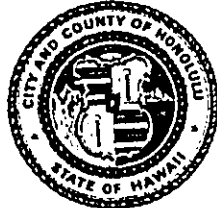


Waikiki Bazaar
Bldg.

DEPARTMENT OF LAND UTILIZATION
CITY AND COUNTY OF HONOLULU

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

FRANK F. FASI
MAYOR



'94 JUN -3 AM 11:46

OFFICE OF
QUALITY

DONALD A. CLEGG
DIRECTOR

LORETTA K.C. CHEE
DEPUTY DIRECTOR

94/VAR-013
94/ED-002 (ASK)

June 2, 1994

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

Dear Sir:

CHAPTER 343, HRS
Environmental Assessment/Determination
Negative Declaration

Recorded Owner /	:	2190 Kalakaua Associates, Ltd.
Applicant	:	Kusao & Kurahashi, Inc.
Agent	:	2174 & 2190 Kalakaua Avenue, Waikiki,
Location	:	Oahu
Tax Map Key	:	2-6-18: 19 & 20
Request	:	Zoning Variance Within the Waikiki-
	:	Diamond Head Area of Oahu
Proposal	:	Construction of a Three-Story Building
	:	for Retail and Eating Establishments
Determination	:	<u>A Negative Declaration Is Issued</u>

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.

We have enclosed a completed OEQC Bulletin Publication Form and four copies of the EA.

Very truly yours,

DONALD A. CLEGG
Director of Land Utilization

DAC:ak
Attachment
G:ED2negd.ask

1994-06-23-0A-~~FEA~~-Waikiki
Bazaar Building

~~DRAFT~~

94-03324
JUN 23 1994

'94 MAY 27 PM 2 07

DEPT OF LAND UTILIZATION
CITY & COUNTY OF HONOLULU

FINAL ENVIRONMENTAL ASSESSMENT

WAIKIKI BAZAAR BUILDING
2174/2190 Kalakaua Avenue, Waikiki, Oahu, Hawaii
Tax Map Key: 2-6-18: 19 and 20

2190 KALAKAUA ASSOCIATES, LTD.
1909 Ala Wai Boulevard, Suite 1605
Honolulu, Hawaii 96815
Ms. Yoko Kimura, President

Kusao and Kurahashi, Inc.
Planning and Zoning Consultants
Ward Plaza
210 Ward Avenue, Suite 124
Honolulu, Hawaii 96814

MAY 1994

KUSAO & KURAHASHI, INC.

Planning and Zoning Consultants

WARD PLAZA
210 WARD AVENUE, SUITE 124
HONOLULU, HAWAII 96814

BUS. (808) 538-6652
FAX (808) 521-4292

'94 MAY 27 PM 2 07

DEPT OF LAND UTILIZATION
CITY & COUNTY OF HONOLULU

May 27, 1994

Mr. Donald A. Clegg
Director
Department of Land Utilization
City and County of Honolulu
650 So. King Street, 7th Floor
Honolulu, Hawaii 96813

Dear Mr. Clegg:

**Subject: Final Environmental Assessment for the Waikiki
Bazaar Building, Waikiki, Oahu, Hawaii
2174/2190 Kalakaua Avenue, TMK: 2-6-18: 19 and 20**

On behalf of the applicant, 2190 Kalakaua Associates, Ltd., I am submitting a Final Environmental Assessment to meet requirements of Chapter 343 Hawaii Revised Statutes and Chapter 200 of Title 11, Administrative Rules - Environmental Impact Statement Rules. The action that triggers this assessment is the proposed variance within the Waikiki-Diamond Head area of Oahu.

The applicant has submitted an application for variances from Section 7.80-6(c)(1) of the LUO pertaining to permissible floor area in the Resort Commercial Precinct within the Waikiki Special District; Section 3.70-1 and Table 3.1 (C) of the LUO pertaining to required parking in the Resort Commercial Precinct in Waikiki; and either Section 3.70-10 of the General Provisions of the Land Use Ordinance (LUO) pertaining to off-street loading requirements or Section 3.30(e) of the General Provisions of the LUO pertaining to parking and loading in the required yard, if the variance from Section 3.70-10 is not granted.

Based on the enclosed Final Environmental Assessment, the applicant is requesting a negative declaration for the project. The project's impact on the environment and neighboring properties will be negligible.

