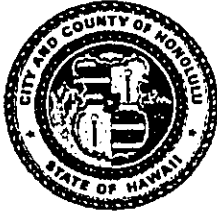


DEPARTMENT OF LAND UTILIZATION
CITY AND COUNTY OF HONOLULU

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-89 (AC)

RECEIVED

November 27, 1992

'92 DEC -1 A10:36

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 : Mr. & Mrs. Hal Schatz
Applicant : Timothy R. Haley/TRH Network
Agent : Milah Heger
Location : 717 Kihapai Street, Kailua, Oahu
Tax Map Key : 4-3-58: 42
Request : To construct an 8-unit addition to an
existing 10-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

205

1992-12-23-0A-FEA - Schatz Apartments DEC 23 1992
(SMA)
Schatz Apartments
Application Index No. A92-4-1519

ENVIRONMENTAL ASSESSMENT

I. GENERAL INFORMATION

- A. Applicant: Mr. Timothy R. Haley AIA
The TRH Network, Architects
1123 11th Ave., Honolulu, HI
Phone: (808) 735-2992
- B. Record Fee Owner: Mr. & Mrs. Hal Schatz
646 Kaimalino Street
Kailua, HI
Phone: (808) 254-2755
- C. Agent: Mr. Milan Heger
The TRH Network
1123 11th Ave., Honolulu, HI
Phone: (808) 735-2992
- D. Tax Map Key: Zone 4, Section 3, plat 58, parcel 42
- E. Lot Area: 12,000 sq. ft.
- F. Agencies consulted in Making Assessment: Mr. Joseph Magaldi, Jr. of the Department of Transportation Services was contacted in regards to the proposed dike road and the resulting increased set-back on the north-east corner of our site. Mr. Magaldi stated that there is no longer any plan to build the road at this location and therefore the set-back we have drawn is acceptable.

92 SEP 15 AM 10 45

II. DESCRIPTION OF THE PROPOSED ACTION

- A. General Description: 8 new apartments will be added to the 10 existing apartments on the site. The site is entirely within the Special Management Area, and no land use approvals have been granted or are required.
- B. Technical Characteristics: See architectural and consultant drawings.
- C. Economic and Social Characteristics:
Estimated cost: \$600,000.
Time of Construction: 210 calendar days.
- D. Environmental Characteristics:
Soil Material: Jaucas Sand (JaC)
Topography: Site is flat with Kawainui Swamp and Regional Park to the south.
Roof drainage goes from a drainpipe to the pavement or to a horizontal drainpipe to the concrete gutter along Kihapai Place. All paved areas drain to the

north. Limited landscape areas drain to Kawainui Swamp to the south. Project is not in a Federal FIRM Zone nor the LUO Flood Hazard District.

III. AFFECTED ENVIRONMENT

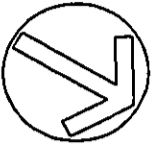
- A. There is an existing apartment building on our site, and on the lot to the east. On the lots to the west and across the street to the north, there are clusters of detached rental units. The adjacent property to the south is a swamp.
- B. The project site abuts the Kawainui Regional Park and it's Kawainui Swamp. The proposed project would not adversely affect this swamp since an apartment building already exists on this site and therefore site work will be minimal. Also, runoff from paved areas and the new roof will be directed away from the swamp.
- C. There are no historical, cultural or archaeological resources on or near this site.
- D. The project wouldn't impact any coastal views.
- E. The project wouldn't change the quality of receiving waters and ground water resources.
- F. See Site Photos.

IV. PROJECT IMPACTS

The project is not in the Coastal Zone Management Area. There should be no adverse impacts to the surrounding areas as identified in the Special Management Area guidelines. The proposed project merely builds additional apartments over the paved area of the site and redirects the runoff towards the street lessening the present impact on the adjacent swamp.

V. MITIGATION MEASURES

No mitigation measures seem necessary since the project would not adversely affect its surroundings and would actually redirect more runoff away from the adjacent park lands.

