

1993-05-08-0A-PEA-Uluniu Street 3/93-826
~~Commercial~~ Commercial Emphasis Mixed Use Development Plan Amendment
MAY - 8 1993

CYNTHIA THIELEN / LAURA THIELEN • ATTORNEYS AT LAW

345 Queen Street
Suite 700
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96813

Telephone
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March 22, 1993

Melvin M. Murakami
Department of General Planning
650 South King Street
Honolulu, HI 96813

Re: Uluniu Street
Commercial Emphasis Mixed Use Project

Dear Mr. Murakami:

Enclosed please find a copy of the final Environmental Assessment for the above-referenced project. I have incorporated all the comments we received on the draft EA. As there were no objections to the project, I have not altered our proposal other than to add the comments.

As there has been no negative comments and no anticipated impacts on the environment from this project, we respectfully request that a negative declaration be issued on this final Environmental Assessment.

If you need any further information, please don't hesitate to call.

Sincerely,

LAURA THIELEN

LT/sn

Enclosure

PLANNING DEPT.
C&C HONOLULU

'93 MAR 25 PM 2:15

RECEIVED

LAW OFFICES OF
**CYNTHIA
THIELEN**

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ULUNI STREET

COMMERCIAL EMPHASIS MIXED USE PROJECT

FINAL ENVIRONMENTAL ASSESSMENT

CSG Honolulu

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MARCH, 1993

UNCLASSIFIED//FOR OFFICIAL USE ONLY

I. PROJECT SUMMARY

I. PROJECT SUMMARY

APPLICANT:

Dale E. Adams
Edwin P. Dierdorff
American Trust Company,
Trustees for HEPA MPP
and Profit Sharing Trust

PROJECT DESCRIPTION:

THERE IS NO PLANNED DEVELOPMENT ASSOCIATED WITH THIS DEVELOPMENT PLAN AMENDMENT APPLICATION. The applicants, who own nonconforming multi-family housing on this property are simply asking that the Commercial Emphasis Mixed Use designation on the other side of Uluniu Street be extended across the street to encompass only the properties zoned for business use. See Figure 1. This Development Plan amendment would grant the multi-family dwellings conforming status, and provide a benefit to the residential neighbors as it would prohibit night clubs, cabarets and indoor amusement facilities from operating on the property.

AREA:

111,172 square feet

LOCATION:

The project site is located in Kailua, Koolaupoko District, Oahu, Hawaii. See Figure 2. The site is on the Kaneohe side of Uluniu Street, across from Aulike Street, and extends down to the corner of Uluniu and Maluniu Streets. This strip of business use property is sandwiched between a block, recently redesignated Commercial Emphasis Mixed Use property, and residential use property. The recent redesignation of the Commercial Emphasis Mixed Use property has left the subject property an isolated, almost spot-zoned, business only use strip.

TMK's: 4-3-52:1
 4-3-52:6
 4-3-52:10
 4-3-52:9
 4-3-52:11
 4-3-52:12
 4-3-52:16
 4-3-52:23 (business zoned
 portion only)
 4-3-52-25 (por./driveway)
 4-3-52:26

EXISTING USE: The site is presently designated for Commercial use and hosts a variety of small businesses, all of which are permitted uses in both the Commercial and Commercial Emphasis Mixed Use designations.

STATE LAND USE DESIGNATION: Urban

DEVELOPMENT PLAN DESIGNATION: Commercial

ZONING: B-2 Business

There are no major impacts associated with this proposed Development Plan amendment, as no construction or development is being proposed. The purpose of this amendment application is to extend the Commercial Emphasis Mixed Use designation across Uluniu Street to encompass the nonconforming multi-family dwellings on the Kaneohe side of the street. As the property on the other side of Uluniu Street was recently redesignated Commercial Emphasis Mixed Use (Ordinance No. 92-140, December 17, 1992), this Development Plan amendment will provide for consistent use in the neighborhood. The additional benefit is that the redesignation to Commercial Emphasis Mixed Use would prohibit the operation of night clubs, cabarets and indoor amusement facilities as permitted uses on the subject property, which is adjacent to the residential property. (These are currently permitted uses under the commercial-only designation.)

There are no unique natural features or agricultural lands that would affect or be affected by the proposed development. The proposed development will not affect any wetlands nor does it lie in the Special Management Area.

Vehicular traffic is not expected to be impacted beyond the present level since the uses already are and have been existing. No increases in vehicular traffic are anticipated beyond what is presently existing within this area for the foreseeable future. Similarly, no effects related to air quality are likely to occur as there is no change in use proposed. The proposed amendment is not expected to increase ambient noise levels beyond the existing conditions, as there is no change in use proposed.

SUMMARY OF PUBLIC
COMMENTS ON DRAFT
ENVIRONMENTAL
ASSESSMENT:

The Office of Environmental Quality Control published the Draft Environmental Assessment for this project on February 8, 1993. The public and governmental agencies were provided thirty days to make comments on the Draft Environmental Assessment and project. NO NEGATIVE COMMENTS WERE RECEIVED. The general consensus is the project will not have any significant impact on the environment, as there is no change in use associated with the project.

All comments on the Draft Environmental Assessment are attached hereto as exhibits.