Mr. Donald A. Clegg
Page 2
May 27, 1994

Your review and consideration of this matter is appreciated. If you should have questions, or wish additional information, please feel free to contact me.

Very truly yours,

Keith H. Kurahashi

Keith H. Kurahashi

cc: Ms. Yoko Kimura

TABLE OF CONTENTS

	PAGE
I. GENERAL INFORMATION	1
A. Applicant	1
B. Approving Agency	1
C. Recorded Fee Owner	1
D. Agent	1
E. Architect	1
F. Tax Map Key	1
G. Location	1
H. Lot Area	1
I. State Land Use	1
J. Development Plan	2
K. Zoning	2
L. Special District	2
M. Existing Use	2
II. PROPERTY DESCRIPTION	2
A. Location	2
B. Topography	2
III. TECHNICAL CHARACTERISTICS	3
A. Environmental Requirement	3
B. Variances Requested	4
C. Project Description	8
IV. BACKGROUND	10
A. History	10
B. Other Permit Approvals	11
V. SOCIO-ECONOMIC CHARACTERISTICS	12
A. Existing Use and Surrounding Uses	12
B. Employment	12

VI. ENVIRONMENTAL CHARACTERISTICS	12
VII. AFFECTED ENVIRONMENT	13
VIII. MAJOR IMPACTS AND ALTERNATIVES CONSIDERED ..	14
A. No Action	14
B. Develop in Accordance with Earlier Approval	15
IX. MITIGATION MEASURES	15

LIST OF EXHIBITS

		PAGE
EXHIBIT A	- Site Plan	16
EXHIBIT B	- First Floor Plan	17
EXHIBIT C	- Second Floor Plan	18
EXHIBIT D	- Phase II Third Floor Plan	19
EXHIBIT E	- Phase II Roof Plan	20
EXHIBIT F	- Streetfront Elevation	21
EXHIBIT G	- Landscape Plan	22
EXHIBIT H	- Kalakaua Avenue Setback	23

FINAL ENVIRONMENTAL ASSESSMENT

WAIKIKI BAZAAR BUILDING
2174/2190 Kalakaua Avenue, Waikiki, Oahu, Hawaii
Tax Map Key: 2-6-18: 19 and 20

I. GENERAL INFORMATION

- A. Applicant : 2190 Kalakaua Associates, Ltd.
1909 Ala Wai Boulevard, Suite 1605
Honolulu, Hawaii 96815
Ms. Yoko Kimura, President
- B. Approving Agency : Department of Land Utilization (DLU)
- C. Recorded Fee Owner : 2190 Kalakaua Associates, Ltd.
1909 Ala Wai Boulevard, Suite 1605
Honolulu, Hawaii 96815
Ms. Yoko Kimura, President
- D. Agent : Kusao and Kurahashi, Inc.
Planning and Zoning Consultants
Ward Plaza
210 Ward Avenue, Suite 124
Honolulu, Hawaii 96814
- E. Architect : Robert Yoneoka, AIA
1088 Bishop Street, Suite 1212
Honolulu, Hawaii 96813
- F. Tax Map Key : 2-6-18: 19 and 20
- G. Location : 2174/2190 Kalakaua Avenue - Waikiki
- H. Lot Area : 4,912 sq. ft.
- I. State Land Use : Urban

- J. Development Plan
- Land Use Map : Resort Mixed Use
 - Public Facilities Map : No improvements affecting this site
- K. Zoning : Resort Commercial Precinct
- L. Special District : Waikiki Special District
- M. Existing Use : Two small commercial retail structures, totalling approximately 450 square feet.

II. PROPERTY DESCRIPTION

A. Location

The subject property is located on the mauka (north) side of Kalakaua Avenue, ewa of Lewers Street in Waikiki (See Exhibit A).

B. Topography

The subject site is level and located in an urban setting. The entire site was formerly developed with structures and concrete, with small areas in landscaped planters.

III. TECHNICAL CHARACTERISTICS

A. Environmental Requirement

This draft environmental assessment was triggered by an application for variances from Section 7.80-6(c)(1) of the LUO pertaining to permissible floor area in the Resort Commercial Precinct within the Waikiki Special District; Section 3.70-1 and Table 3.1 (C) of the LUO pertaining to required parking in the Resort Commercial Precinct in Waikiki; and either Section 3.70-10 of the General Provisions of the Land Use Ordinance (LUO) pertaining to off-street loading requirements or Section 3.30(e) of the General Provisions of the LUO pertaining to parking and loading in the required yard, if the variance from Section 3.70-10 is not granted.