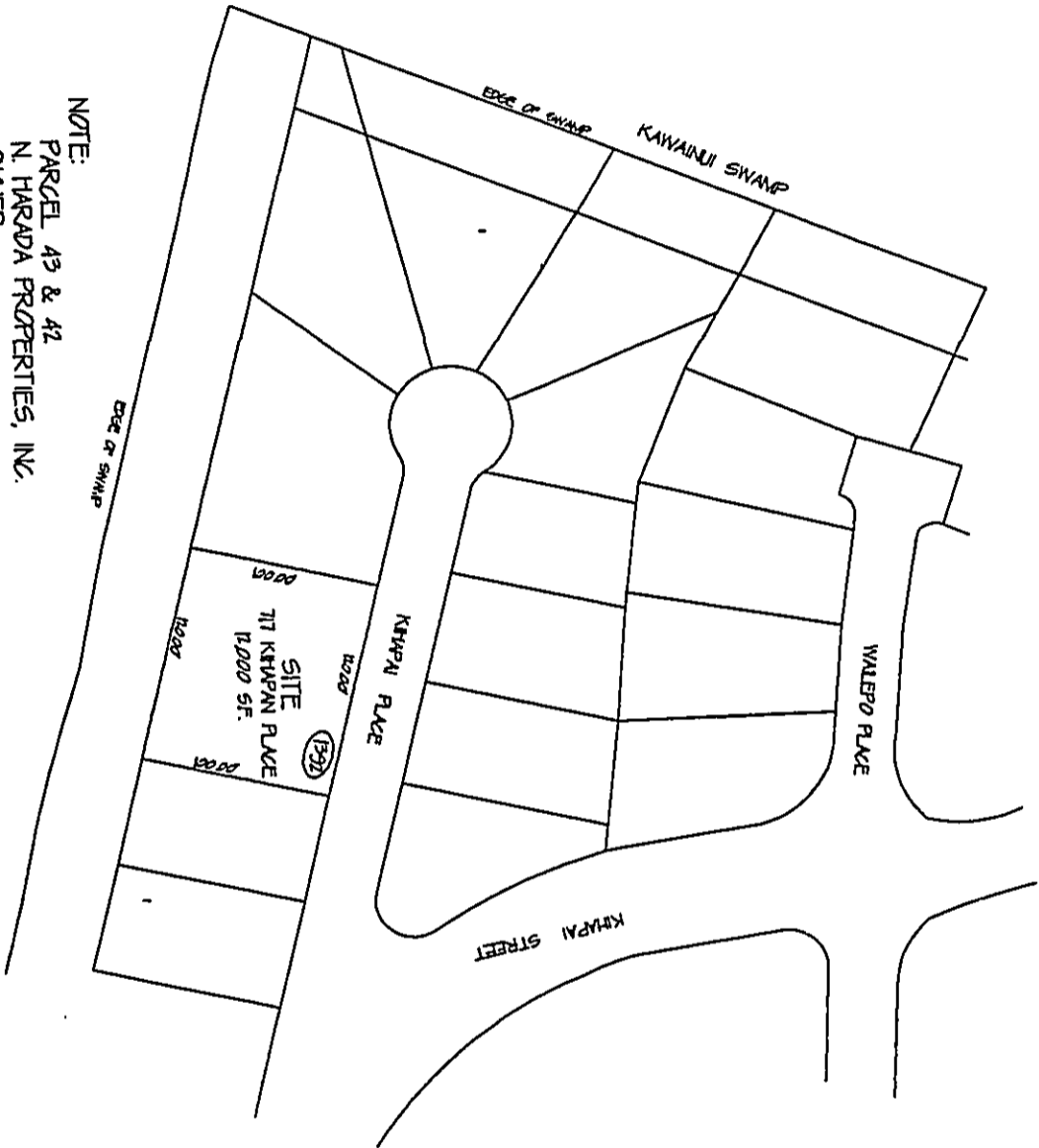


NOTE:

PARCEL 43 & 42
N. HARADA PROPERTIES, INC.
OWNER

TMK. 4-3-58:42

SCALE 1"=100'



