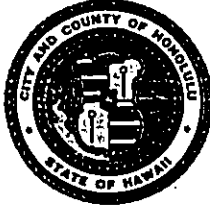


DEPARTMENT OF LAND UTILIZATION  
**CITY AND COUNTY OF HONOLULU**

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

RECEIVED

FRANK F. FASI  
MAYOR



'93 FEB 12 P1:17

OFFICE OF ENVIRONMENTAL  
QUALITY CONTROL

DONALD A. CLEGG  
DIRECTOR

LORETTA K.C. CHEE  
DEPUTY DIRECTOR

92-04694 (ASK)

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 outline 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

1993-03-08-0A-~~FEA~~-Aoki Mini Mart

MAR 8 1993

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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- 1 Project Location Map
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## 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 Olohana 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/Ybl & Associates, Ltd.

Contact: c/o Environmental Communications, Inc.  
P.O. Box 536  
Honolulu, Hawaii 96809  
Phone: (808) 521-8391

## 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 ongrade 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 Service, August, 1972.

##### 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

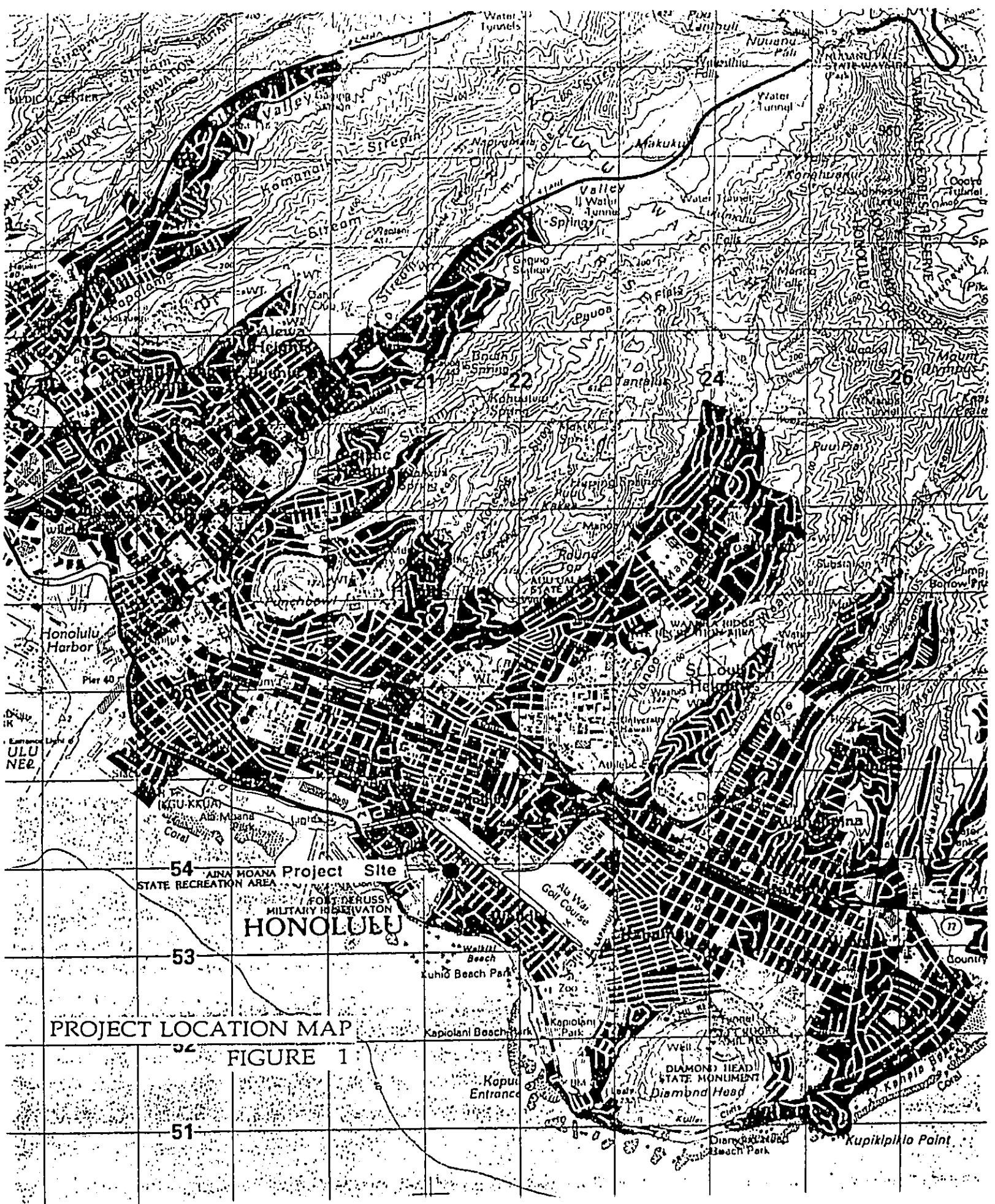
Kimura/Ybl & Associates  
Project Planning and Architect