The project is subject to Chapter 343, HRS, because it is in Waikiki and involves a variance for increased density. The applicant requests a negative declaration for the project since impacts to the surrounding area will be minimal. The applicant understands that action on the variance application, also submitted to DLU, will not be taken until the environmental requirement has been met through either approval of a negative declaration or processing and acceptance of an Environmental Impact Statement (EIS) if deemed necessary by DLU.

B. Variances Requested

1. Section 7.80-6(c)(1)

Section 7.80-6(c)(1) states as follows:

"The FAR of all buildings and structures situated on a lot shall not exceed 1.75. However, in addition to such maximum, five square feet of floor area may be added for each square foot of open space devoted to pedestrian use and landscape area at ground level, exclusive of the front 20 feet of the required yards, and three square feet of floor area may be added for each square foot of arcade area."

The variance from Section 7.80-6(c)(1) seeks relief from this Resort Commercial Precinct provision which limits floor area on the Waikiki Bazaar lot to 6,936 square feet of floor area, since it is considered to be jointly developed with the adjacent Burger King lot because of a stairway that encroaches onto the Waikiki Bazaar lot. In order to expedite approval of our building permit application, we are submitting initial plans for a 6,459 square foot structure which can be expanded in the future to accommodate additional floor area should this variance application be approved. The additional 3,365 square feet of floor area is depicted in the Phase II portion of the third floor plan, the roof top plan, and the outdoor dining area plans.

The Waikiki Bazaar lot if permitted to be considered on its own would be allowed 8,596 square feet of floor area under the existing Resort

Commercial Precinct and 9,824 square feet of floor area under the proposed Resort Mixed Use Precinct. Since the proposed Waikiki Special District LUO Amendments are currently at the City Council, having passed first reading, and will probably be approved by the time action is taken on this variance application, we respectfully request that the variance permit the Waikiki Bazaar lot to be developed to a maximum floor area of 9,824 square feet in accordance with the proposed Resort Mixed Use Precinct's proposed density regulations.

This variance is needed to facilitate the future expansion of the structure to its full development potential and when the stairway encroachment is removed in the future, to allow the termination of the joint development agreement so that the Waikiki Bazaar lot and the Burger King lot can stand on their own without the encumbrance of the joint development.

2. **Section 3.70-1, Table 3.1 (C)**

Section 3.70-1 states, in pertinent part, as follows:

"Except as otherwise provided in this chapter, the minimum number of required off-street parking spaces shall be as shown on Table 3.1, which follows....."

Table 3.1 (C) indicates that for the Resort-Commercial Precinct the parking requirements are as follows:

Use	Requirement
Dwellings, multi-family	1 per dwelling or lodging unit
All other permitted uses	1 per 800 sq. ft.

This variance will complement an earlier variance which approved the development of a commercial building with 5,842 square feet of floor area and outdoor dining area (836 square feet) without the required off-street parking spaces. In considering parking requirements, the total area of 6,678 square feet (building and outdoor dining) would require 9 parking stalls. The applicant proposes to develop an additional 3,982 square feet of floor area which when added to the earlier approved floor area (previous variance) would total 9,824 square feet of floor area (including areas under umbrellas in the outdoor dining area). This floor area added to the outdoor dining area totals 10,526 square feet and requires 14 off-street parking stalls. The earlier variance permitted the development of the Waikiki Bazaar structure without the required 9 off-street parking spaces. This

variance request would allow a larger structure and outdoor dining area to be developed without the required off-street parking spaces (14 parking stalls).

3. **Section 3.70-10**

Section 3.70-10 states as follows:

"Off-street loading requirements shall apply to all zoning lots exceeding 5,000 square feet in area for the class or kind of uses indicated below. The minimum number of off-street loading spaces shall be as follows"

The variance from Section 3.70-10 is requested to allow the Waikiki Bazaar lot (4,912 square feet) and the Burger King lot (2,886 square feet) to be treated as separate lots with respect to the loading zone requirements. If this is not permitted, the Waikiki Bazaar lot, because of the stairway encroachment, would be required to provide a loading zone since the total floor area planned is 9,824 square feet.