Figure 1

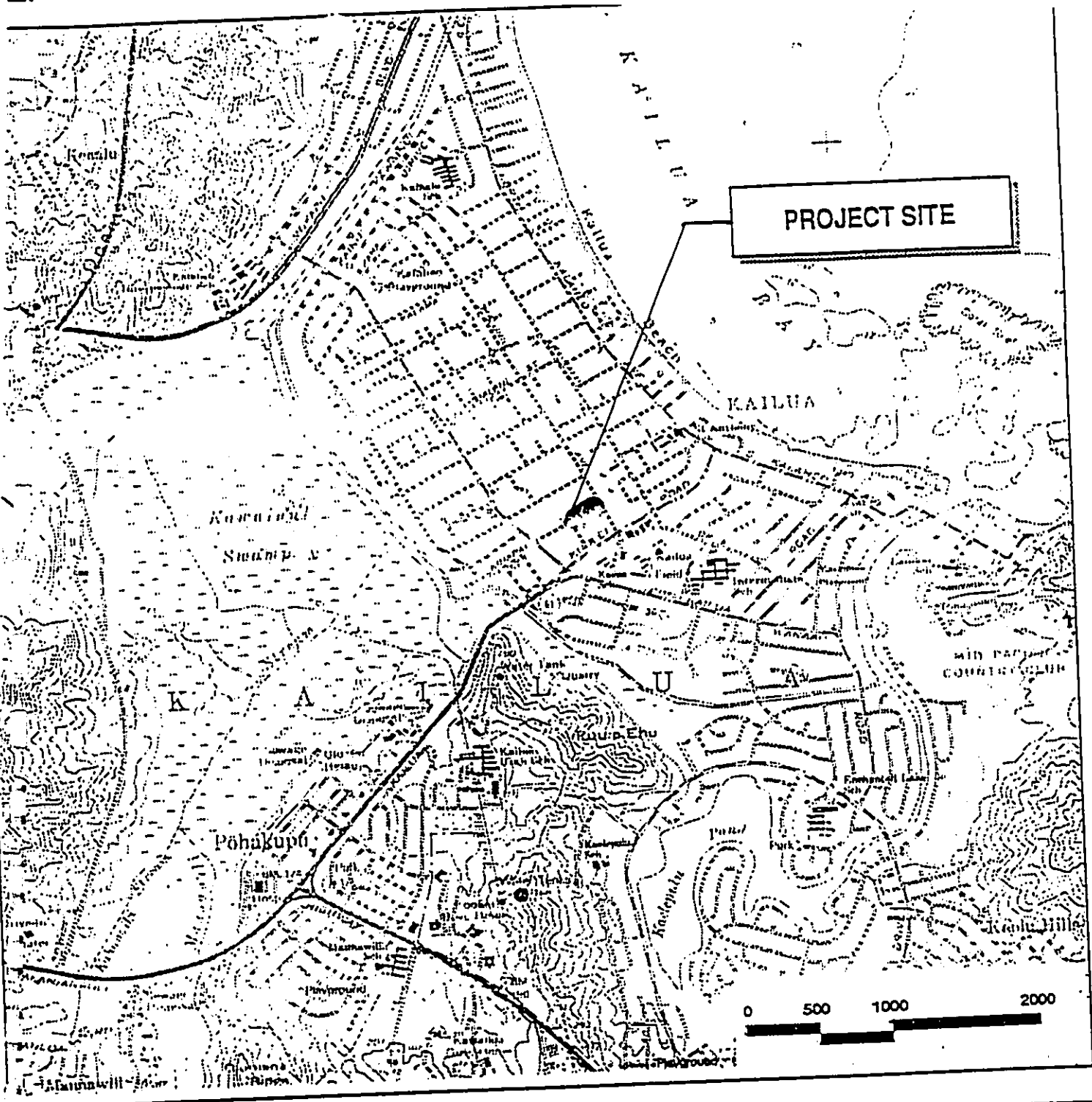


Figure 2
Project Location Map

Source: U.S. Geological Survey (1983)

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II. PROJECT DESCRIPTION

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A. Purpose

The demand for rental units on Oahu is constantly growing as existing household units are demolished and construction of new rental units have virtually ceased.

There are two nonconforming multi-family structures located within the project site on TMK's 4-3-52: 26 and 6. The multi-family dwelling on TMK 4-3-52:26 houses 20 rental units; the multi-family dwelling on 4-3-52:6 houses two rental units. They are nonconforming structures as they were built prior to the area's designation for commercial only use. The nonconforming status means if the residences were destroyed by hurricane, fire or any other reason, they could not be rebuilt. This would result in the loss of 22 apartment units and the dwellers complete loss of housing. In addition, the owners are limited to repairing the dwellings to ten percent (10%) or less of their value in any one year. This restriction results in the slow deterioration of the residences, which impacts negatively on the neighborhood.

B. Description

The redesignation to Commercial Emphasis Mixed Use would provide these dwellings with conforming status. Hence, they may be replaced if destroyed and/or repaired as necessary.

The owners of the lots with the multi-family dwellings have discussed this application with their neighboring business property owners. A request for only the two nonconforming properties to be redesignated for Commercial Emphasis Mixed Use may be seen as "spot zoning" as these two properties are separated by five business lots and are both across Uluniu Street from the Commercial Emphasis Mixed Use designation. All the owners of the business lots between the nonconforming properties and the end of Uluniu Street agreed to support the redesignation of all their properties to mixed use for two reasons: to avoid the appearance of "spot zoning" in the neighborhood; and to provide for the compatible use of both sides of Uluniu Street.

