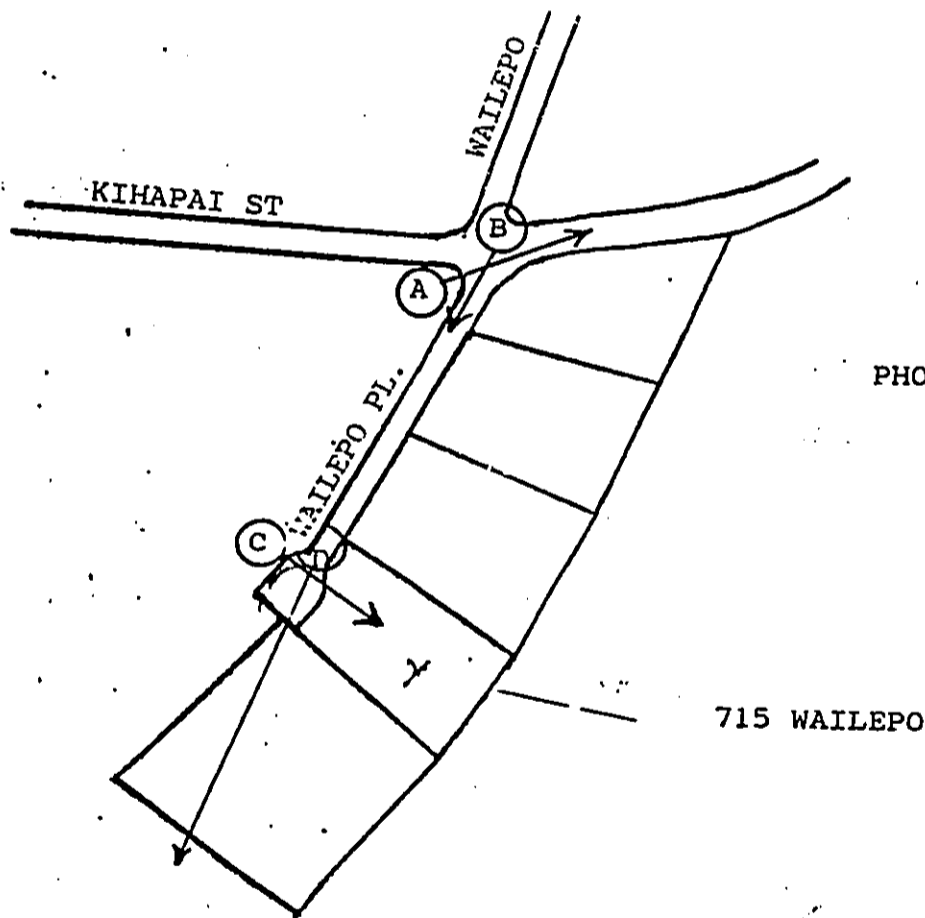
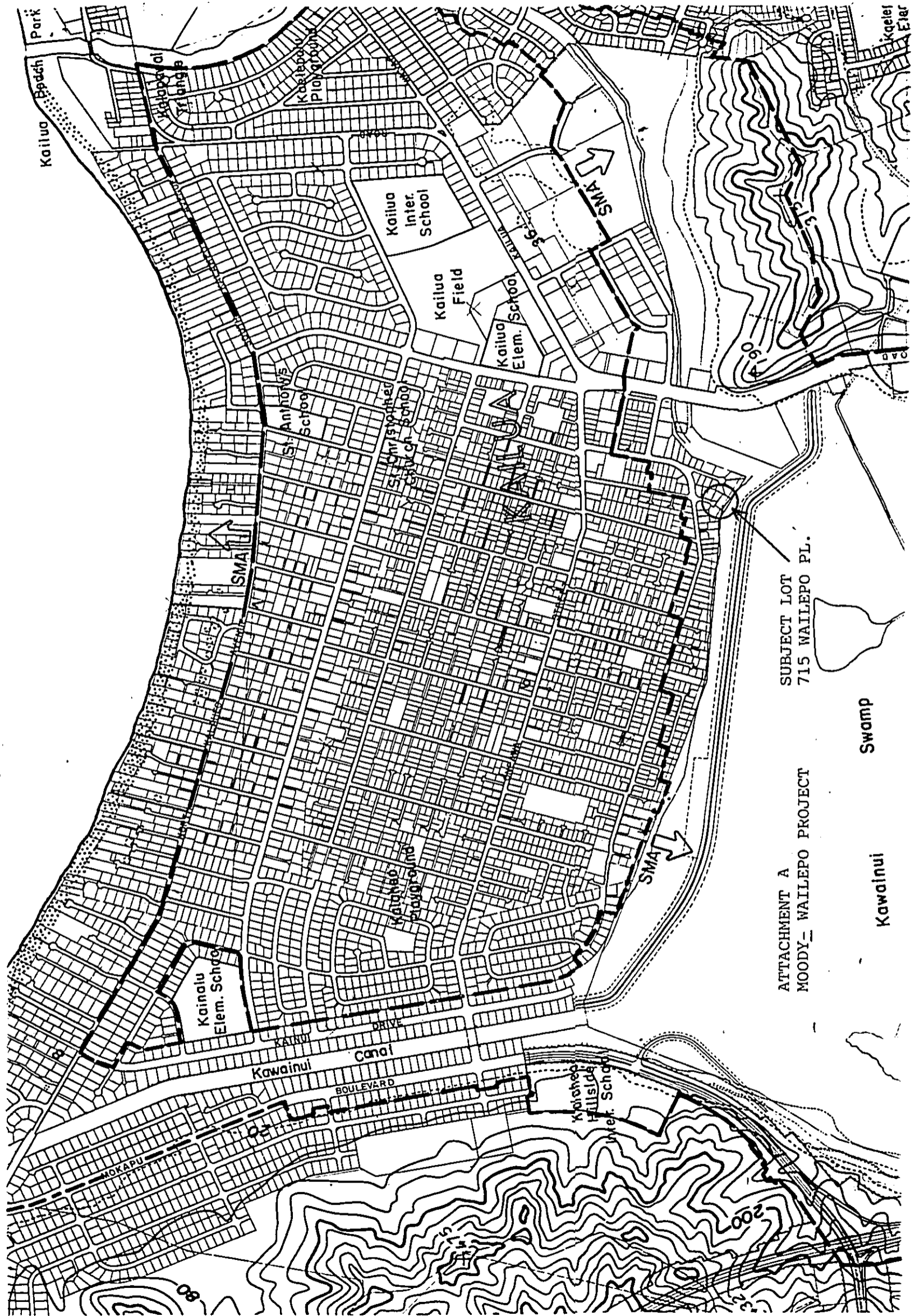


