February 11, 1993

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

CHAPTER 343, HRS  
Environmental Assessment/Determination  
Negative Declaration

RECORDED OWNER:  TMA Corporation
APPLICANT:  Kimura/YBL & Associates
AGENT:  Carl Akai
LOCATION:  2080 Kalakaua Avenue, Waikiki
TAX MAP KEY:  2-6-16: 26
PROPOSAL:  To create a retail area consisting of approximately 31 retail carts, a parking area, a restroom and landscaping

DETERMINATION:  A Negative Declaration is issued

Attached and incorporated by reference is the environmental assessment prepared by the applicant for the project. Based on the significance criteria outlined in Chapter 200, State Administrative Rules, we have determined that preparation of an Environmental Impact Statement is not required.

Approved  
DONALD A. CLEGG  
Director of Land Utilization

DAC: ct
Environmental Assessment

For The

AOKI MINI - MART

WAIKIKI, OAHU, HAWAII

TMK: 2-6-16: 26

This Environmental Document prepared pursuant to Chapter 343, HRS

PREPARED FOR

KIMURA/YBL & ASSOCIATES, LTD

PREPARED BY

ENVIRONMENTAL COMMUNICATIONS, INC.
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LIST OF FIGURES

1  Project Location Map
2  Project Site Map
3  SMA / FLOOD HAZARD Map

EXHIBITS

Exhibit A    Landscaping Plan
I. SUMMARY

CHAPTER 343, HRS
ENVIRONMENTAL ASSESSMENT (EA)

Action: Applicant

Project Name: Aoki Mini-Mart

Project Description: The applicant is proposing to design and build improved open space for a Kiosk area. The improvements will consist of County standard restrooms, parking spaces, and landscaping. Upon completion, the site will be used for 32 retail carts that will be leased to individual owner/operators. The retail carts will be approximately 3' x 7' and will be designed by the Applicant for construction by the tenant/lessee. All onsite improvements will be provided by the Applicant and will comply with the provisions of the Waikiki Special Design District Ordinance.

Project Location: At the corner of Kalakaua Avenue and Olohena Street, Waikiki, Oahu, Hawaii. (See Figure 1)

Tax Map Key: 2-6-16: 26

Area: 6785 square feet

State Land Use Designation: Urban

County Zoning Designation: Resort Commercial Precinct

Landowner: TMA Corporation

Agent: Kimura/Ybi & Associates, Ltd.

Contact: c/o Environmental Communications, Inc.
P.O. Box 536
Honolulu, Hawaii 96809
Phone: (808) 521-6391
II. PROJECT DESCRIPTION

A. Technical Characteristics

1. The project site is presently vacant and is paved with asphaltic concrete. It has been used in the interim as on-grade parking, but this practice has been discontinued. The site is level and beyond the minimal excavation for the restroom facilities, there will be no grading or excavation work required for the total site plan. Ingress and egress will be on Olohana Street (See Figure 2).

2. Parking spaces will be provided in addition to refuse collection storage for private refuse collection pickup service. The two parking spaces have been determined on the basis of one stall per 400 s.f. of allowable area. Total allowable area calculated for parking space purposes is 792 s.f. or 800 s.f. = 2 parking spaces. (See Figure 2). The kiosk area will primarily attract pedestrian traffic and will function on the same basis as the International Market Place where retail carts have been in operation for over 20 years.

3. Landscaping will be provided, and a Landscaping Plan with plant material inventory is attached as Exhibit A. Street setback requirements have been identified and will be observed (See Figure 2).

B. Social and Economic Characteristics

Along with the Lot's small size and irregular shape, present street setback requirements for the Waikiki Special Design District prohibits any reasonable building development for the property. Therefore, the applicant has determined that the proposed use for an open court area with retail carts as the cost effective use for the parcel. This is also considered to be a complementary use to the retail carts at the International market Place. The uncertainty of the Market Place as a major convention center site could force the relocation of the existing cart/lessees at the Market Place.