The Waimanalo side of Uluniu Street was designated Commercial Emphasis Mixed Use (Ordinance No. 92-140). The Kaneohe side of the street is designated and zoned for Commercial use only. The two different designations will result, over time, in different uses on opposite sides of the same street. The equal Commercial Emphasis Mixed Use designation will allow for consistent use in the neighborhood. In order to further this consistency, the Department

of General Planning may want to extend this redesignation along all of Uluniu Street. The applicants and the neighbors who signed the letter of support, attached as Exhibit "A" hereto, would fully support this decision.

c. Timetable and Cost

As there is no construction or change in use planned, there is no timetable or costs associated with this Development Plan amendment application.

III. NEED FOR PROPOSED DEVELOPMENT

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A. Public Problem or Need

There is a general overall public need in Hawaii to retain existing rental units on the housing market. To allow two multi-family rental units to ensure their continuance by granting them conforming status will meet this need. There will be no resulting public problem so long as the conforming status does not result in spot zoning or incompatible uses in the neighborhood. As this application will provide conforming status without spot zoning, it meets a general need.

A need more specific to the neighborhood is consistent and compatible uses along both sides of the same street. Again, this proposal meets that need as it allows for consistent use of both sides of Uluniu Street. Moreover, the amendment would satisfy a need of the residential neighbors, as it would prohibit three noisy, intrusive uses, on the subject property which are currently permitted uses.

B. Intended Market

As there is no "project" or change in use planned, there is no intended market for this application.

C. Designated Use v. Proposed Use

The property area is currently designated for Commercial use only. All of the businesses located in this area are permitted businesses within the B-2 zoning district.

The proposed designation would allow for mixed use with commercial emphasis. All of the businesses located in this area and along all of Uluniu Street would remain permitted businesses within the BMX-3 zoning district.

The proposed designation would essentially make two changes in the uses permitted on the Kaneohe side of Uluniu. First, businesses which would no longer be permitted include night clubs, cabarets and amusement facilities. Second, multi-family dwellings would become permitted uses.

The two properties within the area which contain the nonconforming uses have housed multi-family residential units for approximately 40 years without any detrimental effect on the neighborhood. The opposite side of the street contains numerous multi-family dwellings so the proposed designation would be consistent with the neighborhood.

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IV. AFFECTED ENVIRONMENT

IV. AFFECTED ENVIRONMENT

A. Property Description

The site is presently developed with various businesses, multi-family dwellings and undeveloped parking lot. The businesses include medical office buildings, a futon store, hairstyling, solar contracting, an electronics shop, party rentals, shiatsu, mortgage company and a restaurant.

Uluniu is a one-way street running from Oneawa to Maluniu. The entire street is developed with the exception of TMK 4-3-52:1, which is used for parking.

B. Topography Characteristics

1. Geology

The substrata in the Kailua area generally consist of alluvium, dune sand, colluvium, mudflow deposits and lagoonal deposits (Atlas of Hawaii, Second Edition 1983).

2. Soils

The soil corresponds with the general U.S. Soil Conservation Service classification Jaucas Sand. This type of soil is used for pasture, sugar cane, truck crops, and urban development. Permeability is rapid and runoff is very slow to slow. The hazard of water erosion is slight but wind erosion is a severe hazard where vegetation has been removed. Workability is slightly difficult because the soil is loose and lacks stability for the use of equipment.

3. Development Implications

As there is no project construction, the problem of erosion is minimal to nonexistent.

C. Hydrological Characteristics

1. Natural Water Features

There are no natural water features on the existing property. Groundwater was encountered in borings across the street, by the Kailua Elderly Housing project, at depths ranging from 8.3 to 9.2 feet below existing grade (Ernest K. Hirata & Associates, Inc., Exhibit "A" to Kailua Elderly Housing-FEIS.)

2. Flood

According to the Flood Insurance Rate Maps ("FIRM") for the City and County of Honolulu, the project site is located in Zone X, or "Other Areas" determined to be outside of the 500-year flood zone as designated by the Federal Emergency Management Agency ("FEMA") in September 1987. The site is not expected to be susceptible to flood hazards.

3. Tsunami Inundation

The site is not located within the vulnerable inundation area as determined by the Civil Defense "Tsunami Inundation Maps." The inundation zone includes the area which is makai of Kainalu Drive (Hawaiian Telephone Company, 1990).

4. Drainage

Runoff from the site currently drains into three catch basins on the site which are part of the larger City drainage system beneath Uluniu Street. A small portion of runoff from the site may also run onto Aulike Street which has two catch basins at the intersection with Uluniu Street and Kailua Road. The runoff from the site is subsequently directed into Kawainui Canal, Kaelepulu Stream and ultimately to the ocean.

The proposed amendment will not decrease the available percolation area because the site is already paved and there is no proposed development.

5. The Board of Water Supply and the Department of Public Works, Division of Wastewater Management, both evaluated the Draft Environmental Assessment and project and stated they have no objections to the project.

D. Traffic

1. Transportation Availability

The site has vehicular access from Uluniu, Aulike and Oneawa Streets and pedestrian access from Maluniu Street. The site is well served by the City's bus system, with buses on Routes 65 and 57 departing from downtown Honolulu on Kuulei Road, Kailua Road and Oneawa Street every 11 minutes.