PHOTO LOCATION  
MAP

ATTACHMENT B.



SUBJECT LOT  
715 WALLEPO PL.

ATTACHMENT A  
MOODY- WALLEPO PROJECT

Swamp

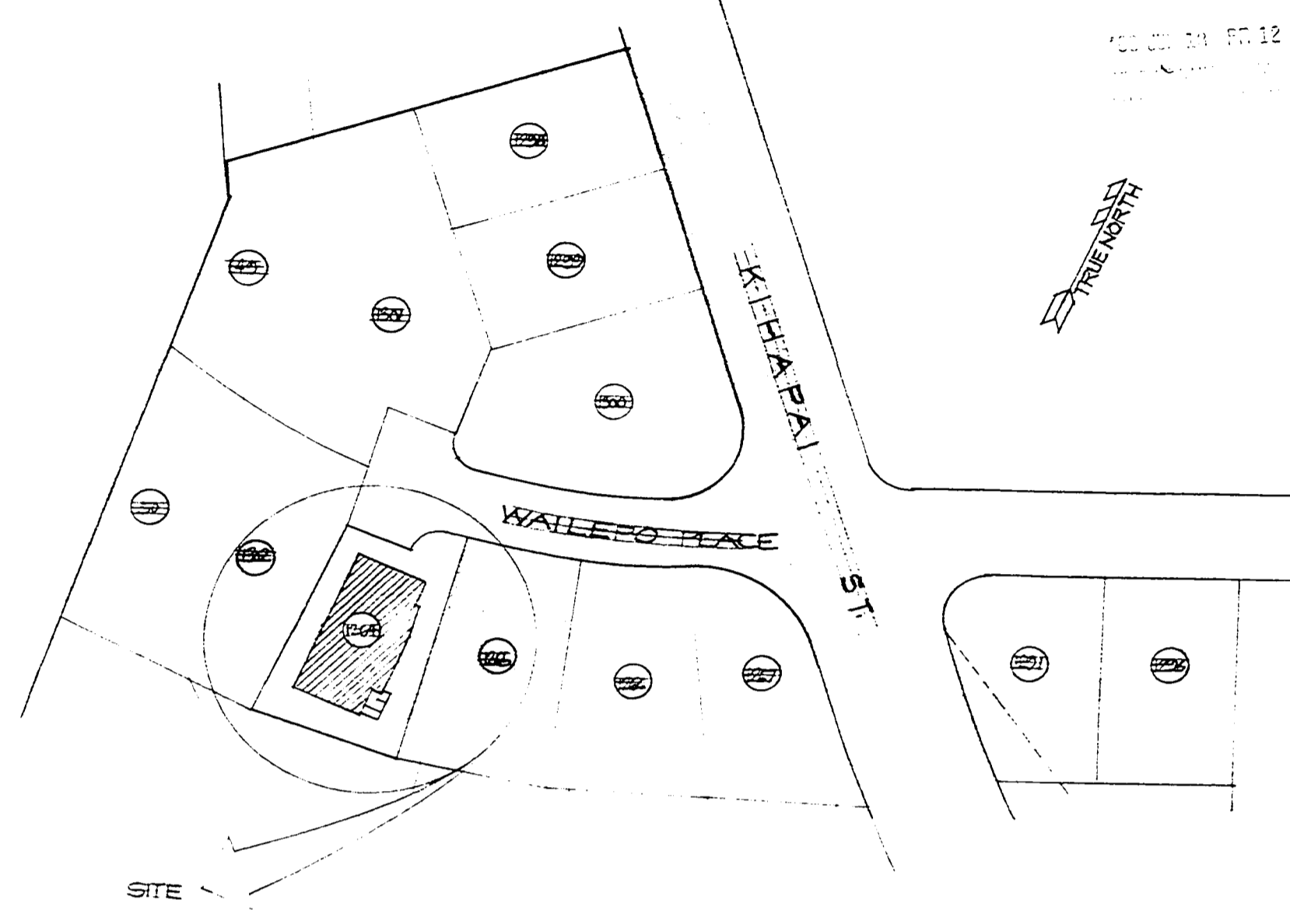
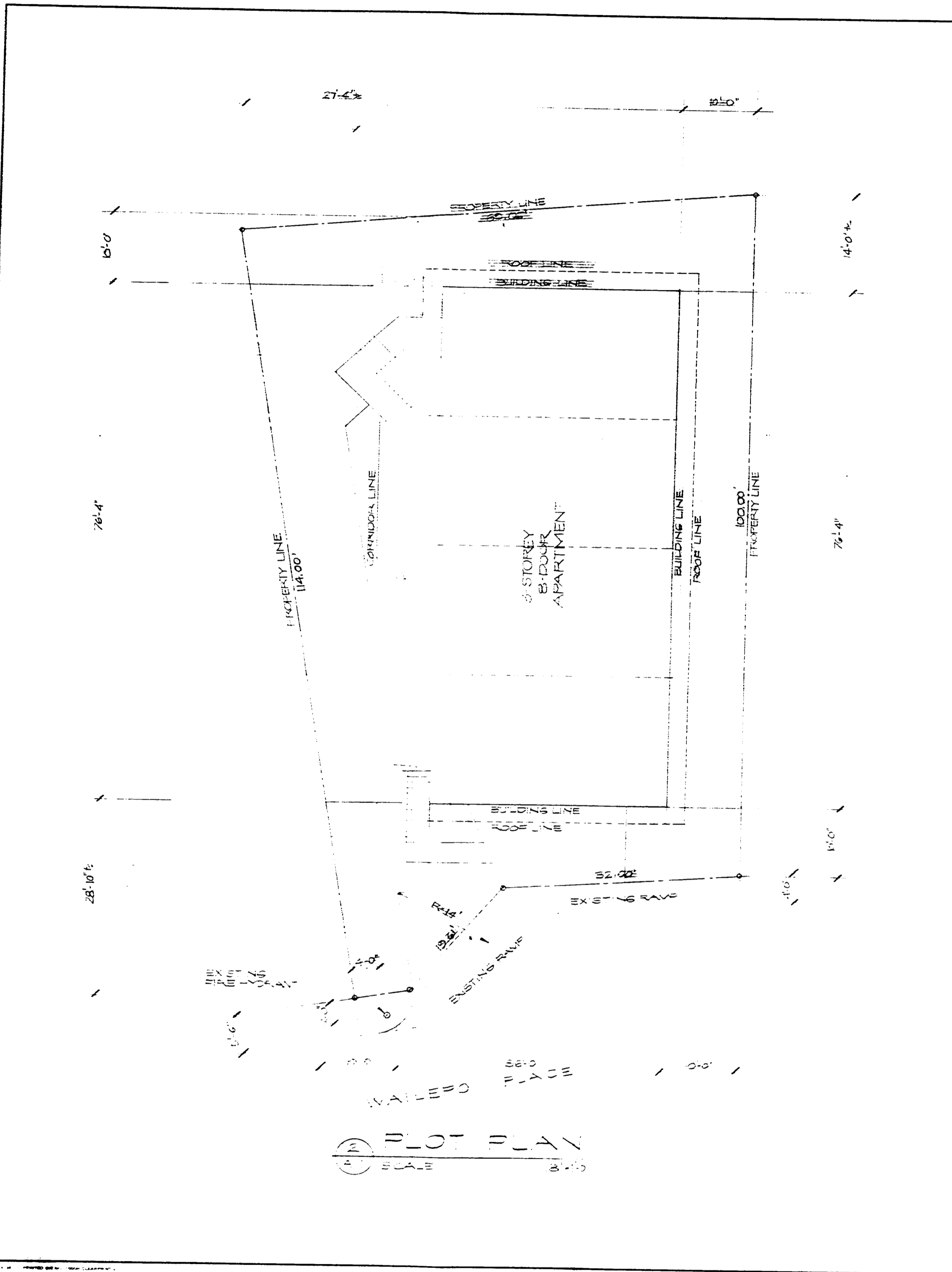
Kawaiwi

