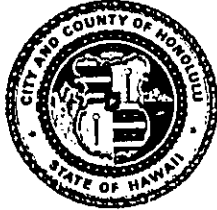


DEPARTMENT OF LAND UTILIZATION
CITY AND COUNTY OF HONOLULU

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



'94 MAY -9 AM 11:46

DONALD A. CLEGG
DIRECTOR

LORETTA K.C. CHEE
DEPUTY DIRECTOR

94/ED-001(JT)

FRANK F. FASI
MAYOR

May 2, 1994

Director
Office of Environmental Quality Control
220 S. King Street, 4th Floor.
Honolulu, Hawaii 96813

Dear Sir:

CHAPTER 343, HRS ✓
Environmental Assessment/Determination
Negative Declaration

Owner/Applicant : Kabushikigaisha OBAN
Agent : A. Kawabata, Inc.
Location : 208 Makee Road and 2583 Kuhio Avenue,
Waikiki, Oahu
Tax Map Keys : 2-6-27: 1 and 48
Request : Waikiki Special District Permit
Proposal : To construct a restaurant and office,
within the Waikiki Special District
Resort Hotel Precinct
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.

Very truly yours,

Handwritten signature of Donald A. Clegg in cursive script.
DONALD A. CLEGG
Director of Land Utilization

DAC:ak
Enclosures

G:ndoeoban.jht

1994-05-23-0A-~~FEA~~-Oban Restaurant

MAY 23 1994

ENVIRONMENTAL ASSESSMENT

**NAKADE PROJECT
WAIKIKI, OAHU, HAWAII**

**SUBMITTED BY: KABUSHIKIGAISHA OBAN
AGENT: A. KAWABATA, INC.**

DECEMBER 1993

1994 MAY 23 PM 1 12
LAND AND NATURAL RESOURCES
DEPARTMENT

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I. GENERAL INFORMATION

A. Applicant:

Kabushikigaisha OBAN
2-9-14, Asakusa, Taito-ku
Tokyo, Japan
011-81-3-3845-0004

B. Recorded Fee Owner:

Same as above

C. Agent:

A. Kawabata, Inc.
1332 Pueo Street
Honolulu, Hawaii 96816
(808) 735-3997

D. Tax Map Key:

2-6-27: 1 & 48

E. Lot Area:

12,819 SF

F. Agencies Consulted in Making Assessment:

Department of Wastewater Management, City & County of
Honolulu
Department of Land & Natural Resources, State of Hawaii

II. DESCRIPTION OF THE PROPOSED ACTION

A. General Description:

(1) Proposed project description:

The proposed project is located in Waikiki, at Kuhio Avenue and Kapahulu Avenue (Makai/Ewa corner), across from Honolulu Zoo parking lot. The property is in Resort Hotel Precinct of Waikiki Special District.

The site consists of two parcels which have been acquired for the proposed building by the Owner. The site has been cleared and there is no existing structure except existing trees.

The project involves construction of a new two-story

restaurant and office with approximately 3350 sq. ft. on the ground floor and 2200 sq. ft. on the second floor. The ground floor level will be raised about 3 feet from the present grade and 2 foot high stone wall will be provided along the property lines on Mauka and Diamondhead sides.

The open space including the front and side setback area will be landscaped with grass and trees. The driveway and parking stalls will be paved with asphalt concrete paving.

If approved, the construction is scheduled to start from May, 1994 and to be completed by mid 1995.

(2) Relation of parcel to the SMA:

The project parcel is not in SMA.

(3) Location map

See Figure 1.

(4) Land use approval granted and/or approvals required:

The proposed use of the property as restaurant and office is allowed use according to LUO.

B. Technical Characteristics:

(1) Use characteristics:

The project site is in the Resort Hotel Precinct of the Waikiki Special District. The proposed use as restaurant and office is principal permitted use in the precinct. However, because the new construction is proposed and the site is within Waikiki Special District, Waikiki special District (Major) Permit is required.