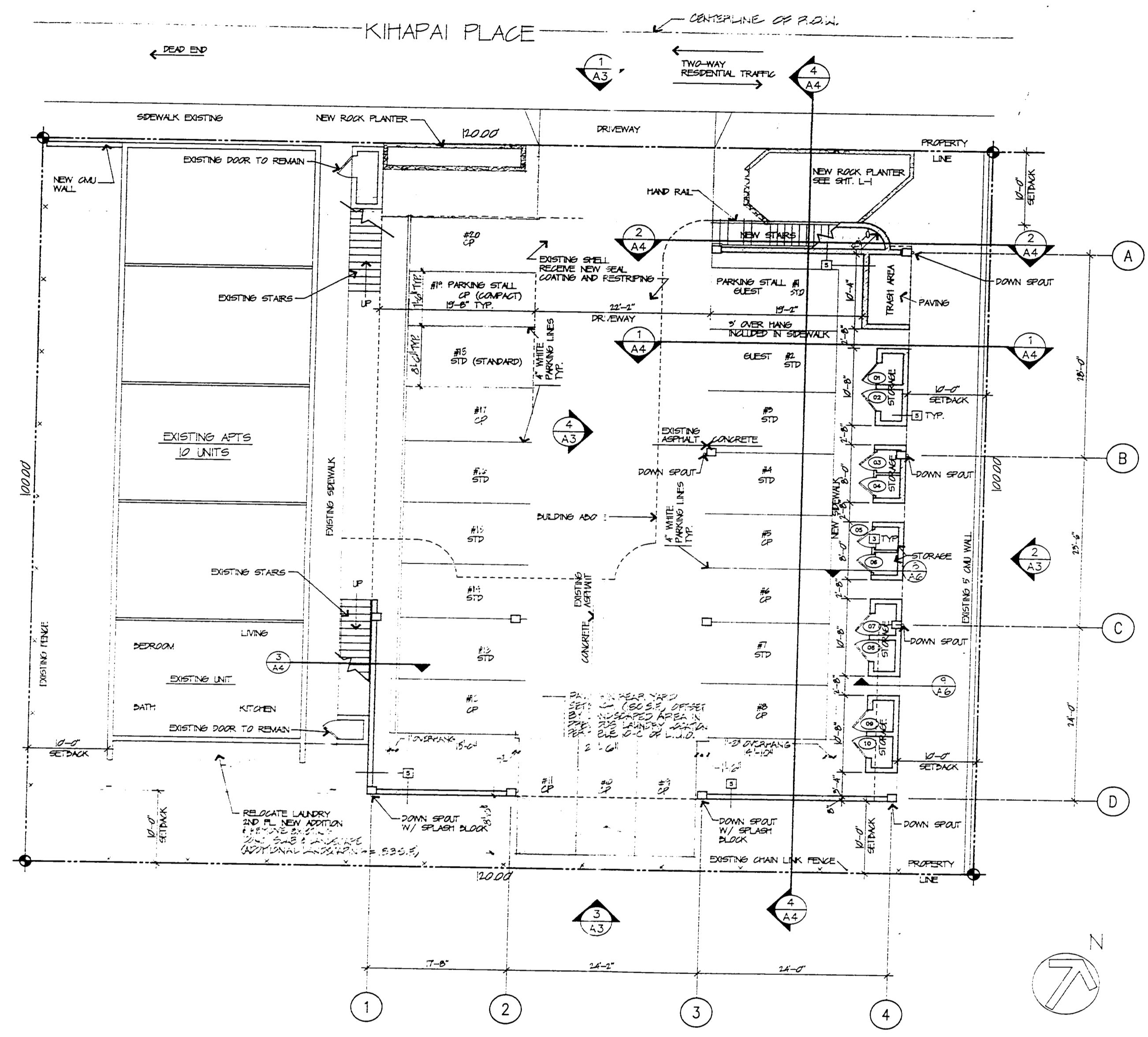
**OVERSIZED
DRAWING/MAP**

**PLEASE SEE
35MM ROLL**

00864

00304

52 SEP 15 AM 10 45

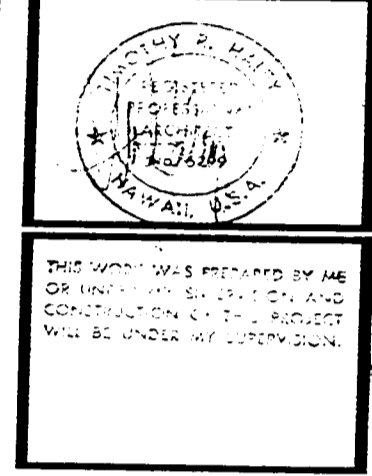


- GEN. NOTES:
1. REFER TO LANDSCAPE DRAWINGS FOR PLANTING, GRADING & UTILITIES
 2. REFER TO MECHANICAL DRAWINGS FOR UTILITIES
 3. REFER TO ELECTRICAL DRAWINGS FOR SITE POWER
 4. REFER TO STRUCTURAL DRAWINGS FOR FOUNDATION

NO.	SYMBOL	DESCRIPTION	RATING	DESIGN NO.
1		2x4 STUDS @ 16" OC W/ 5/8" TYPE X GWD EA SIDE W/ 1/2" EXIST. STRUC. ON INT. & 1/2" EXIST. STRUC. ON EXT. W/ EPS ON EXT. W/ R-11 BATT. INSUL.	1 HR	UL 265 L204
2		5/8" TYPE X GWD W/ 1/2" EXIST. 1 PLYWOOD EA SIDE OF 2x4 BEAM WALL STUDS @ 16" OC POL ROW OF 2x4 STUDS @ 24" OC ON EA SIDE OF RATED BEAM WALL W/ SINGLE LAYER OF 5/8" GWD	1 HR	UL 265 L204
3		2x4 STUDS @ 16" OC W/ 5/8" TYPE X GWD EA SIDE W/ R-11 BATT. INSUL.	1 HR	
4		5" CMU	1 HR	
5		2x4 STUDS @ 16" OC W/ 5/8" TYPE X GWD ON INT. & 1/2" EXIST. STRUC. PW W/ EPS ON EXT.		
GEN. NOTE: REPLACE TYPE X AND STD. GWD W/ W8 TYPE OF EQUAL RATING WHERE WATER WILL BE PRESENT				



TIMOTHY R. HALEY
 ARCHITECT AIA, P.S.
 19 S. VALLEY ST.
 PORT ANGELES, WA 98127
 TELEPHONE (360)492-3871
 122 11th AVE SUITE 402
 HONOLULU, HAWAII 96814
 TELEPHONE (808)795-1992