**OVERSIZED  
DRAWING/MAP**

**PLEASE SEE  
35MM ROLL**

0086D

0086 D



LOCATION MAP  
SCALE 1/4" = 10'-0"

AREA CALCULATION

FLR	UNIT	ALL UNITS	STAIRS	LANDINGS	TOTAL FLOOR AREA	PARKING AREA	LOT AREA
SECOND FLR	UNIT 1: 599 SQ FT	4 UNITS	240 SQ FT	240 SQ FT	612 SQ FT	1000 SQ FT	8368 SQ FT
THIRD FLR	UNIT 2: 599 SQ FT						
WALLEPO PLACE							
2ND FLR	599 SQ FT						
3RD FLR	599 SQ FT						
SUB TOTAL	599 SQ FT						

ZONING A-2  
 MAX DENSITY:  
 $FAR = (0.0009 \times 6565) \times 4$   
 $= 23.6316$   
 ALLOWABLE FLOOR AREA = 612 SQ FT  
 OFF STREET PARKING REQUIREMENTS  
 10 x 8 UNITS = 8 SPACES  
 4 STANDARD  
 4 COMPACT

TABLE OF CONTENT

- SHEET A-1 PLOT PLAN, LOCATION MAP, AREA CALCULATION, TABLE OF CONTENT
- SHEET A-2 PARKING AND SITE DEVELOPMENT PLAN
- SHEET A-3 SECOND FLOOR PLAN W/ ELECTRICAL LAYOUT
- SHEET A-4 THIRD FLOOR PLAN W/ ELECTRICAL LAYOUT
- SHEET A-5 FRONT ELEVATION, LEFT SIDE ELEVATION, REAR ELEVATION
- SHEET A-6 RIGHT SIDE ELEVATION