(2) Physical characteristics:

The parcels to be developed are level and vacant. The project property is identified by Tax Map Key: 2-6-27: 1 and 48, totaling 12,819 square feet. A portion of the site fronting Kuhio Avenue, with one property line running along abandoned portion of Makee Road. At the solution and eastern end of the site, the property line abuts the existing apartment and condominium.

(See Figure 2 & 3.)

(3) Construction characteristics:

All existing structures on the project site has been cleared already. (See Figure 2.)

The grade will be raised by 3 feet at the new structure and reduced to 2 feet at the outside edge of the surrounding area. 2-foot high stone retaining wall will be provided at the outside edge. (See Figure 3 & 6)

The building will be a two(2) story structure with maximum height of 34 feet from the existing grade. Roof will be of wood framing. Second floor will also be of wood framing with exterior walls of wood and concrete masonry construction. First floor will consists of concrete slab on grade. Footing will be concrete footings bearing on undisturbed soil. (See Figure 7.)

The CMU wall will receive stone veneer finish outside. (See Figure 3 through 7.)

(4) Utility requirements:

The water line connection will be to a 1-1/2" existing meter at the Ewa-Mauka corner of the property line and then to an existing 16-inch water main along Kuhio Avenue.

The gas line connection will be similar; the hook-up will be at Kuhio to a 6" line.

The telephone hook-up will be to an existing hand-hole at the Ewa-Mauka corner of the property.

Electricity will be tapped from an existing hand-hole, which is located in the sidewalk at Kuhio Avenue just off the Ewa-Mauka corner of the property.

(5) Liquid waste disposal:

The sewer system to accommodate this project has been approved (see Appendix B). The hook-up is to an existing 6-inch lateral and then to an existing 8-inch sewer line along Kuhio Avenue running in the Ewa direction.

(6) Solid waste disposal:

Solid waste will be collected and disposed by a

privately retained refuse company.

(7) Access and Parking:

7 parking stalls will be provided on the grade with the entrance/exit off Kuhio Avenue and Kapahulu Avenue. One loading space will also be provided. (See Figure 3.)

C. Economic and Social Characteristics:

(1) Estimated cost and time phasing of construction

Construction costs are estimated at \$1 million. A starting date of May 1994 is planned, with completion in mid-1995.

(2) Employment:

While future employment is not known at this time, it can be anticipated that construction of this restaurant will create some full time employees and part-time employees for its operation.

D. Environmental Characteristics:

(1) Soils & topography:

The United States Department of Agriculture Soil Conservation Survey identifies soils on the project site as Jancas sand (JaC), 0-15 percent slopes. In a representative profile, the soil is further described as being single grain, pale brown to very pale brown, sandy, and more than 60 inches deep. Permeability is described as rapid, and runoff very slow to slow. The hazard of water erosion is said to be slight, but wind erosion is described as a severe hazard where vegetation has been removed. There are no unique topographical features on the site and it is relatively level. A topographic survey has been completed (see Figure 2).

(2) Surface runoff & drainage:

Since the existing drainage infrastructure was improved for the Kuhio Avenue Widening Project in the 1980's, adequate drainage is available. The project site will be graded toward Kuhio Avenue frontage. Storm runoff shall be directed into grassed or other landscaping area before sheet flowing toward Kuhio Avenue and then to an existing catch basin at the corner of Kuhio and Kapahulu.

(3) Flood zone:

The project site is located within the Federal Flood Insurance Rate Map (FIRM) Zone X, designating areas determined to be outside 500-year flood plain.

(4) Shoreline survey:

The project site is not adjacent to the shoreline and shoreline certification is not required.

III. AFFECTED ENVIRONMENT

A. Relationship to Surrounding Area:

To the north of the project site is Kuhio Avenue. To the east, abutting the project site, is a small State-owned vacant property presently landscaped. To the south, abutting the project site, is a small triangular property owned by government and is paved. This used to be a road but has been abandoned. Also, to the south, abutting the project site, is 14-story condominium called "Scandia" with the bottom 2 floors being parking structure. To the west, abutting the project site, is 19-story condominium called "Crescent Park" with bottom 3 floors being parking structure. (See Figure 2,3 & Appendix A)

B. Relationship to Public Use Areas and Natural Resources:

To the north, across Kuhio Avenue, is Thomas Jefferson School. To the east, across Kapahulu Avenue, is parking lot of Honolulu Zoo. However, Kuhio Avenue and Kapahulu Avenue shield impacts of the project. No other public use areas nor natural resources would be impacted by the project.