2. Area Roadway System

Kailua Road is a four to six lane arterial roadway. This street provides the primary access to Kailua Town. The intersection of Kailua Road, Kuulei Road, and Oneawa Street is signalized with a four-way signal.

Oneawa Street is a two way, two to five lane roadway between Kailua Road and Uluniu Street and is a major collector road between Kailua Road and Mokapu Boulevard.

Uluniu Street is a one lane, one way, 40 foot wide roadway with diagonal on-street parking on one side of the road and intermittent parallel parking on the other side. Uluniu Street is a short local road running between Maluniu Avenue and Oneawa Street. Uluniu Street is signalized at its intersection with Oneawa Street.

Aulike Street is stop-controlled at Kuulei Road, the road which continues in the makai direction from Kailua Road. Aulike Street is a two lane, two way, 40 foot wide roadway that deadends into Uluniu Street. Aulike Street has on-street parking on both sides of the road. The access driveways to two municipal parking lots from Aulike Street form a four way, stop-controlled intersection on Aulike Street, about midway between Kuulei Road and Uluniu Street.

This application will not impact on traffic in the area as no change in use is planned.

E. Ambient Air Quality

The air quality monitoring station nearest to the project is in Waimanalo. The annual range of total suspended particulate in 1989 was 16 to 82 micrograms per cubic meter with an arithmetic average of 29. (1989 Data Book, Table 153).

This application will have no measurable long-term impact on the air quality in the area as this proposal does not entail any change in use.

F. Ambient Noise Environment

This current application will have no impact on noise level which is in the "moderate exposure acceptable" category, as there is no change in use.

G. Existing Demand for Housing and the Social Environment

The overall demand for affordable rental units on Oahu is growing as new households are formed and existing units are

demolished or converted to condominiums while at the same time new construction of rental units has virtually ceased. There is a general overall public need in Hawaii to retain existing rental

units on the housing market. The existing housing at the site consists of rental units which are affordable and in drastically short supply on Oahu.

Kailua is a suburban bedroom community with most local employment in supporting retail and service sectors. Again, this amendment will not change the social environment, as it will simply make the land use consistent with the existing use across the street.

The Department of Housing and Community Development evaluated the Draft Environmental Assessment and project and stated it has no objection to the project.

H. Economic Characteristics

Kailua's supporting retail and service activities are located in the neighborhood shopping centers and strip developments. The largest employer in the area is the Kaneohe Marine Corps Air station which has a significant impact on local business activity. Other significant local employers include the Castle Hospital and Hawaii Loa College. Most businesses are small "Mom and Pop" operations.

All the properties located within the project site are owned by small property owners and not by any of the large landed estates. Most of the businesses in the area are related to the medical community.

I. Flora/Fauna

The project site is located within a highly urban area which is essentially devoid of any notable vegetated or natural environments. Most of the properties have some landscaping on the perimeter of their boundaries.

No native animals were observed on the project site but common native bird species, such as: cardinal, barred dove, mynabird, house sparrow and golden plover have been observed in the limited vegetated areas. These are common birds found throughout the urban areas of Honolulu. The site is not expected to be a habitat for any rare or endangered species of avifauna. Other fauna may include stray dogs, cats, rodents and common insects.

J. Historical or Archeological Resources

The most significant archeological and cultural site in the area is the Kawainui Marsh which is located approximately one quarter of a mile to the West. Kawainui Marsh has been the site of recent archeological investigations which have uncovered evidence of habitation sites with occupation dates of A.D. 700-900 likely. Ulupo heiau is beside the marsh and accessible by road.

As all the properties with one exception have been developed, it is unlikely that there is any artifact of significance near the surface of the properties. As there is no proposed development or change in use, there is no expected archeological or historical impact from this application.

K. Utilities

1. Water

Each lot within the site retains its own water service. There is no anticipated change in water needs. The Board of Water Supply evaluated the Draft Environmental Assessment and project and stated it has no objection to the project.

2. Electricity

Each lot within the site retains its own electricity service. There is no anticipated change in electricity needs.

3. Telephone

Overhead telephone lines are available along the streets bordering the site and adequately meet the demands of the existing uses. There is no anticipated change in electricity needs.

4. Wastewater

There is no anticipated change in wastewater needs. The Department of Public Works, Division of Wastewater Management, evaluated the Draft Environmental Assessment and stated they have no objections to the project.

5. Solid Waste

There is no anticipated change in solid waste disposal needs. The Division of Refuse Collection and Disposal evaluated the Draft Environmental Assessment and project and found there would be no effect on Refuse Division activities.

6. Drainage System

There is no anticipated change in drainage system needs.

L. Public Facilities

1. Schools

As there is no change in use or proposed development, no impact on schools is anticipated.

2. Parks

As there is no change in use or proposed development, no impact on parks is anticipated.

3. Police

As there is no change in use or proposed development, no impact on police is anticipated. The Assistant Chief of Police evaluated the Draft Environmental Assessment and found there was nothing in the project which required consultation with the Police Department.

4. Fire

As there is no change in use or proposed development, no impact on the fire department is anticipated.

5. Medical Facilities and Emergency Services

As there is no change in use or proposed development, no impact on medical facilities and emergency services is anticipated.

6. Library

As there is no change in use or proposed development, no impact on library services is anticipated.

7. Post Office

As there is no change in use or proposed development, no impact on post office services is anticipated.