Environmental Communications, Inc.  
Environmental Assessment

VIII. LIST OF AGENCIES CONSULTED DURING THE  
PREPARATION OF THE ENVIRONMENTAL ASSESSMENT.

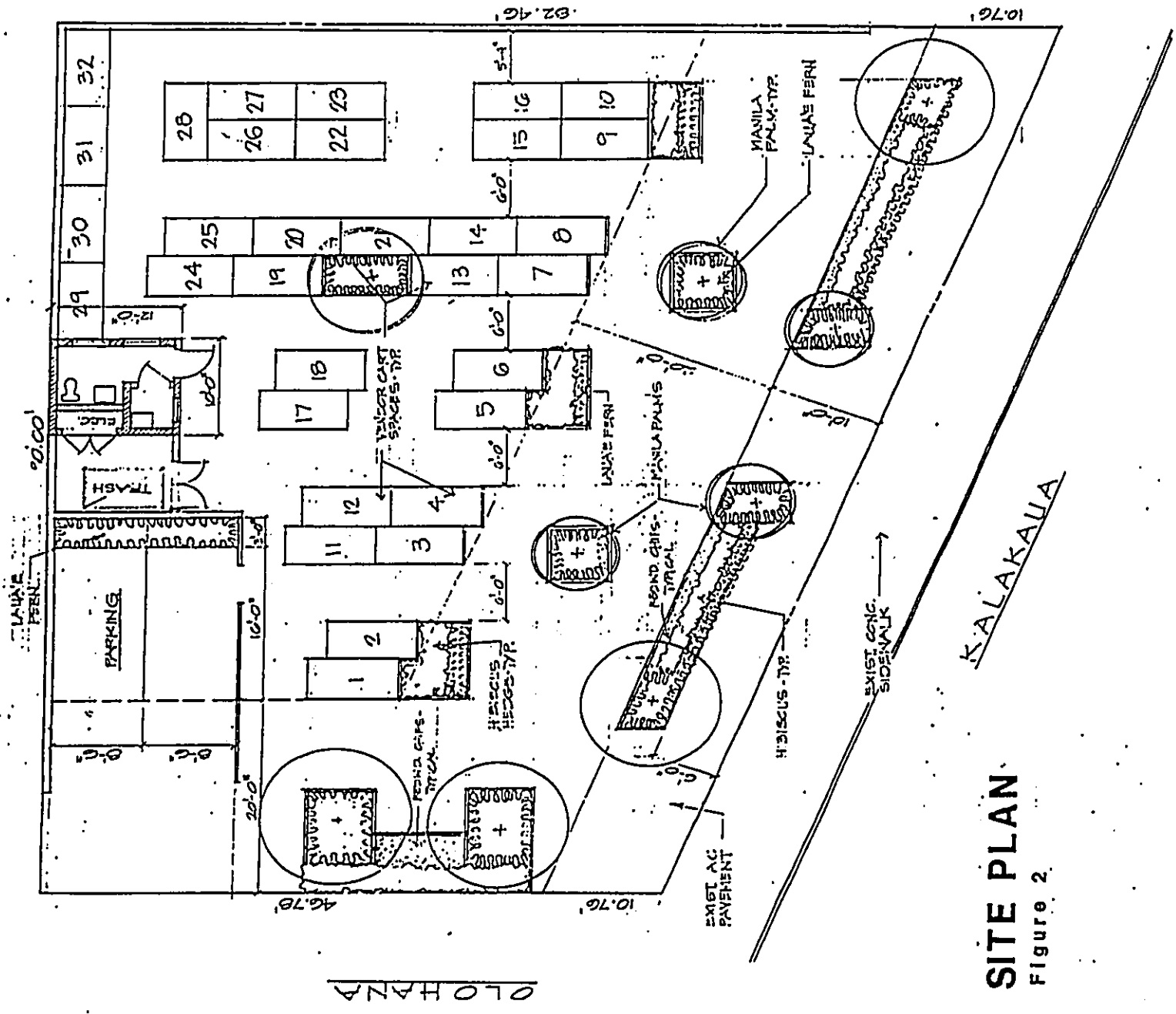
<u>ORGANIZATIONS AND AGENCIES:</u> Agency	Date of Consultation	Date Comment Received
<u>State of Hawaii</u> Mr. Harold Masumoto, Director Office of State Planning	July 27, 1992	
Mr. William W. Paty, Chair State Dept. of Land & Natural Resources	July 27, 1992	
Dr. Bruce Anderson, Dep. Director State Dept. of Health	July 27, 1992	
<u>City &amp; County of Honolulu</u> Mr. Benjamin B. Lee Dept. of General Planning	July 27, 1992	
Mr. Donald A. Clegg, Director Dept. of Land Utilization	July 27, 1992	
Mr. C. Michael Street, Ch. Engr. Dept. of Public Works	July 27, 1992	
Mr. Joseph N. Magaldi, Director Dept. of Trans.. Services	July 27, 1992	
Mr. Walter M. Ozawa, Director Dept. of Parks & Recreation	July 27, 1992	
Mr. E. James Turse, Director Dept. of Housing & Community Development	July 27, 1992	
Mr. Michael S. Nakamura, Chief Honolulu Police Department	July 27, 1992	
Mr. Lionel E. Camara, Chief Honolulu Fire Department	July 27, 1992	
Mr. Kazu Hayashida, Manager Board of Water Supply	July 27, 1992	
Mr. Andrew Mirikitani City Council		
Waikiki Neighborhood Board # 9 Attention: Chair	July 27, 1992	