SCHATZ APARTMENTS
 717 KIHAPAI PLACE
 KAILUA OAI, HAWAII

DRAWN BY:
 KDT

CHECKED BY: _____ DATE: _____

DATE:
 02/04/2014 14:20

REVISIONS: _____ BY: _____

SITE PLAN

DRAWING No. _____ of _____

AS

PROJECT No. ST290-11

© 1992 THE TRN NETWORK

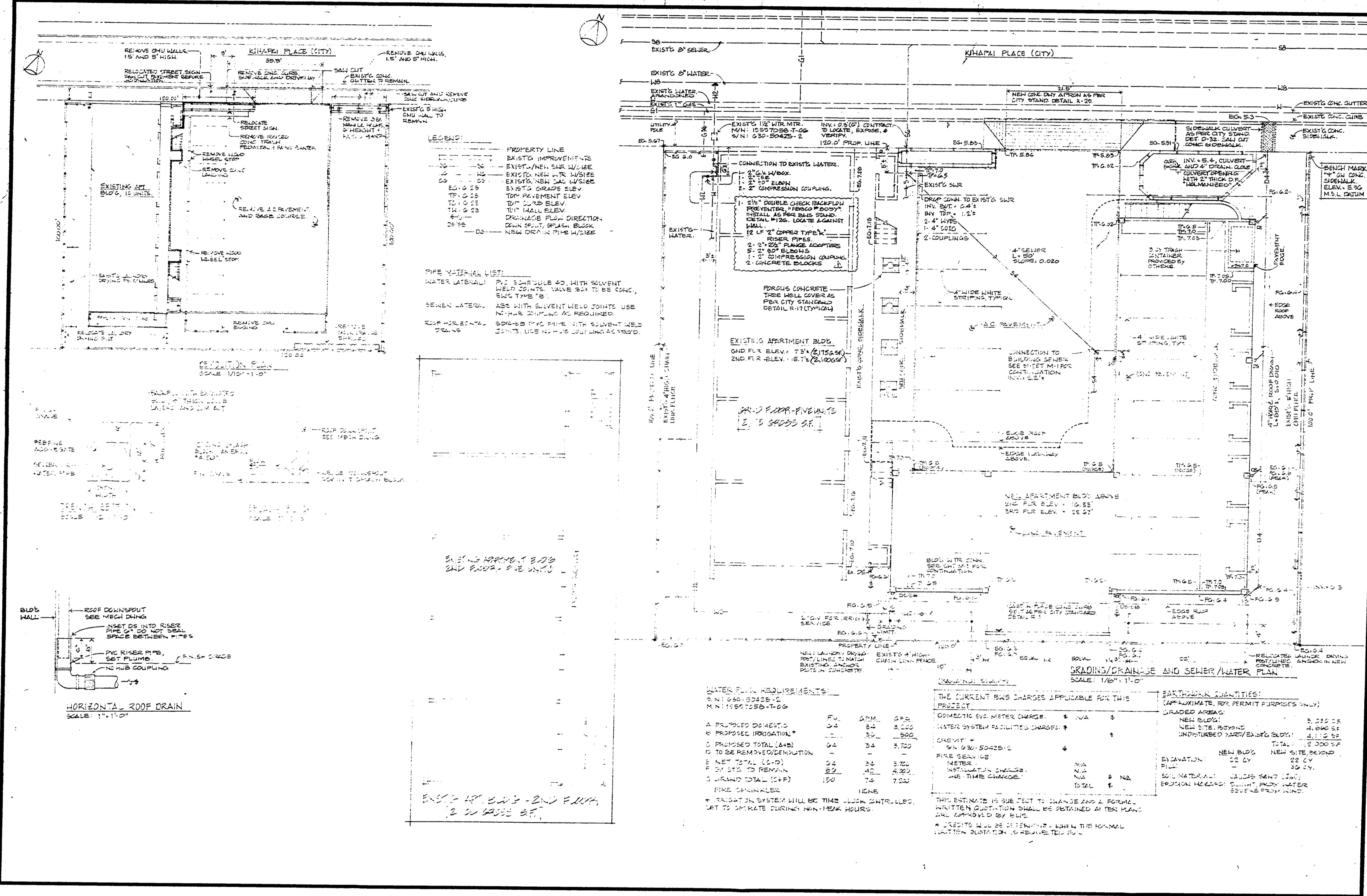
SITE PLAN

1/8"=1'-0"

**OVERSIZED
DRAWING/MAP**

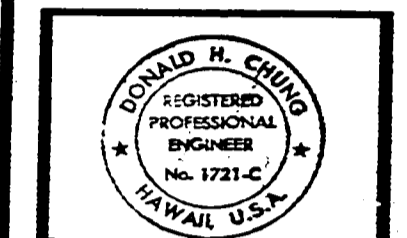
**PLEASE SEE
35MM ROLL**

0086 I



THE TRI NETWORK

TIMOTHY R. HALEY
 ARCHITECT AIA, P.S.
 10 S. VALLEY ST.
 PORT ANGELES, WA 98502
 TELEPHONE (206)495-3971
 125 11th AVE. SUITE 402
 HONOLULU, HAWAII 96813
 TELEPHONE (808)755-2292



Donald H. Chung
 PROFESSIONAL ENGINEER
 STATE OF HAWAII
 LICENSE NO. 1721-C

SCHATZ APARTMENTS
717 KIHAPAI PLACE
KAILUA OHAU, HAWAII

DRAWN BY: Don Chung
 CHECKED BY: DATE:
 DATE: JANUARY 1992

REVISIONS:

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	1/15/92
2	ISSUED FOR CONSTRUCTION	1/15/92

LEGEND:
 GRADING/DRAINAGE AND
 SEWER/WATER PLAN

DRAWING No. of
C-1
 PROJECT No. ST200-H
 03 JUN 92 11 FEB 92
 03 SEP 92 10 JUN 92
 94 RES 92