4. **Section 3.30(e)**

Section 3.30(e) states as follows:

"Parking and loading shall not be allowed in any required yard, except parking in front and side yards in agricultural, country and residential districts and as provided under Section 3.70-6 of this chapter, which allows parking spaces to overlap required front and side yards by three feet if wheel stops are installed, and Section 3.70-13(f) which allows loading if replacement open space is provided."

The variance from Section 3.30(e) will be requested only if the variance from Section 3.70-10 is not granted. The variance from Section 3.30(e) would allow the applicant to provide the required loading spaces in the required front yard.

C. Project Description

The proposed structure will be used by eating and retail establishments which are permitted uses under the Waikiki Design District regulations in the LUO in both the existing Resort Commercial Precinct and the proposed Resort Mixed Use Precinct. The proposed structure will be developed in two phases. The proposed development and phases are described in detail in the attached schematic designs for the Waikiki Bazaar Building, Exhibits A through G.

The first phase involves a three-story building which will be about 45 feet in height with approximately 6,459 square feet of floor area within the building. The outdoor dining area will have a total area of 702 square feet. It is significantly less than the maximum floor area permitted, if the lot were allowed to be considered individually and not part of a joint development with the Burger King lot. With this individual treatment, under the existing Resort Commercial Precinct the maximum allowable floor area would be 8,596 square feet while under the proposed Resort Mixed Use Precinct the maximum allowable floor area

would be 9,824 square feet. The building is also significantly less than the 280-foot maximum height limit under the existing LUO.

In order to expedite the development of the proposed new structure the existing secondary fire exit for Burger King will be demolished and rebuilt to fit within the new structure. This will be a temporary measure until the applicant can negotiate to relocate the stairway onto the Burger King lot or an adjacent lot to eliminate the joint development.

Although no side and rear yards are required in this zoning precinct, the rear of the building is setback approximately 2 and 1/2 feet to accommodate a sewer line.

The applicant will provide approximately 342 square feet of planting area. These planter areas will have low ground cover to define the outdoor dining areas while providing visibility for the building. Five coconut trees fronting the proposed building will be retained and three additional trees within the sidewalk area will also remain. Other existing and proposed landscaping is shown on the Landscape Plan, Exhibit G. In accordance with City requirements, the setback area and outdoor dining area will be paved with paver tiles similar or equal to that of the existing sidewalk.

Phase II of the project involves developing 3,365 square feet of additional floor area on the third floor (2,211 square feet) and on the roof top (1,154 square-foot storage area).

IV. BACKGROUND

A. History

The substandard lots that we have today were the result of subdivision actions which occurred between September 3, 1927 and November 16, 1937. These small substandard lots have been in existence now for over 56 years. The structure that now includes the stairway encroachment was built in 1935. With the construction of the stairway, the Waikiki Bazaar lot and the Burger King lot were considered a joint development which requires that they be treated as one zoning lot which has placed additional limitations on the Waikiki Bazaar lot with respect to allowable floor area and a loading zone requirement. Without this stairway encroachment the two lots could be considered independently and the Waikiki Bazaar lot could be developed to its full potential without a requirement for loading spaces. The stairway over the applicant's lot is required for fire safety reasons since it provides the required secondary fire exit for the Burger King

building. The applicant is attempting to negotiate with the owner of the Burger King lot to see if other accommodations can be made for the stairway either on the Burger King lot or possibly another adjoining lot.

B. Other Permit Approvals

1. Waikiki Special Design District, File No. 93/WSD-82

The Director of Land Utilization approved the Waikiki Special District Permit for the Waikiki Bazaar Building, on November 17, 1993. The Phase I portion of the project conforms to the development approved by this Special District Permit.

2. Variance, File No. 86/ZBA-31

The Zoning Board of Appeals, at its meeting on August 21, 1986, voted to approve an application for variances to allow a two-story commercial building to encroach into the required 30-foot building setback; to allow a two-story building without the required parking spaces; and to allow an outdoor dining area to encroach into the required front yard, with less than the required landscaping, subject to four conditions. The footprint of the proposed structure fits into the footprint permitted by this variance. The variance waived the off-street parking requirement for 6,877 square feet of floor area which would have required nine parking stalls.