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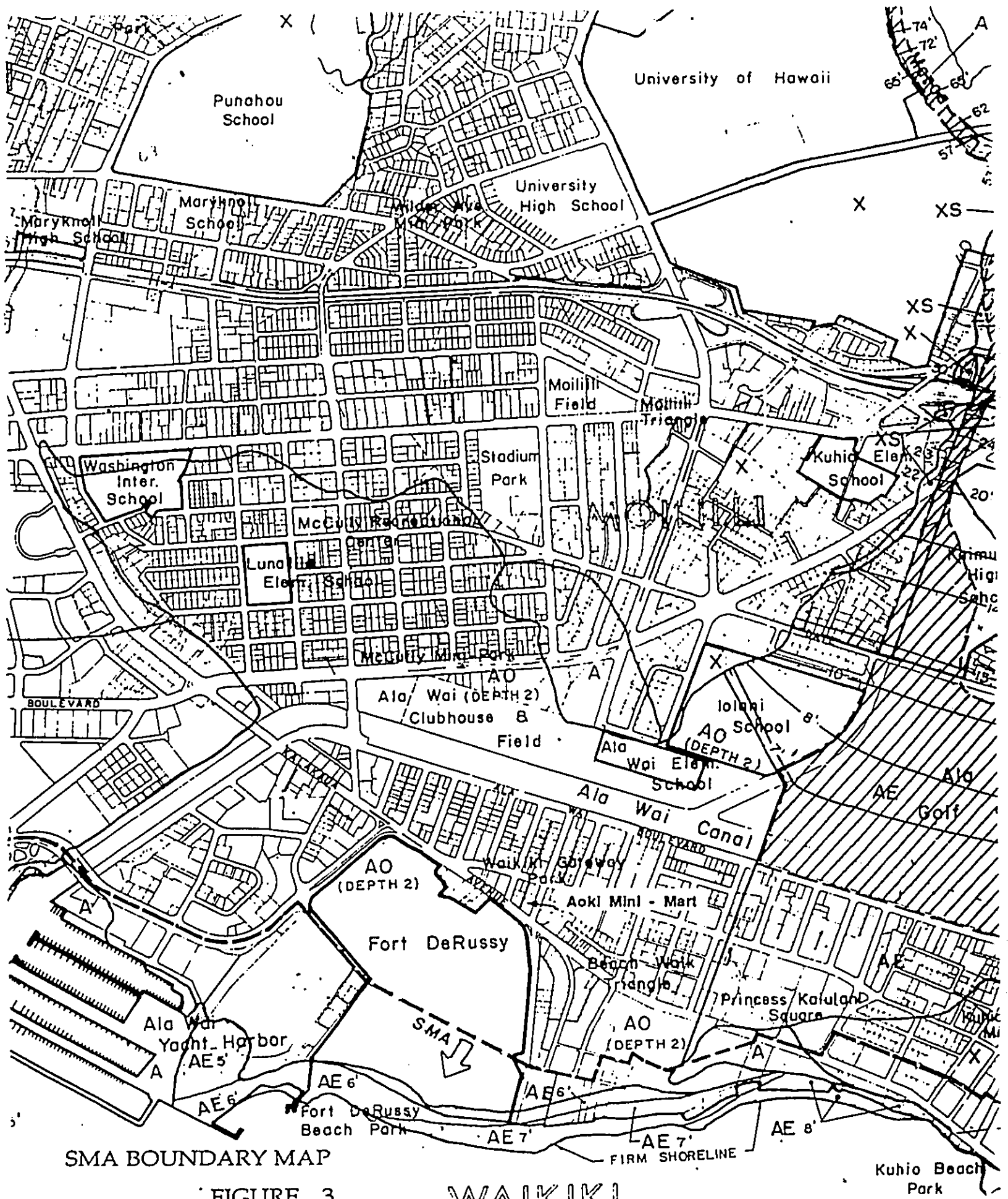
PROJECT LOCATION MAP

FIGURE 1



**SITE PLAN**  
Figure 2

OLOHANA



SMA BOUNDARY MAP

FIGURE 3

WAIKIKI

Kuhio Beach Park



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 LJo (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 as 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 dedicable 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

JOHN WAIHEE  
GOVERNOR OF HAWAII

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SEP 10 92



Kimura, YBL & Associates, Ltd. AIA STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION  
33 SOUTH KING STREET, 6TH FLOOR  
HONOLULU, HAWAII 96813

REF:HP-AMK

SEP - 8 1992

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

WILLIAM W. PATY, CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES

DEPUTIES

JOHN P. KEPPELER, II  
DONA L. HANAKE

AQUACULTURE DEVELOPMENT  
PROGRAM

AQUATIC RESOURCES  
CONSERVATION AND

ENVIRONMENTAL AFFAIRS  
CONSERVATION AND

RESOURCES ENFORCEMENT  
CONVEYANCES

FORESTRY AND WILDLIFE  
HISTORIC PRESERVATION  
DIVISION

LAND MANAGEMENT  
STATE PARKS  
WATER AND LAND DEVELOPMENT

LOG NO: 5957  
DOC NO: 0927t

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,

*John P. Keppeler II*  
for WILLIAM W. PATY, Chairperson and  
State Historic Preservation Officer