C. Environmental Characteristics

No significant impacts should accrue from the project's implementation; the parcel is paved and the improvements are almost entirely on the existing surface. Temporary noise and air standards may be exceeded during the construction phase, but these will be minor in nature and duration. Existing utilities will meet the project demands for water, sewer, solid waste, and drainage. All construction plans will be subject to compliance with State and County requirements, and will be submitted for review and approval by the applicant.
III. AFFECTED ENVIRONMENT

A. Geographical Characteristics

1. Topography
   The subject parcel is level and previously was the site for the
   Aoki Market for many years. The main structure has been
   demolished and removed from the site, and today, the site is
   paved with asphaltic concrete.

2. Soils
   Waikiki consists for the most part of Fill Land, Mixed (FL)
   . This soil material came from dredging materials from
   the ocean, or hauled from nearby areas. In the case for the
   project site, the materials came from the dredging of the
   Ala Wai Canal, and also from other areas. This land type
   is used for urban development and is not in a capability
   classification. "Soil Survey of Islands of Kauai, Oahu, Maui, Molokai, and
   Lanai, State of Hawaii," U.S. Department of Agriculture, Soil Conservation

3. Vegetation
   The site is devoid of vegetation and this due to the
   intensive urban usage. Landscaping for the proposed
   kiosk concept will augment a presently vacant site.

B. Hydrological Characteristics

1. Drainage - Onsite Drainage utilizes the City Drainage system
   and is considered adequate for the proposed use.

2. Coastal Zone Management Program - N/A

C. Biological Characteristics
   The project site is located in a highly urbanized sector of
   Honolulu, and as such, does not maintain any eco-systems
   other than exotic or introduced species of avifauna. These are
   not protected or endangered species.

D. Service Facilities and Public Utilities
   All utilities and public facilities are in place for the site, and
   connections are subject to final plan review and approval.
E. **Archaeological Sites**
There has been no onsite inspection conducted for archaeological sites. In the event that during the minimal construction work planned for the project, that sites are uncovered, the applicant will advise the contractor to halt all work and advise the Department of Land and Natural Resources, Historic Sites Division immediately for an evaluation of any uncovered finds.

F. **Aesthetics and Visual Characteristics**
The project's design does not involve extensive site alteration or structural improvements. In complying with the Waikiki Special Design District (WSDD), the total parcel plan will be provided to the City DLU for their review and comment. Landscaping will be a key element in the total design package since the site is vacant and with this component, the site's visual impact will be softened and improved.
IV. SUMMARY OF MAJOR IMPACTS AND MITIGATION MEASURES

The Proposed project is not anticipated to have any significant environmental impacts. The site is in an extremely high density urban district, and the planned improvements will be in compliance with the parcel's zoning designation. Any impacts that will result from the subject action will be temporary in nature and construction related. For the work involved, there will be the typical site preparation for the rest rooms, grading and paving for the parking spaces, and utility connections for the affected improvements. There will be no pile driving, or extensive excavation work done for the planned improvements. This will preclude the use of heavy equipment, and will be probably be done with portable machinery.
V. ALTERNATIVES CONSIDERED

A. ALTERNATIVE LOCATIONS

This was not considered by the applicant since the availability of land in Waikiki at the current market prices do not make this a cost effective alternative.

B. DO - NOTHING ALTERNATIVE

The Do-Nothing alternative was also discounted as a viable alternative since the present use as a parking lot is less rewarding than the proposed plan.
VI. DETERMINATION, FINDINGS, AND REASONS SUPPORTING DETERMINATION

After completing an assessment of the potential environmental effects from the proposed project, it has been determined that an Environmental Impact Statement (EIS) is not required. Therefore, this document constitutes a Notice of Negative Declaration.

1. The proposed action consists entirely of the design and construction of limited restroom improvements, parking spaces, and landscaping. The site is already paved and is presently vacant.

2. There will be no permanent degradation of the existing ambient air and noise levels. During the minimal construction period, there may be temporary violations of the air and noise standards, but these are highly unlikely.