- SHEET A-7 CROSS SECTIONAL SECTIONS, KITCHEN & BATH, TYPICAL KITCHEN PLAN, INTERIOR ELEVATION OF DOORS & WINDOW SCHEDULE
- SHEET S-1 FOUNDATION PLAN, COLUMN, FOOTING, WALL SCHEDULE
- SHEET S-2 SECOND FLOOR FRAMING PLAN
- SHEET S-3 THIRD FLOOR FRAMING PLAN
- SHEET S-4 ROOF FRAMING PLAN
- SHEET S-5 SLAB DETAILS, PARTY WALL TYPICAL SECTION, TYPICAL THRU-HALL WAY
- SHEET E-1 ELECTRICAL SERVICE ELEVATION
- SHEET S-1 TYPICAL 2" X 8" BR FLOOR JOIST LAYOUT, TYPICAL COLD WATER LINE, TYPICAL WASTE WATER LINE, TYPICAL WASTE WATER LINE COVER, TYPICAL WASTE WATER LINE COVER

REVISIONS

NO.	DESCRIPTION	DATE

SHEET CONTENT

PLOT PLAN, LOCATION MAP, AREA CALCULATION & TABLE OF CONTENT

OWNER: D/T MOODY  
 715 WALLEPO PLACE, H.I.  
 T.M.A. 1-2-88-87

PDC PACIFIC DYNAMICS CONSTRUCTION  
 187 BLOSSOM ROAD, KAILUA HAWAII 96734  
 TEL: (808) 261-1111 FAX: (808) 261-1111

DESIGNED BY: [Signature]

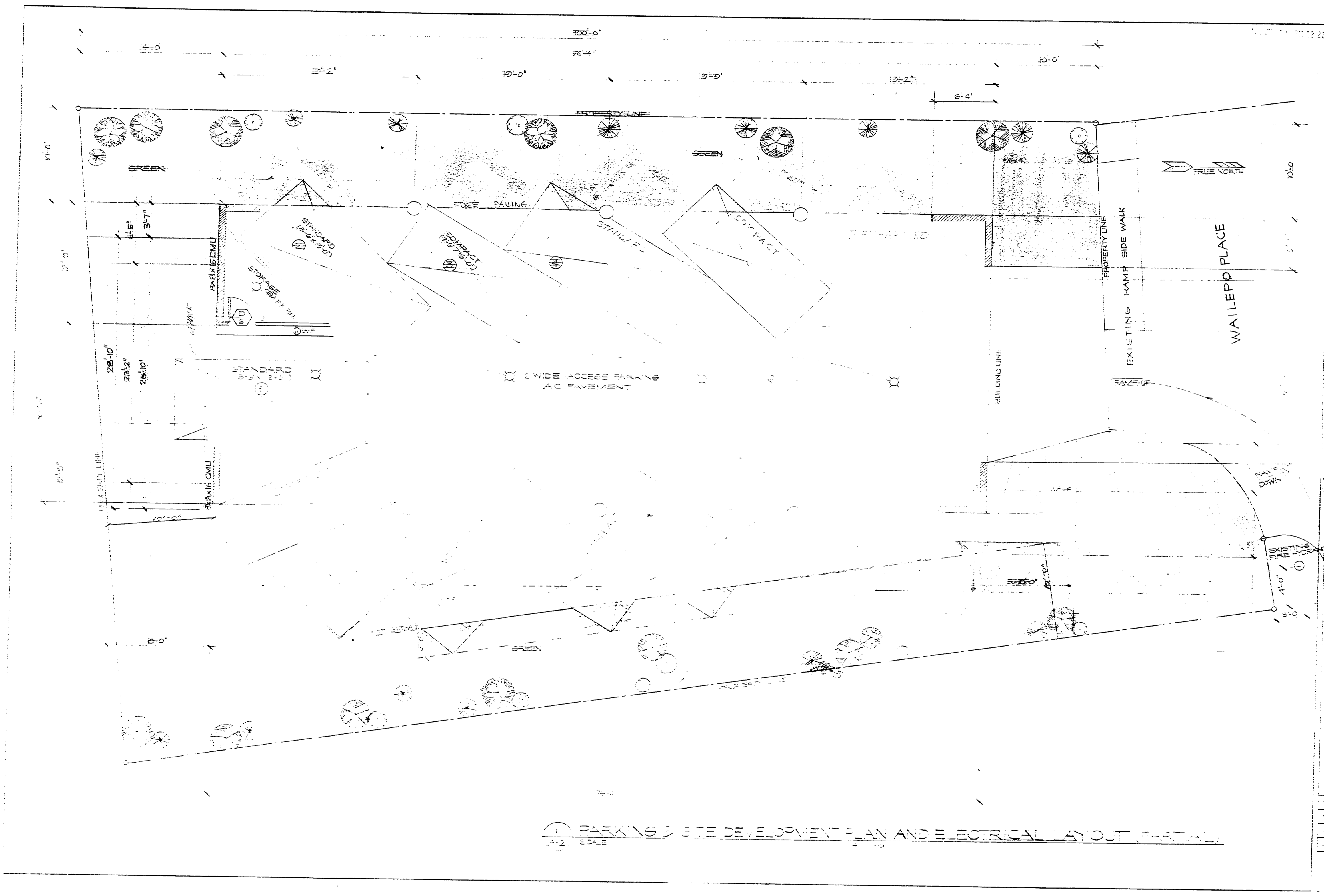
CHECKED BY: [Signature]