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V. MAJOR IMPACTS

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A. Unique Natural Features

There are no unique natural features or agricultural lands that would affect or be affected by the proposed amendment.

There is no evidence of unusual topographic features on the site that could produce risks from natural hazards such as geologic faults, flash floods, volcanic activity, mud slides and fires.

B. Water Resources

1. Natural Water Features

No natural water features are located on the project site. The closest identifiable water resource is the Auwina Stream which is located approximately two blocks to the west. Auwina Stream is fed by the Kawainui Marsh located directly mauka of the stream. Through natural processes, both the stream and marsh are filling with silt. Because of their locations, neither will be affected by the proposed project.

2. Wetlands Protection

The proposed project does not affect any wetlands. The Kawainui Marsh, which is located approximately 1,500 feet to the west, will not be affected by the project. Drainage and sewage generated by the project currently is and will continue to be serviced by the Kailua Sewage Treatment Plan.

3. Coastal Zone Management

The project site does not lie in the Special Management Area designated by the Department of Land Utilization under Chapter 205A, Hawaii Revised Statutes, relating to Coastal Zone Management. The closest area subject to Chapter 205A is the Kawainui Marsh.

B. Compatibility with Surrounding Environment

1. Short-term Compatibility

Uluniu Street hosts a variety of businesses and several interspersed multi-family apartment dwellings. This proposed Development Plan amendment will simply grant conforming status on two existing multi-family dwellings which are compatible with the surrounding environment. In addition, the amendment will provide that both sides of the same street retain the same development designation. This application actually ensures compatibility of use along Uluniu Street.

2. Long-term Compatibility

Again, the consistent Development Plan designation will ensure long-term compatibility within Uluniu Street. The designation in the long-term will not have a negative effect on the neighboring residences. Rather, the immediate positive effect is the restriction of dance halls, cabarets and amusement facilities from operating on the site, which is directly adjacent to the residential neighbors.

Even if some of the site is at some point in the future developed for multi-family use, the impact will be compatible with the neighborhood and not have a negative effect for three reasons: One, the area is already used for mixed uses and houses several multi-family dwellings; two, the area used to be designated for mixed use, and would simply be returning to that residential/commercial character; three, the current parking requirements for multi-family dwellings are one to two stalls per unit, plus one guest stall for every ten units. This requirement, combined with the 40 foot height limit on buildings (the same as the business-only height limit), the 10 foot front, yard requirement, the 15 foot side and rear yard requirements and the fact that no lanai, balcony or passageway may extend into the required yard and the landscaping and buffer requirements, would prevent any high-density apartment, such as the meridian East across the street, from being placed on the side next to the residences.

- VI. MITIGATIVE MEASURES
- VII. ALTERNATIVES CONSIDERED
- VIII. CONCLUSION
- IX. PARTIES CONSULTED DURING PREPARATION PHASE
- X. PARTIES CONSULTED ON THE DRAFT ENVIRONMENTAL ASSESSMENT

VI. MITIGATIVE MEASURES

As there is no proposed "project," no construction or change in use, no mitigative measures are necessary.

VII. ALTERNATIVES CONSIDERED

A. Alternative Sites

This application does not concern a particular project which could be relocated to another area. Rather, this application is property specific and was triggered by the City and County of Honolulu's decision to change the designation of property across the street to Commercial Emphasis Mixed Use. Because these long-term property owners are concerned that use of the neighborhood remain consistent, they ask that the mixed use redesignation extend across the street so that both sides of Uluniu will remain consistent.

B. Retain Present Development Plan Designation

The applicants own nonconforming multi-family dwellings on the site. If they did not apply for the redesignation, they could not rebuild their buildings if they were destroyed, nor could they repair the buildings to greater than ten percent (10%) of their value in any given year. This could mean if the roof needs replacing, and the cost is greater than ten percent (10%) of the value, they must cease the use and install a new, commercial only, building. This would result in loss of affordable housing units which are sorely needed in Kailua.

Furthermore, the nonconforming status results in the owners inability to use the property as collateral for a loan. The banks refuse to lend money with such collateral as they are aware the building cannot be replaced and may lose all value in event of even partial destruction.

C. Variance

A variance authorizing multi-family use on these parcels will not resolve the above problems. Variances specifically provide the use may not be continued in the event the building is destroyed and the owner is prohibited from repairing or replacing the building if even fifty-one percent (51%) of the building is damaged. Again, the banks will not accept such restricted property as collateral for a loan.

VIII. CONCLUSION

There are no adverse environmental impacts caused by this proposed Development Plan amendment.

IX. PARTIES CONSULTED DURING THE PREPARATION PHASE

State of Hawaii

Department of Education

City and County of Honolulu:

Building Department

Department of Housing and Community
Development

Department of General Planning

Department of Land Utilization

Department of Parks and Recreation

Department of Public Works

Department of Transportation Services

Police Department

Board of Water Supply

Others

Kailua Neighborhood Board

Kailua Chamber of Commerce

X. PARTIES COMMENTING ON THE DRAFT ENVIRONMENTAL ASSESSMENT

City and County of Honolulu

Board of Water Supply

Department of Public Works
Division of Wastewater Management

Department of Housing and Community

Development

Division of Refuse Collection and Disposal

Department of Public Works

Police Department

Windward Chiropractic Center

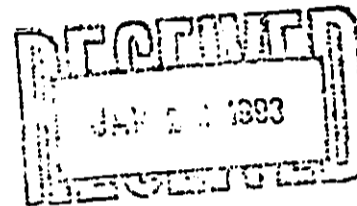
BOARD OF WATER SUPPLY
CITY AND COUNTY OF HONOLULU
630 SOUTH BERETANIA STREET
HONOLULU, HAWAII 96843