C. Relationship to Historic, Cultural and Archaeological Resources:

There are no known eligible or registered historic sites on the parcels proposed for the project, nor are there any known archaeological resources of value. The site has been cleared already and there have been no surface indication of archaeological resources. Since the proposed structure is only two story light structure, there will be no pile work nor any deep-type foundation. As such, the existing soil will not be disturbed much. (See Appendix C). However, during construction, if any form of traditional cultivation is found, the construction activity will be

held to look into the soil deposits.

D. Scenic Views:

No ocean views are available from Kuhio Avenue due to the existing 14-story condominium "Scandia" on Mauka side. Also, views toward Ewa from Kapahulu are not available due to the existing 19-story condominium "Crescent Park" on Ewa side. (See Photo A & D of Appendix A.)

Since the proposed structure of the project is only two story and the adjacent condominiums have either two or three story parking floors at their bottom, this proposed building does not affect the residents' views of the condominiums through this property toward Diamondhead nor to Mauka.

E. Air Quality:

It can be anticipated that there will be an impact on the existing and future ambient air quality for the short-term, during construction activity, and possibly in the long term as a result of cooking activity.

During the construction, dust shall be kept minimum by having proper job site enclosure and by watering down dust as needed. Also, ecological exhaust treating system shall be provided to minimize kitchen exhaust fume, smoke and smell.

F. Water Quality:

No dredging or fill is proposed, and grading will be minimal. There are no fishing grounds, wildlife habitats or agricultural lands directly affected by the proposed project. Efforts on water quality are not expected to be long-term or significant. There may be some short-term degradation during site preparation and construction activities.

It is expected that most of the short-term construction related impacts on water quality will be ameliorated through the use of silt screens, berms and swales to retain runoff generated during periods of heavy rains.

G. Noise:

Noise will be generated during proposed construction on the site and mitigative measure will be required. Construction activity shall be limited to usual business hours.

Other potential noise generators will be the customary noise related to the restaurant operation on the site. The restaurant will be located on Diamondhead end of the

site to be away from "Crescent Park" condominium. And solid exterior wall will be provided on the makai side of the structure to minimize noise transmission from inside of the restaurant to "Scandia" condominium. In addition to the above, the following shall be considered:

- (1) Stationary equipment such as air conditioning units, if utilized, must be attenuated to comply with the provisions of Administrative Rules, Title 11, Chapter 43, "Community Noise Control for Oahu."
- (2) Delivery and refuse collection vehicles must comply with the provisions of Administrative Rules, Title 11, Chapter 42, "Vehicular Noise Control for Oahu."
- (3) Activities associated with the construction of the project must also comply with the provisions of Chapter 11-43.
 - a. The contractor must obtain a noise permit if the noise level from construction activities are expected to exceed the allowable levels of the rules.
 - b. Construction equipment and on-site vehicle requiring an exhaust of gas or air must be equipped with mufflers.
 - c. The contractor must comply with the requirements pertaining to construction activities as specified in the rules and the conditions issued with the permit.
- (4) Heavy vehicles travelling to and from the project site should be minimized within residential areas and must comply with the provisions of Chapter 11-42.

H. Flora & Fauna:

It is anticipated that because of the number of trees on the site and size of the development, significant tree removal will not be likely. However, if any removal is necessary, trees of equal size will be planted to avoid reduction in number of trees at the site.

It is also anticipated that because of construction activities, numerous avifauna will be temporarily displaced from their habitats, although this is expected to be a short-term impact.

IV. PUBLIC POLICIES

A. State

The State Land Use District classification for the project site is Urban. All proposed uses are permitted within this District.