TD:amk



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BOARD OF WATER SUPPLY  
CITY AND COUNTY OF HONOLULU  
630 SOUTH BERETANIA STREET  
HONOLULU, HAWAII 96843

D.K. \_\_\_\_\_  
N.Y. \_\_\_\_\_  
Carl \_\_\_\_\_



August 28, 1992

FRANK F. FASI, Mayor  
WALTER O. WATSON, JR., Chairman  
MAURICE H. YAMASATO, Vice Chairman  
SISTER M. DAVILYN AH CHICK, O.S.F.  
JOHN W. ANDERSON, JR.  
REX D. JOHNSON  
MELISSA Y.J. LUM  
C. MICHAEL STREET  
KAZU HAYASHIDA  
Manager and Chief Engineer

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

Post-It™ brand fax transmittal memo 7671		# of pages > 3	
To	CARL AKAI	From	F. RODRIGUEZ
Co.	KIMURA YBL	Co.	P.M.K.
Dept.		Phone #	
Fax #	545-2023	Fax #	536-0605

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, Kalakaua 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 Kuiuoka at 527-5235.

Very truly yours,

*Kazu Hayashida*  
KAZU HAYASHIDA  
Manager and Chief Engineer

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SEP 0 2 92

Kimura, YBL & Associates, Ltd. A.I.A.

JOHN WAINEE  
GOVERNOR OF HAWAII

cc: To:

D.K. \_\_\_\_\_

N.Y. \_\_\_\_\_

Carl \_\_\_\_\_



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SEP 02 92

JOHN D. LEWIN, M.D.  
DIRECTOR OF HEALTH

STATE OF HAWAII  
DEPARTMENT OF HEALTH

P. O. BOX 3378  
HONOLULU, HAWAII 96801

YBL & Associates, Ltd. A.I.A.

August 28, 1992

In reply, please refer to:

92-284/epo

File:

Mr. Fred Rodriguez  
President  
Environmental Communications, Inc.  
1146 Fort Street Mall, Suite 200  
Honolulu, Hawaii 96813

Dear Mr. Rodriguez:

Subject: Aoki 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 sewerred, 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 28, 1992  
Page 2

92-284/epo

- 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 586-4701.

Very truly yours,



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

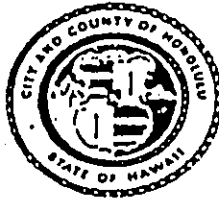
- c: Wastewater Branch  
Noise and Radiation Branch

DEPARTMENT OF GENERAL PLANNING  
CITY AND COUNTY OF HONOLULU

680 SOUTH KING STREET  
HONOLULU, HAWAII 96813

FRANK F. FASI  
MAYOR

AUG 18 92



BENJAMIN B. LEE  
CHIEF PLANNING OFFICER  
ROLAND D. LIBBY, JR.  
DEPUTY CHIEF PLANNING OFFICER

Jra. YBL & Associates, Ltd.

TH 7/92-2270

August 17, 1992

cc: To:

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

D.K. \_\_\_\_\_  
N.Y. \_\_\_\_\_  
Carl \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Dear Mr. Rodriguez:

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

Site

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.