January 11, 1993

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

Ms. Cynthia Thielen
Law Offices of Cynthia Thielen
345 Queen Street, Suite 700
Honolulu, Hawaii 96813



Dear Ms. Thielen:


Subject: Your Letter of December 21, 1992 Regarding the Environmental Assessment Pre-Consultation for the Proposed Development Plan Amendment for the Uluniu Street Properties, TMK: 4-3-52: 1, 6, 9, 10-12, 16, 26, and Por. 19, 23 and 25

Thank you for the opportunity to review and comment on the proposed development plan amendment.

We have no objections to the proposed action to change the use designation of the subject properties along Uluniu Street from Commercial to Commercial Emphasis Mixed Use. We understand the action will not require any additional water.

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

Very truly yours,


FOR KAZU HAYASHIDA
Manager and Chief Engineer

DOCUMENT CAPTURED AS RECEIVED

CYNTHIA
THIELEN

ATTORNEY AT LAW

March 9, 1993

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Kazu Hayashida
Manager and Chief Engineer
Board of Water Supply
City and County of Honolulu
630 South Beretania Street
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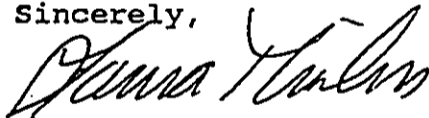
Re: Development Plan Amendment to Properties Along Uluniu
Street (TMK's: 4-3-52: 1, 6, 9, 10, 11, 12, 16, 23, 25,
26)

Dear Mr. Hayashida:

We received your letter and comments dated January 11, 1993 on
the above-referenced Development Plan Application.

We understand that you have no objections to this Amendment.
We are attaching a copy of your comments to the Final Environmental
Assessment. Thank you for taking the time to respond.

Sincerely,



LAURA THIELEN

LT/sn

FEB-16-93 TUE 11:25

438651

DEPARTMENT OF PUBLIC WORKS
CITY AND COUNTY OF HONOLULU

DIVISION OF WASTEWATER MANAGEMENT
2500 KALANIKULANI DRIVE
HONOLULU, HAWAII 96813

RECEIVED
DIVISION OF ENGINEERING
JAN 27 11 40 AM '93



FRANK F. FASI
MAYOR

C. MICHAEL STREET
DIRECTOR AND CHIEF ENGINEER
GEORGE M. UYEMA
CHIEF

WPP 93-47

January 22, 1993

MEMORANDUM

TO: MR. MARVIN T. FUKAGAWA, CHIEF
DIVISION OF ENGINEERING

FROM: GEORGE M. UYEMA, CHIEF
DIVISION OF WASTEWATER MANAGEMENT

SUBJECT: APPLICATION FOR DEVELOPMENT PLAN AMENDMENT
ULUNIU STREET COMMERCIAL EMPHASIS MIXED USE PROJECT
TMK: 4-3-52: 1, 6, 9-12, 16, 23, 25, 26 (93-14-0031)

The Division of Wastewater Management (WWM) has no objections to the proposed amendment to the Development Plan for Koolaupoko.

However, this does not guarantee that the municipal sewer system in the Kailua area will be adequate to support the wastewater requirements of any improvements or projects which may result from the proposed amendment. The adequacy of the existing sewer system will have to be determined on a case-by-case basis at the time an "Application for Sewer Connection" form for each improvement or project is submitted to WWM.

If there are any questions, please call Lynn Kurashima at extension 4671.

GEORGE M. UYEMA
Chief

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LAW OFFICES OF
**CYNTHIA
THIELEN**

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Facsimile
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March 9, 1993

George M. Uyema
Chief
Department of Public Works
Division of Wastewater Management
City and County of Honolulu
650 South King Street
Honolulu, HI 96813


Re: Development Plan Amendment to Properties Along Uluniu
Street (TMK's: 4-3-52: 1, 6, 9, 10, 11, 12, 16, 23, 25,
26)

Dear Mr. Uyema:

We received your letter and comments dated January 22, 1993 on
the above-referenced Development Plan Application.

We understand that you have no objections to this Amendment.
We are attaching a copy of your comments to the Final Environmental
Assessment. Thank you for taking the time to respond.

Sincerely,


LAURA THIELEN

LT/sn

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 5TH FLOOR
HONOLULU, HAWAII 96813
PHONE: (808) 523-4427 • FAX: (808) 527-5498



FRANK F FASI
MAYOR

E JAMES TURSE
DIRECTOR

GAIL M KAITO
DEPUTY DIRECTOR

January 20, 1993

MEMORANDUM

TO: ROLAND D. LIBBY, JR., ACTING CHIEF PLANNING OFFICER
DEPARTMENT OF GENERAL PLANNING

FROM: E. JAMES TURSE, DIRECTOR
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

SUBJECT: DEVELOPMENT PLAN AMENDMENT TO PROPERTIES ALONG ULUNI
STREET (TMK: 4-3-52: 1, 6, 9, 10, 11, 12, 16, 23,
25, 26)

This is in response to Laura Thielen's letter dated January 5, 1993 concerning the subject Development Plan amendment. The proposed amendment will have no impact on any DHCD facilities or services and DHCD has no objections to the proposed development plan amendment. Because the parcels involved are owned by multiple owners, we suggest that DGP verify that the owners are in agreement with this amendment and that it is not being imposed on any unwilling owners or trustees.