B. City & County of Honolulu

(1) General Plan(GP)

The following is an assessment of how the project relates to the City and County of Honolulu General Plan policies:

1) Economic Activity:

Objective A: To promote employment opportunities that will enable all the people of Oahu to attain a decent standard of living.

Policy 1: Encourage the growth and diversification of Oahu's economic base.

Objective B: To maintain the viability of Oahu's visitor industry.

Policies 1, 2, and 3: Provide for the long-term viability of Waikiki as Oahu's primary resort area by giving the area priority in visitor industry related public expenditures; provide for a high quality and safe environment for visitors and residents in Waikiki; and, encourage private participation in improvements to facilities in Waikiki.

Comment: Because of the increase in total commercial square footage, there will be a resultant increase in the number and diversity of employment opportunities. It should be noted that the General Plan acknowledges Waikiki as Oahu's primary resort area, where quality development is to be provided and where private participation in improvements is to be encouraged. The proposed redevelopment would directly support these explicit policy statements.

C. Development Plan(DP) Common Provisions and Special Provisions

Section 32-1.10 of the DP Common Provisions discusses "The Social Impact of Development." The following factors are to be examined as they pertain to General Plan policies and objectives in this area:

(1) Demographic

The proposed project will increase the residential population; it will result in an increase in the visitor population, because of more space devoted to supportive commercial uses (retail and restaurant). Since the existing use of the site and surrounding uses are resort and visitor-oriented, there should be no significant change in the fundamental character of the neighborhood. There will, however, be an increase in demands on basic public services and facilities.

(2) Economic

Development of the site will result in direct and indirect economic benefits and public revenues, supporting the maintenance of Waikiki as a primary visitor destination area. It will also result in an increase in the availability and diversity of jobs in the area.

(3) Housing

The proposed project would not affect housing choices, or have any other adverse impact on the provision of housing, since the site is planned, zoned and devoted to resort uses.

(4) Public Services

As discussed, the project would have minimal overall effects on transportation facilities in the area. Police and fire protection are available, and other public facilities are adequate to support the project. The project would not significantly affect medical, educational or recreational facilities in the area.

(5) Physical Environment

The project is designed to result in an improvement to the physical attractiveness of the area and will also provide some benefits in open space. There are no existing natural monuments or landmarks which would be adversely affected by the development

proposal.

D. Zoning: Land Use Ordinance (LUO)

The project will be designed to conform to the purpose of the Waikiki Special District and specific standards applicable to Resort Hotel Precincts, as follows:

LUO Section 7.80 describes the purposes of the Waikiki Special District; the proposed project is in keeping with and supportive of the following specific statements of the purpose:

A. To guide the development of Waikiki with due consideration to optimum community benefits.

B. To promote health, safety, social and economic well-being for the community as a whole.

C. To protect, by means of proper planning and control, the value of private and public investment within the District and its surrounding communities.

D. To encourage development that would improve and complement the public facilities and utilities in Waikiki and the physical and visual aspects of the urban environment in the area.

K. To encourage the development of a variety of land uses which are compatible with and will enhance the unique character of the district.

LUO Section 7.80-5 establishes specific development and urban design standards for the Resort Hotel Precinct.

The project will be designed to comply with all regulatory requirements and urban design concerns.

V. PROJECT IMPACTS:

Because the property is not facing beaches nor part of Special Management Area, there is no impacts of the project relative to the Coastal Zone Management objectives and policies (Section 205A-2, HRS) and the Special Management Area guidelines (Section 25-3.2, ROH).

VI. MITIGATION MEASURES:

Mitigation measures to anticipated impacts of this project to scenic views, air quality, water quality, and noise have been discussed in section III.