3. There are no known endangered species of plant or animal varieties on the project site.

4. There are no known natural, historic, or archaeological sites within the project parcel.

5. There will be no secondary adverse effects on future development, population, and public facilities as the result of this project.

This project will have no significant environmental effects and will provide an alternative location for the retail carts type of operation presently found at the International Market Place. In the event of displacement due to the Convention Center locating there, the cart operators will be able to seek re-location to this project site. Any adverse environmental impacts have been determined to be insignificant and the applicant has indicated that compliance with all applicable ordinances, rules and regulations of the Federal, State, and City & County of Honolulu will be observed.
VII. LIST OF PREPARERS

Kimura/Ybi & Associates
Project Planning and Architect

Environmental Communications, Inc.
Environmental Assessment
VIII. LIST OF AGENCIES CONSULTED DURING THE
PREPARATION OF THE ENVIRONMENTAL ASSESSMENT.

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<td>Mr. William W. Paty, Chair</td>
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<td>Mr. Donald A. Clegg, Director</td>
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<td>Mr. C. Michael Street, Ch. Engr.</td>
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<td>July 27, 1992</td>
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<td>Honolulu Fire Department</td>
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<td>Mr. Kazu Hayashida, Manager</td>
<td>July 27, 1992</td>
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<td>Board of Water Supply</td>
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<td>Mr. Andrew Mirikitani</td>
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<td>Attention: Chair</td>
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SITE PLAN

GLOHANA
September 8, 1992

Mr. Walter M. Ozawa, Director  
Department of Parks and Recreation  
City & County of Honolulu  
650 S. King Street  
Honolulu, HI 96813

Dear Mr. Ozawa,

Thank you for your recent comments dated August 12, 1992 on the proposed Aoki Mini-Mart WSDD project. We have reviewed your recommendations with the City DLU and will work on an acceptable landscaping package that is in compliance with LUo (Table 24-B).

Thank you for your continuing interest and cooperation.

cc: F. Rodriguez
September 8, 1992

Mr. Benjamin B. Lee, Director
Department of General Planning
City & County of Honolulu
650 S. King Street
Honolulu, HI 96813

Dear Mr. Lee,

Your office's comments dated August 17, 1992 have been forwarded to our office for review and to prepare a response. We respond to your principal concerns in the following:

1. The Waikiki Master Plan is a planning guide for long term use of the total Waikiki Special Design District. The limited uses available to the applicant for the parcel is our principal concern at the present time. In that vein, we are taking all practicable steps to comply with the requirements of the WSDD. An interim use is an apt description for this project especially since the final adoption and implementation of the Waikiki Master Plan is still being reviewed by the public.

2. Landscaping will be in terms of the LUO (Table 24-B) and subject to the review and approval of the City DLU.

Thank you for your continuing interest in our projects.

cc: F. Rodriguez
September 8, 1992

Mr. Joseph M. Magaldi, Jr.
Department of Transportation Services
City & County of Honolulu
650 S. King Street
Honolulu, HI 96813

Dear Mr. Magaldi,

Your agency's comments dated August 13, 1992 on the Aoki Mini-Mart draft Environmental Assessment has been forwarded to our office for review and preparation of the response. We respond to your comments as follows:

1. Acknowledged.
2. If this is possible in the design and setbacks required, it will be done.
3. Acknowledged.
4. Depending on the final setback requirements, the refuse pickup and parking area will be designed to applicable building code standards.
5. Acknowledged.

Thank you for your continuing cooperation.

cc: F. Rodriguez
September 8, 1992

Mr. Donald A. Clegg, Director
Department of Land Utilization
City & County of Honolulu
650 S. King Street
Honolulu, HI 96813

Dear Mr. Clegg,

Your agency's comments dated August 13, 1992 on the preliminary draft environmental assessment prepared for the Aoki Mini-mart project has been referred to our office for review and response. We have studied your comments and we respond in the following:

1. Acknowledged.

2. The reduction of net usable area is significantly affected by the yard setback requirements, resulting in a potential net loss of nearly 35 percent of the carts to be designed and built for this project.