A handwritten signature in cursive script, appearing to read "E. James Turse".

E. JAMES TURSE
Director

✓cc: Laura Thielen

LAW OFFICES OF
**CYNTHIA
THIELEN**

CYNTHIA THIELEN / LAURA THIELEN • ATTORNEYS AT LAW

March 9, 1993

345 Queen Street
Suite 700
Honolulu, Hawaii
96813

Telephone
808/599-4141
Facsimile
808/599-4144

E. James Turse
Director
Dept. of Housing and
Community Development
650 South King Street, 5th Floor
Honolulu, HI 96813

Re: Development Plan Amendment to Properties Along Uluniu
Street (TMK's: 4-2-52: 1, 6, 9, 10, 11, 12, 16, 23, 25,
26)

Dear Mr. Turse:

We received your letter and comments dated January 20, 1993 on
the above-referenced Development Plan Application.

We understand that you have no objections to this Amendment.
We are attaching a copy of your comments to the Final Environmental
Assessment. Thank you for taking the time to respond.

Sincerely,



LAURA THIELEN

LT/sn

FEB-16-93 TUE 11:24

DEPARTMENT OF PUBLIC WORKS
AND COUNTY OF HONOLULU
DIVISION OF REFUSE COLLECTION AND DISPOSAL
650 SOUTH KING STREET, 14TH FLOOR
HONOLULU, HAWAII 96813

43X0313



C. MICHAEL STREET
DIRECTOR AND CHIEF ENGINEER

FRANK J. DOYLE
CHIEF

IN REPLY REFER TO:

RC 93-015

January 22, 1993

RECEIVED
DIV. OF ENGINEERING
JAN 25 2 24 PM '93

MEMORANDUM

TO: MR. MARVIN T. FUKAGAWA, CHIEF
DIVISION OF ENGINEERING

FROM: ROBERT YOUNG, ACTING CHIEF
DIVISION OF REFUSE COLLECTION AND DISPOSAL

SUBJECT: ULUNI STREET COMMERCIAL EMPHASIS MIXED USE PROJECT
TAX MAP KEY: 4-3-52: 1

This application for a development plan amendment will not affect any Refuse Division activity.


ROBERT YOUNG
Acting Chief

DOCUMENT CAPTURED AS RECEIVED

CYNTHIA
THIELEN

ATTORNEY AT LAW

March 9, 1993

345 Queen Street
Suite 700
Honolulu, Hawaii
96813

Telephone
808/599-4141
Facsimile
808/599-4644

Robert Young
Acting Chief
Division of Refuse Collection and Disposal
City and County of Honolulu
650 South King Street
Honolulu, HI 96813

Re: Development Plan Amendment to Properties Along Uluniu
Street (TMK's: 4-3-52: 1, 6, 9, 10, 11, 12, 16, 23, 25,
26)

Dear Mr. Young:

We received your letter and comments dated January 22, 1993 on
the above-referenced Development Plan Application.

We understand that you have no objections to this Amendment.
We are attaching a copy of your comments to the Final Environmental
Assessment. Thank you for taking the time to respond.

Sincerely,



LAURA THIELEN

LT/sn

DEPARTMENT OF PUBLIC WORKS
CITY AND COUNTY OF HONOLULU
650 SOUTH KING STREET
HONOLULU, HAWAII 96813

FRANK F. FASI
MAYOR



C. MICHAEL STREET
DIRECTOR AND CHIEF ENGINEER

IN REPLY REFER TO

93-14-0072

February 1, 1993

MEMORANDUM

TO: MR. ROBIN FOSTER, ACTING CHIEF PLANNING OFFICER
PLANNING DEPARTMENT

FROM: C. MICHAEL STREET, DIRECTOR AND CHIEF ENGINEER
DEPARTMENT OF PUBLIC WORKS

SUBJECT: MS. LAURA THIELEN'S LETTER OF JANUARY 5, 1993 (SEE ATTACHED),
RELATING TO AN APPLICATION FOR A DEVELOPMENT PLAN
AMENDMENT FOR THE ULUNI STREET COMMERCIAL EMPHASIS
MIXED USE PROJECT, TMK: 4-3-52: 1, 6, 9-12, 16, 23, 25 AND 26

We have reviewed the application and have the following comments:

ENGINEERING:

None.

REFUSE COLLECTION:

This application for a development plan amendment will not affect any Refuse Division activity.

If there are any questions, please call David Shiraishi at extension 5697.

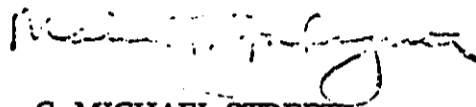
SANITARY SEWERS:

The Division of Wastewater Management (WWM) has no objections to the proposed amendment to the Development Plan for Koolaupoko.

Mr. Robin Foster, Acting Director
February 1, 1993
Page 2

However, this does not guarantee that the municipal sewer system in the Kailua area will be adequate to support the wastewater requirements of any improvements or projects which may result from the proposed amendment. The adequacy of the existing sewer system will have to be determined on a case-by-case basis at the time an "Application for Sewer Connection" form for each improvement or project is submitted to WWM.