V. SOCIO-ECONOMIC CHARACTERISTICS

A. Existing Use and Surrounding Uses

The site is in an urban setting surrounded by other commercial developments including retail and eating establishments. The proposed will be developed in a manner consistent with surrounding properties and, will not impact on the locality or affect its essential character.

B. Employment

There may be a modest increase in the number of employees from the prior commercial development on the site, but the change will not be significant.

VI. ENVIRONMENTAL CHARACTERISTICS

Granting of the variance to allow full development of the lot as would be permitted without the joint development, would provide a development consistent with that permitted on surrounding lots. In accordance with requirements of the LUO, an earlier variance, File No. 86/ZBA-31, approved a project which encroached into the front yard and allowed development without the required off-street parking stalls. In order to meet the requirements of Chapter 343 of the Hawaii Revised Statutes (HRS), an environmental

assessment was filed with DLU and a Negative Declaration for the project was filed on May 29, 1986. The proposed floor area expansion will be accomplished by adding a third floor to the project approved by the earlier variance and the footprint for the structure will not change. Being only three-stories in height, the structure will not have an impact on coastal or mountain views, since this low-rise structure and similar structures on the mauka side of Kalakaua Avenue in the vicinity of the project site are dwarfed by mid- and high-rise structures situated makai of Kalakaua Avenue and mauka of Kuhio Avenue. The proposed development will have negligible environmental impact on the project site or the surrounding area. There would be a slight increase in floor area but no change in the earlier approved building footprint.

VII. AFFECTED ENVIRONMENT

The affected environment is an urban area which is for the most part fully developed. There is no endangered flora, fauna or significant habitats in this urban area. Since the area is fully developed and no additional site work will be done on the subject lot, the project will not impact on historical/archaeological and cultural sites.

The Ala Wai Canal is located approximately 1,200 feet mauka (north) of the subject lot. The Pacific Ocean (Waikiki Beach) is located approximately 1,400 feet makai (south) of the subject lot. The project will not have any effect on these two bodies of water.

VIII. MAJOR IMPACTS AND ALTERNATIVES CONSIDERED

As discussed throughout this report, the floor area expansion, consistent with the existing and permitted development of surrounding lots, will have negligible environmental or other impact on the site or the surrounding area. There would be no change to the footprint of the structure and the additional floor area would be provided by adding a third floor to the project.

The following alternatives were considered:

A. No Action

This alternative would leave the site vacant and undeveloped. This alternative is unacceptable because of the high price of sitting on this vacant lot. The carrying cost of the land and property taxes would quickly deplete the owners financial resources and the property would be lost in foreclosure.

B. Develop in Accordance with Earlier Approval

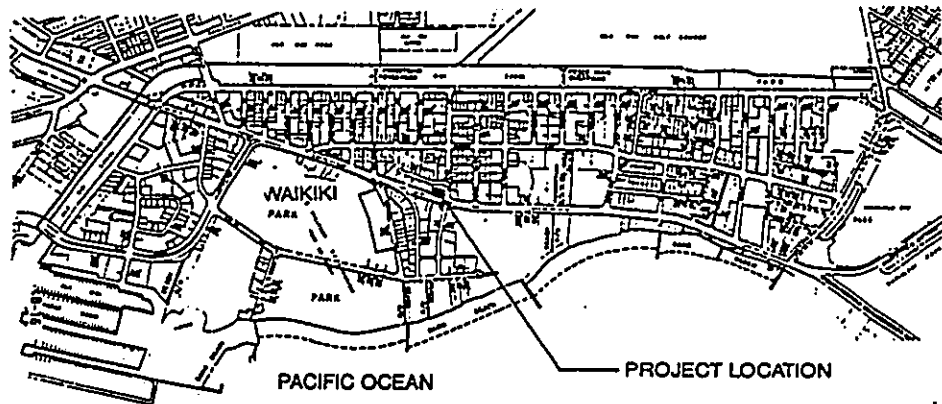
This alternative would have the applicant develop a smaller project than that permitted on surrounding lots. Again, with the high cost of the land and the enormous amount of property taxes to be paid, it would seem unfair to penalize this property owner for the over development of an adjacent property which by reason of a fire escape which crosses onto the subject property's lot and creates a joint development.