3. The landscaping requirements as provided for in the LUO (Table 24-B), will be complied with as stated.

4. The DLU's concern over the design parameters of the proposed carts and canopies is understood. On that basis, the applicant indicates that there will be a standard design for all carts and this design will in turn be provided to DLU for review and comment.

5. All appropriate permits for signage within the WSDD will be obtained as needed. Compliance with the appropriate code and design standards will be met.

6. In the extremely unlikely event that archaeological or historical sites are uncovered during site work, preparation, all work will be required to halt until the State's Historic Preservation Office identifies the site was valuable.

Thank you for your office's continuing interest.

cc: F. Rodriguez
September 8, 1992

Dr. Bruce S. Anderson  
Department of Health  
P.O. Box 3378  
Honolulu, HI 96801

Dear Dr. Anderson,

We have received your department comments dated August 28, 1992 on the Aoki Mini-Mart environmental assessment. We respond to your comments as follows:

1. **Wastewater:** The City Department of Public Works will be reviewing the building plans for the project restrooms when the final determination is made for the number of carts to be installed at the site. Connections will be designed and built to City dedicate standards.

2. **Noise:** All appropriate noise regulations will be complied with either by the general contractor or the vendors supplying materials to the job site. If permits are required, the contractor will obtain them in compliance with your department's requirements.

Thank you for your continuing interest and cooperation.

cc: F. Rodriguez
September 8, 1992

Mr. Kazu Hayashida, manager and chief engineer
Board of Water Supply
630 S. Beretania Street.
Honolulu, HI 96843

Dear Mr. Hayashida,

We have reviewed the comments your agency has made in the August 28, 1992 review of the draft environmental assessment for the Aoki Mini-Mart. The specific comments will be reviewed and incorporated into the final drawings which will be submitted to your office for review and approval. Thank you for your continuing interest and cooperation.

cc: F. Rodriguez
September 8, 1992

Michael S. Nakamura, Chief
Honolulu Police Department
1455 S. Beretania Street
Honolulu, HI 86814

Dear Chief Nakamura,

Thank you for your comments on the draft Environmental Assessment for the Aoki Mini-Mart. We will maintain contact with the HPD if there are significant changes to the proposed project.

cc: F. Rodriguez
Mr. Carl Akai, Project Coordinator
Kimura/YBL & Associates AIA
1014 Akala Lane
Honolulu, HI 96814

Dear Mr. Akai:

SUBJECT: Aoki Mini-Mart Waikiki Special Design District Project
Waikiki, Kona, O'ahu
TMK: 2-6-16: 26

A review of our records shows that there are no known historic sites at this parcel. The proposed project is predominantly at-grade structures, and the only excavation will be for toilet facilities. Since this excavation is unlikely to penetrate the depth of fill we believe this project will have "no effect" on historic sites.

Very truly yours,

[Signature]

WILLIAM W. PATY, CHAIRPERSON
State Historic Preservation Officer
TD: amk
Dear Mr. Rodriguez,

Subject: Your Letter of July 27, 1992 Regarding the Proposed Aoki Mini-Mart Project Within the Waikiki Special Design District, TMK 2-6-16; 26, Kalakea Avenue

Thank you for your letter regarding the proposed project. We have the following comments to offer:

1. The existing water system is presently adequate to accommodate the proposed project. There is an existing 5/8-inch water meter currently serving the site.

2. The availability of additional water will be confirmed when the building permit is submitted for our review and approval. When additional water is made available, the applicant will be required to pay the prevailing Water System Facilities Charges and any applicable meter installation charges.

3. If a three-inch or larger meter is required, the construction drawings showing the installation of the meter should be submitted for our review and approval.

4. A Board of Water Supply (BWS) approved reduced pressure principle backflow prevention assembly should be installed on the domestic water line immediately after the property valve and prior to any branch piping.

If you have any questions, please contact Bert Kuloa at 527-5235.