APPENDIX D

DEPARTMENT OF PUBLIC WORKS
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET
HONOLULU, HAWAII 96813

FRANK F. FASI
MAYOR



KENNETH E. SPRAGUE
Acting DIRECTOR AND CHIEF ENGINEER


"PERS. DIVISION"
"ENVIRONMENTAL"

ENV 94-42

February 18, 1994

MEMORANDUM

TO: DONALD A. CLEGG, DIRECTOR
DEPARTMENT OF LAND UTILIZATION

FROM: KENNETH E. SPRAGUE 
ACTING DIRECTOR AND CHIEF ENGINEER

SUBJECT: ENVIRONMENTAL ASSESSMENT (EA)
NAKADE PROJECT
TAX MAP KEY: 2-6-27: 1 AND 48

We have reviewed the subject EA and have the following comment:

1. Direct storm water into grassed or other landscaping area before sheet-flowing onto the street.

Should you have any questions, please contact Mr. Alex Ho, Environmental Engineer, at Local 4150.



A. KAWABATA, INC.
1332 Pueo Street
Honolulu, HI 96816

Phone: (808) 735-3997
Fax: (808) 735-9040

April 21, 1994

Mr. Kenneth E. Sprague
Department of Public Works
City County of Honolulu
650 S. King Street
Honolulu, Hawaii 96813


Dear Mr. Sprague:

Subject: Environmental Assessment
New Restaurant and Office Building (Nakade Project)
Tax Map Key: 2-6-27:1 & 48.

As per your comments, we have revised the draft Environmental Assessment (DEA) of the above referenced project as shown in attached copies.

In the meantime, if you should have questions or wish additional information, please feel free to contact us.

Very truly yours,


Akira Kawabata, A. Kawabata, Inc.

Enc: revised Draft Environmental Assessment
comment letter copies from DPW

CC: D. Clegg, J. Takano - Dept of Land Utilization
Y. Maeda - KG (Hawaii) Corp.
H. Hida - Hida, Okamoto & Assoc.

JOHN WAMEE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

P. O. BOX 621
HONOLULU, HAWAII 96809

REF:OCEA:KCK

MAR 2 1994

File No.: 94-470
DOC. NO.: 4198

APPENDIX E
KEITH W. AND E. CHAMBERS
DEPARTMENT OF LAND AND NATURAL RESOURCES

DEPUTIES
JOHN P. KEPPELER, II
DONALD L. HANAIKE

AQUACULTURE DEVELOPMENT
PROGRAM
AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
CONSERVATION AND
ENVIRONMENTAL AFFAIRS
CONSERVATION AND
RESOURCES ENFORCEMENT
CONVEYANCES
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
LAND MANAGEMENT
STATE PARKS
WATER AND LAND DEVELOPMENT

The Honorable Donald A. Clegg, Director
Department of Land Utilization
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Dear Mr. Clegg:

Subject: Draft Environmental Assessment (DEA) for a Special District Permit
(94/WSD-5): Nakada Project, Waikiki, Oahu, TMK: 2-6-27: 1 and 48

We have reviewed the DEA information for the subject permit transmitted by your letter dated January 26, 1994, and have the following comments:

Historic Preservation Division

The Historic Preservation Division (HPD) comments that the DEA cites their review of this parcel as Appendix C (Log No. 10115/Doc. No. 9311EJ31). As stated, a review of HPD records shows that there are no known historic sites at this parcel. However, no archaeological surveys have been conducted, so it is uncertain if historic sites are present. HPD's review cited an 1881 map of Waikiki which shows that this area was planted, perhaps for taro production. The existence of these agricultural features can yield important information on Hawaii's traditional agricultural history. However, it is unknown whether intact soil deposits, such as pondfields or other forms of traditional cultivation are still intact at this parcel. The construction plans submitted are inadequate to determine the effect of this project on historic sites. Therefore, HPD requests that development plans, especially those involving depth excavation and information regarding depth of fill soils, be submitted to HPD in order to comment on the Final EA.

We have no other comments to offer at this time. Thank you for the opportunity to comment on this matter.

Please feel free to call Steve Tagawa at our Office of Conservation and Environmental Affairs, at 587-0377, should you have any questions.