If there are any questions, please call Lynn Kurashima at extension 4671.



C. MICHAEL STREET
Director and Chief Engineer

Attach.

cc: Ms. Laura Thielen (w/o attach.)

CYNTHIA
THIELEN

ATTORNEY AT LAW

March 9, 1993

345 Queen Street
Suite 700
Honolulu, Hawaii
96813

Telephone
808/599-4141
Facsimile
808/599-4644

C. Michael Street
Director and Chief Engineer
Department of Public Works
City and County of Honolulu
650 South King Street
Honolulu, HI 96813

Re: Development Plan Amendment to Properties Along Uluniu
Street (TMK's: 4-3-52: 1, 6, 9, 10, 11, 12, 16, 23, 25,
26)

Dear Mr. Street:

We received your letter and comments dated February 1, 1993 on
the above-referenced Development Plan Application.

We understand that you have no objections to this Amendment.
We are attaching a copy of your comments to the Final Environmental
Assessment. Thank you for taking the time to respond.

Sincerely,

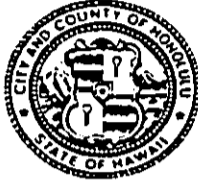


LAURA THIELEN

LT/sn

1193-140

POLICE DEPARTMENT
CITY AND COUNTY OF HONOLULU
801 SOUTH BERETANIA STREET
HONOLULU, HAWAII 96813 - AREA CODE (808) 528-3111



FRANK F. FASI
MAYOR

MICHAEL S. NAKAMURA
CHIEF

HAROLD M. KAWASAKI
DEPUTY CHIEF

OUR REFERENCE CS-LK

January 19, 1993

TO: ROBIN FOSTER, CHIEF PLANNING OFFICER
DEPARTMENT OF GENERAL PLANNING

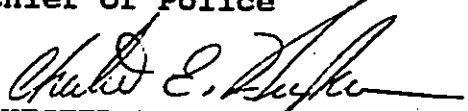
FROM: MICHAEL S. NAKAMURA, CHIEF OF POLICE
HONOLULU POLICE DEPARTMENT

SUBJECT: ULUNIU STREET COMMERCIAL EMPHASIS MIXED USE PROJECT

We have reviewed the Summary Sheet and site maps of the subject project provided by the Law Offices of Cynthia Thielen.

As we stated in our original response to Ms. Thielen on January 4, 1993, there is nothing in this proposal that requires a comment from or consultation with the Honolulu Police Department.

MICHAEL S. NAKAMURA
Chief of Police

By 
CHESTER E. HUGHES
Assistant Chief of Police
Support Services Bureau

CYNTHIA
THIELEN

ATTORNEY AT LAW

March 9, 1993

345 Queen Street
Suite 700
Honolulu, Hawaii
96813

Telephone
808/599-4141
Facsimile
808/599-4644

Chester E. Hughes
Assistant Chief of Police
Support Services Bureau
Police Department
City and County of Honolulu
801 South Beretania Street
Honolulu, HI 96813

Re: Development Plan Amendment to Properties Along Uluniu
Street (TMK's: 4-3-52: 1, 6, 9, 10, 11, 12, 16, 23, 25,
26)

Dear Mr. Hughes:

We received your letter and comments dated January 19, 1993 on
the above-referenced Development Plan Application.

We understand that you have no objections to this Amendment.
We are attaching a copy of your comments to the Final Environmental
Assessment. Thank you for taking the time to respond.

Sincerely,


LAURA THIELEN

LT/sn



1/93 57

Nicholas G. Opie, D.C., Inc.
WINDWARD CHIROPRACTIC CENTER



Board Certified Fellow of American Academy of Clinical Applied Spinal Biomechanical Engineering
Certified in Video Fluoroscopy by Joint Motion Study Research Society

January 8, 1993

Department of General Planning
650 South King Street, 8th Floor
Honolulu, HI 96813

Re: Uluniu Street Commercial Emphasis Mixed Use Project

To Whom It May Concern:

Thank you for sending me correspondence of a Development Plan Amendment for Commercial to Commercial Emphasis Mixed Use for Kailua, Koolaupoko, Oahu.

I do agree with this proposal. I think our neighborhood would benefit from such a proposal.

Sincerely yours,

Nicholas G. Opie D.C.

Nicholas G. Opie, D.C.

NGO:jrv

CYNTHIA
THIELEN

ATTORNEY AT LAW

March 9, 1993

345 Queen Street
Suite 700
Honolulu, Hawaii
96813

Telephone
808/599-4141
Facsimile
808/599-4644

Nicholas G. Opie, D.C., Inc.
Windward Chiropractic Center
354 A Uluniu Street, Suite 201
Kailua, HI 96734

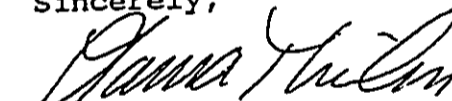
Re: Development Plan Amendment to Properties Along Uluniu
Street (TMK's: 4-3-52: 1, 6, 9, 10, 11, 12, 16, 23, 25,
26)

Dear Dr. Opie:

We received your letter and comments dated January 8, 1993 on
the above-referenced Development Plan Application.

We understand that you have no objections to this Amendment.
We are attaching a copy of your comments to the Final Environmental
Assessment. Thank you for taking the time to respond.

Sincerely,


LAURA THIELEN

LT/sn