Very truly yours,

KAZU HAYASHIDA
Manager and Chief Engineer
August 28, 1992

Mr. Fred Rodriguez
President
Environmental Communications, Inc.
1145 Fort Street Mall, Suite 200
Honolulu, Hawaii 96813

Dear Mr. Rodriguez:

Subject: Acki Mini-Mart Waikiki Special Design District Project

Thank you for allowing us to review and comment on the subject project. We have the following comments to offer:

Wastewater

The subject project is located within the County sewer service system. As the area is sewered, we have no objections to the proposed plans to design and build improved open space for a kiosk area in Waikiki provided that the project is connected to the public sewers.

The developer should work closely with the County to assure the availability of additional treatment capacity and adequacy for the project. Non-availability of treatment capacity will not be an acceptable justification for use of any private treatment works.

If you should have any questions on this matter, please contact Ms. Lori Kajiwara of the Wastewater Branch at 586-4290.

Noise

1. Construction activities must comply with the provisions of Department of Health (DOH) Administrative Rules, Chapter 11-43, "Community Noise Control for Oahu."

   a. The contractor must obtain a noise permit if the noise levels from the construction activities are expected to exceed allowable levels of the Rules.
Mr. Fred Rodriguez  
August 26, 1992  
Page 2

b. Construction equipment and on-site vehicles requiring an exhaust of gas or air must be equipped with mufflers.

c. The contractor must comply with the conditional use of the permit as specified in the rules and additional conditions issued with the permit.

2. Heavy vehicles travelling to and from the project site should be minimized within residential areas and must comply with the provisions of DOH Administrative Rules, Chapter 11-42, "Vehicular Noise Control for Oahu."

If you should have any questions on this matter, please contact Mr. Jerry Haruno, of the Noise and Radiation Branch at 986-4701.

Very truly yours,

JOHN C. LEWIN, M.D.  
Director of Health

c: Wastewater Branch  
Noise and Radiation Branch
August 17, 1992

Mr. F. J. Rodriguez
Environmental Communications, Inc.
1146 Fort Street Mall, Suite 200
P.O. Box 536
Honolulu, Hawaii 96809

Dear Mr. Rodriguez:

Draft Environmental Assessment (EA) for the Aoki Mini-Mart, Waikiki, Oahu, Hawaii
Tax Map Key: 2-6-16: 26

In response to your memorandum of July 27, 1992, we have reviewed the subject draft EA and offer the following comments:

The proposed project site is currently within the Waikiki Special Area and is designated "Commercial" on the Primary Urban Center Development Plan Land Use Map. However, the area is proposed to be redesignated to Resort Mixed Use in the 1992 Annual Amendment Review to implement the goals and policies of the Waikiki Master Plan.

The applicant should indicate how his proposal is consistent with the goals and objectives of the Waikiki Master Plan. Further, the project site is in an area of Waikiki which has been proposed as the "King Kukaulau Plaza" in the Waikiki Master Plan. Thus, we view the proposed project as an interim use for the site pending the final adoption and implementation of the Waikiki Master Plan. The EA should address the anticipated duration of the proposed project.

We recommend that the EA discuss how visual impacts will be mitigated through the use of landscaping. In addition, there should be a description of the design concepts for the improvements and carts, especially the aesthetic quality intended.
Mr. F. J. Rodriguez  
Environmental Communications, Inc.  
August 17, 1992  
Page 2

Thank you for the opportunity to comment on this matter. Should you have any questions, please contact Tim Hata of our staff at 527-6070.

Sincerely,

[Signature]

BENJAMIN B. LEE  
Chief Planning Officer

BBL:ft

cc: Kimura/YBL & Associates, Ltd.  
Attn: Carl Akai
August 13, 1992

Mr. F. J. Rodriguez, President
Environmental Communications, Inc.
P. O. Box 536
Honolulu, Hawaii 96809

Dear Mr. Rodriguez:

Subject: Acki Mini-Mart
Draft Environmental Assessment
TMK: 2-6-16; 26

This is in response to your letter of July 27, 1992 requesting our comments on the preliminary environmental assessment.