Very truly yours,

Handwritten signature of Keith W. Ahue.
KEITH W. AHUE



A. KAWABATA, INC.
1332 Pueo Street
Honolulu, HI 96816

Phone: (808) 735-3997
Fax: (808) 735-9040

April 21, 1994

Mr. Keith W. Ahue, Chairperson
Department of Land and Natural Resources
City County of Honolulu
P.O. Box 621
Honolulu, Hawaii 96809

Dear Mr. Ahue

Subject: Environmental Assessment
New Restaurant and Office Building (Nakade Project)
Tax Map Key: 2-6-27:1 & 48.


Thank you very much for your effort in making Department of Land & Natural Resources' comments regarding the above-referenced project.

Since we are still in preliminary design phase and any soil boring test has not been conducted yet, any more detailed development plans cannot be provided.

However, as soon as we go into construction document phase, a soil boring test will be conducted and detailed foundation drawings with subsurface soil condition report will be prepared. We will send the information to Department of Land & Natural Resources for HPD's review as soon as possible.

In the meantime, if you should have questions or wish additional information, please feel free to contact us.

Very truly yours,


Akira Kawabata, A. Kawabata, Inc.

Enc: comment letter copies from DLNR

CC: D. Clegg, J. Takano - Dept of Land Utilization
Y. Maeda - KG (Hawaii) Corp.
H. Hida - Hida, Okamoto & Assoc.

JOHN WAHIEE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF HEALTH
P. O. BOX 3378
HONOLULU, HAWAII 96801

APPENDIX F

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

In reply, please refer to:

March 17, 1994

94-015/epo

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

Dear Mr. Clegg:

Subject: Draft Environmental Assessment, Chapter 343, HRS, and
Proposed Waikiki Special District (WSD) Permit

Project Name: Nakade Project
Description: New 2-Story Restaurant/Office Building
Location: 208 Makee Road & 2583 Kuhio Avenue
Honolulu, Hawaii
TMK: 2-6-27: 1 and 48

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

Noise

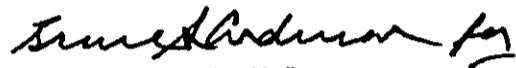
1. Stationary equipment such as air conditioning units, if utilized, must be attenuated to comply with the provisions of Administrative Rules, Title 11, Chapter 43, "Community Noise Control for Oahu."
2. Delivery and refuse collection vehicles must comply with the provisions of Administrative Rules, Title 11, Chapter 42, "Vehicular Noise Control for Oahu."
3. Activities associated with the construction of the project must also comply with the provisions of Chapter 11-43.
 - a. The contractor must obtain a noise permit if the noise levels from construction activities are expected to exceed the allowable levels of the rules.
 - 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 requirements pertaining to construction activities as specified in the rules and the conditions issued with the permit.

Mr. Donald A. Clegg
March 17, 1994
Page 2

4. Heavy vehicles travelling to and from the project site should be minimized within residential areas and must comply with the provisions of Chapter 11-42.


If you should have any questions on this matter, please call Jerry Haruno, Environmental Health Program Manager, Noise and Radiation Branch at 586-4701.

Very truly yours,



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

c: Noise & Radiation Branch

 A. KAWABATA, INC.
1332 Puco Street
Honolulu, HI 96816

Phone: (808) 735-3997
Fax: (808) 735-9040

April 21, 1994

Mr. John C. Lewin, M.D., Director
State Department of Health
P. O. Box 3378
Honolulu, Hawaii 96801

Dear Mr. Lewin, M.D.:

Subject: Environmental Assessment
New Restaurant and Office Building (Nakade Project)
Tax Map Key: 2-6-27:1 & 48.

As per your comments, we have revised the draft Environmental Assessment (DEA) of the above referenced project as shown in attached copies.

In the meantime, if you should have questions or wish additional information, please feel free to contact us.

Very truly yours,

Akira Kawabata, A. Kawabata, Inc.

Enc: revised Draft Environmental Assessment
comment letter copies from DOH

CC: D. Clegg, J. Takano - Dept of Land Utilization
Y. Maeda - KG (Hawaii) Corp.
H. Hida - Hida, Okamoto & Assoc.