DATE: [Date]

**OVERSIZED  
DRAWING/MAP**

**PLEASE SEE  
35MM ROLL**

0086E



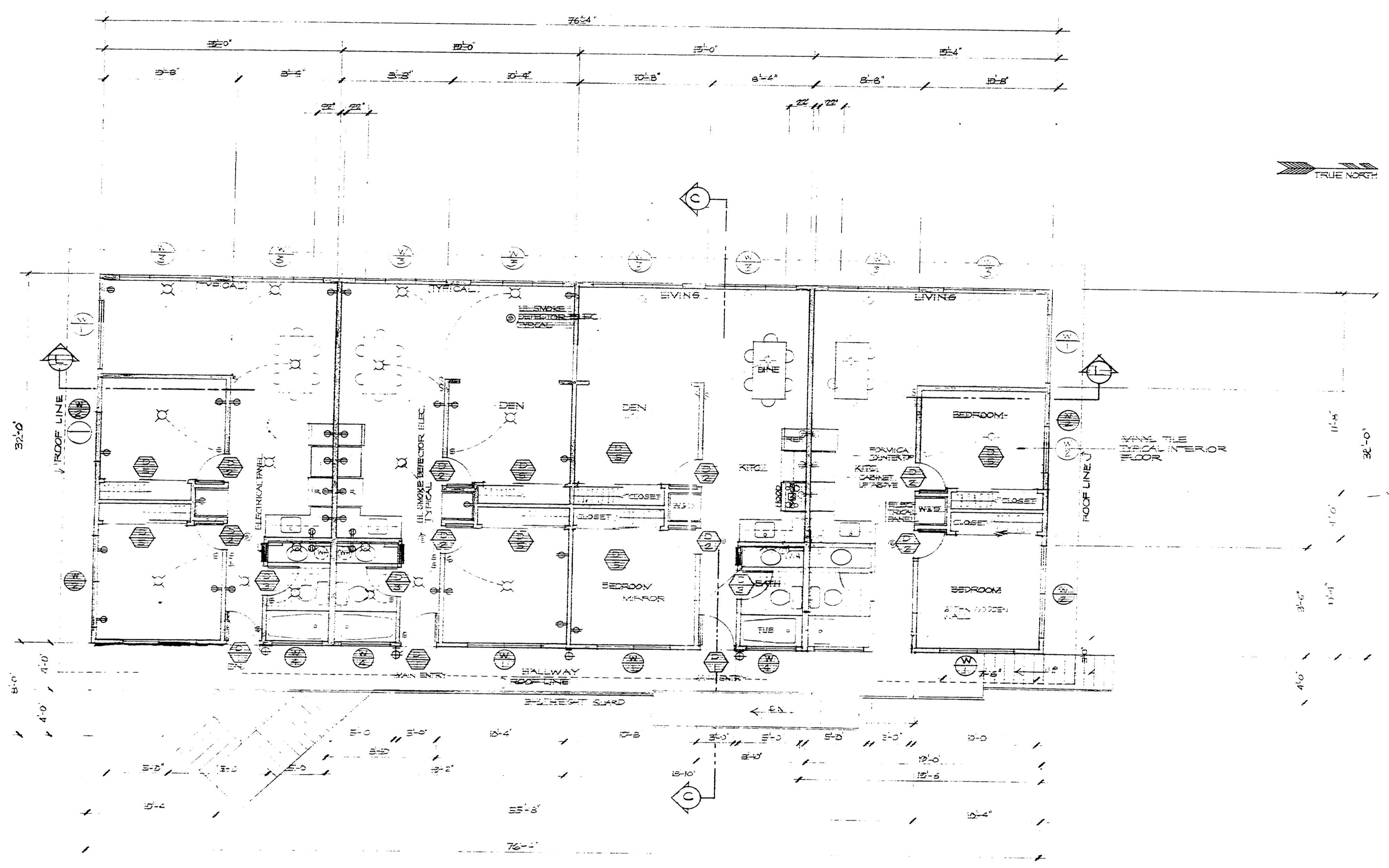
1. PARKING & SITE DEVELOPMENT PLAN AND ELECTRICAL LAYOUT, PARTIAL  
 1/2" = 1'-0"