Based on our review, we have the following comments:

1. The vehicular access point on Olohana Street should be constructed as a standard City dropped driveway.

2. A 10-foot sidewalk section from the existing property line to the curb face should be provided along the project frontage on Olohana Street.

3. A property line radii should be adjusted to 30 feet at the Kalakaua Avenue/Olohana Street corner of the subject parcel.

4. The refuse pickup and parking area should be designed such that all maneuvering of vehicles occurs on site.

5. Construction plans for off-site work should be submitted to our department for review.

Should you have any questions, please contact Lance Watanabe of my staff at 523-4199.

Sincerely,

[Signature]

JOSEPH H. MACALDZ, JR.
Director

AUG 17 1992
August 13, 1992

Mr. Carl Akai, Project Coordinator
Kimura/YBL & Associates, Ltd.
1014 Akala Lane
Honolulu, Hawaii 96814

Dear Mr. Akai:

Subject: Draft Environmental Assessment (DEA)
Aoki Mini-Mart
TMX:12-6-15:16

We have reviewed the subject DEA and have the following comments:

1. The proposed project is located in Zone "AD" of the Flood Insurance Rate Map (FIRM).

2. Roadway should be widened along Olohana Street fronting the property of the proposed project.

3. At this time, we cannot confirm the statement, "Existing utilities will meet the project demands for water, sewer, solid waste and drainage," under Item C, Environmental Characteristics, Page 2, since a complete determination of adequacy for the existing municipal sewer system to support the proposed project is required. This determination will only be initiated upon submittal of an "Application for Sewer connection" form to the Division of Wastewater Management.

Very truly yours,

C. Michael Street
Director and Chief Engineer
August 13, 1992

Mr. Fred Rodriguez  
Environmental Communications, Inc.  
P. O. Box 536  
Honolulu, Hawaii  96809  

Dear Mr. Rodriguez:

Preliminary Draft Environmental Assessment  
Aoki Mini-Mart  
Tax Map Key 2-6-16: 26

We have reviewed the Preliminary Draft Environmental Assessment (EA) for the above named project, which was received in our office on July 27, 1992 and offer the following comments:

1. Because of its location within the Waikiki Special District, the project is subject to compliance with Chapter 343, Hawaii Revised Statutes (HRS) and Section 7.80, Waikiki Special District of the Land Use Ordinance (LUO). The property is within the Resort Commercial Precinct.

2. The proposed site plan does not incorporate design features such as walls, pergolas or an atrium core as had been discussed with the project architect. We note that after applying yard setbacks, usable area is significantly reduced, perhaps limiting incorporation of such design features. The applicant should clarify if this is the case.

3. Front yards, except for walkways and drives, shall be landscaped as required by Table 24-B of the LUO. Further, landscape screening at the property line will enhance the development and mitigate adverse visual impacts.

4. Page one of the Preliminary Draft EA states that the developer-designed carts will be constructed by the individual lessees. We are concerned that the result will be chaotic.
Design consistency of carts and canopies is important to achieve a unified development concept and minimize adverse visual impacts. We recommend that the applicant refer to the enclosed draft LUO amendment for street vendors. This draft may be used as a guideline for site development.

5. A Special District Permit will be required for signage. Be advised that garden signs are not allowed in Waikiki, and banners are considered special event displays to advertise an opening, occasion or particular event. Special event displays are limited to one event per 6-month period, and may not be displayed for more than 7 consecutive days.

6. Several historic sites have been found in the general vicinity of the project. We recommend that you contact the State Historic Preservation Division regarding the possibility of subsurface archaeological resources on the site and mitigation measures for protecting these resources.

Should you have questions regarding the above, you may contact Ardis Shaw-Kim of our staff at 527-5349.

Very truly yours,

DONALD A. CLEGG
Director of Land Utilization

DAC:ct
Enclosure
cc: Design Branch

Carl Akai, Project Coordinator.