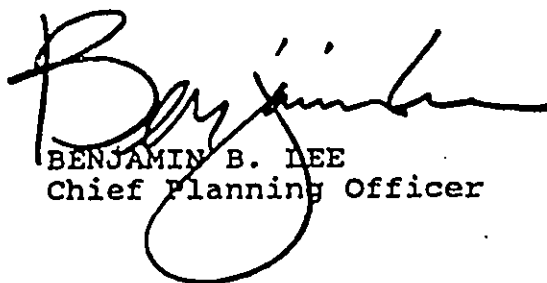
The applicant should indicate how his proposal is consistent with the goals and objectives of the Waikiki Master Plan. Further, the project site is in an area of Waikiki which has been proposed as the "King Kalakaua Plaza" in the Waikiki Master Plan. Thus, we view the proposed project as an interim use 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 arts, 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,



BENJAMIN B. LEE  
Chief Planning Officer

BBL:ft

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

DOCUMENT CAPTURED AS RECEIVED

DEPARTMENT OF TRANSPORTATION SERVICES  
CITY AND COUNTY OF HONOLULU

HONOLULU MUNICIPAL BUILDING  
AND BUILDING STAFF  
HONOLULU HAWAII 96813

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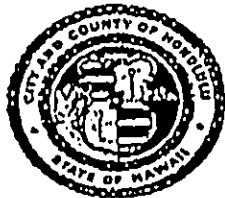
Air Mail To:

D.R. \_\_\_\_\_

N.Y. \_\_\_\_\_

Carl \_\_\_\_\_

FRANK F. FASI  
MAYOR



AUG 17 92

JOSEPH M. MAGALDI, JR.  
DIRECTOR

AMAR BAPPAL  
DEPUTY DIRECTOR

Kimura, YBL & Associates, Ltd. A.I.A.

TE-3259  
PL92.1.266

August 13, 1992

File:

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

Dear Mr. Rodriguez:

Post-It™ brand fax transmittal memo 7671		# of pages	3
To	Carl Abui	From	F. RODRIGUEZ
Co.	Kimura-YBL	Co.	PMX
Dept.		Phone #	524-0596
Fax #	545-2023	Fax #	536-0605

Subject: Aoki 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.

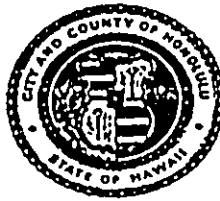
Sincerely,

JOSEPH M. MAGALDI, JR.  
Director

AUG 17 1992

DEPARTMENT OF PUBLIC WORKS  
CITY AND COUNTY OF HONOLULU

850 SOUTH KING STREET  
HONOLULU, HAWAII 96813



FRANK F. FABI  
MAYOR

AUG 19 92

RECEIVED  
YBL & Associates, Ltd.

C. MICHAEL STREET  
DIRECTOR AND CHIEF ENGINEER

FELIX B. LIMTIACO  
DEPUTY DIRECTOR

ENV 92-204

August 13, 1992

cc: To:

D.K. \_\_\_\_\_  
N.Y. \_\_\_\_\_  
Carl \_\_\_\_\_

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  
TMK:2-6-16:26

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,

*for*   
C. MICHAEL STREET  
Director and Chief Engineer

DEPARTMENT OF LAND UTILIZATION  
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET  
HONOLULU, HAWAII 96813 • (808) 523-4433

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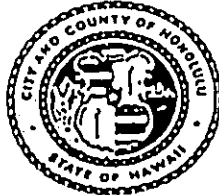
cc: To:

FRANK F. FAGI  
MAYOR

C.K. de

N.Y. [Signature]

Coch



AUG 17 92

DONALD A. CLEGG  
DIRECTOR

LORETTA K.C. CHEE  
DEPUTY DIRECTOR

McGuire, YBL & Associates, Ltd. A.I.A.  
LU5/92-3962 (ASK)

August 13, 1992

Kia:

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.



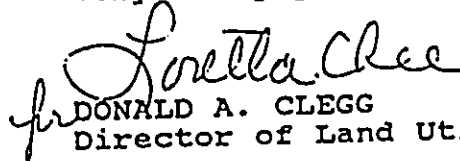
Mr. Fred Rodriguez  
Page 2

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