		<b>REVISIONS</b> 1 2 3 4 5 6 7 8 9 10
<b>SHEET CONTENT</b> PARKING & SITE DEVELOPMENT PLAN	<b>PROJECT</b> 715 WALLEPO PLACE HI. T.N.N. 42837	<b>DATE</b> 11/22/23
<b>PACIFIC DYNAMICS CONSTRUCTION</b> 107 BLOSSOM WALKWAY, SUITE 101, WILSON, CA 94094 (415) 947-1111		<b>SCALE</b> 1/2" = 1'-0"

**OVERSIZED  
DRAWING/MAP**

**PLEASE SEE  
35MM ROLL**

0086F

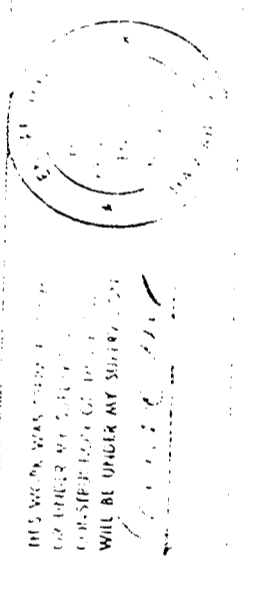


1 THIRD FLOOR PLAN & ELECTRICAL LAYOUT (PARTIAL)  
 A-4 SCALE 1/8" = 1'-0"

NO.	REVISIONS

SHEET CONTENT  
 THIRD FLOOR PLAN  
 ELECTRICAL LAYOUT

JAVIEN  
 D. J. MOODY  
 716 WALKER PLACE HI  
 TULAK 413-5857



**PDC** PACIFIC DYNAMICS CONSTRUCTION  
 707 BLOD O WALKER RD. WAIKUA, HAWAII 96734  
 TEL: (808) 251-1111 FAX: (808) 251-1111

Date: 05/20/00  
 Scale: 1/8" = 1'-0"  
 Drawn: JLV  
 Checked: JLV  
 Sheet: 1 of 1

0036F