IX. MITIGATION MEASURES

Since impacts of the proposed expansion of floor area, within the footprint of a previously approved, are negligible, no mitigation measures are planned.

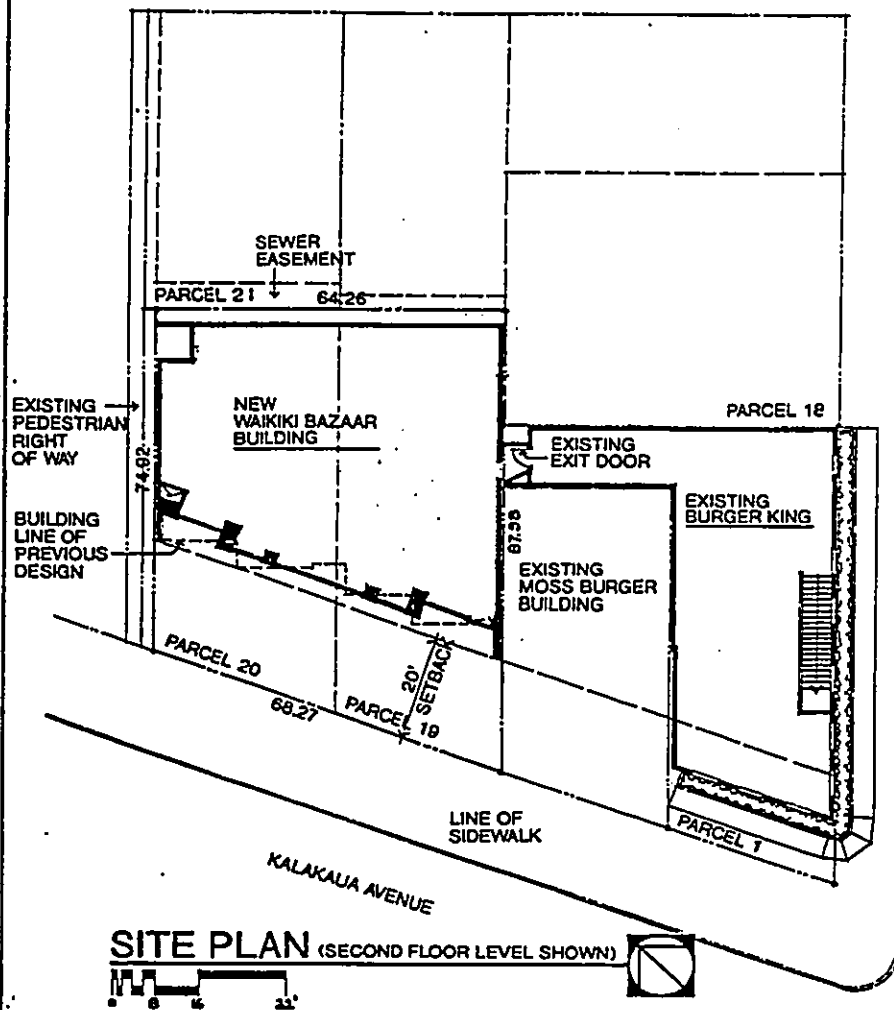
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EXHIBITS



LOCATION PLAN

N.T.S.



SITE INFORMATION

T.M.K. 2-6-18:19,20
 ZONE: WAIKIKI DISTRICT RESORT COMMERCIAL PRECINT
 LOT AREA: (JOINT DEVELOPMENT)
 PARCEL 1 2886 S.F.
 PARCEL 19 2526 S.F.
 PARCEL 20 2386 S.F.
 TOTAL AREA 7798 S.F.

EXISTING BURGER KING BUILDING 6710 S.F.

STREET FRONT: 20'-0"
 SETBACK

SIDEYARD: 0'-0"
 SETBACK

HEIGHT LIMIT: 280'-0"

PARKING (9 STALLS ALLOCATED BY VARIANCE)

FLOOD ZONE:
 PROPERTY ADDRESS: 2174-90 KALAKAUA AVE. HONOLULU, HAWAII 96815

BUILDING INFORMATION

BUILDING TYPE: BURGER KING V-1 HR
 WAIKIKI BAZAAR V-1 HR

OCCUPANCY TYPE: BURGER KING A-3
 WAIKIKI BAZAAR B-2

NO. OF STORIES: 3 STORIES

PHASE I
 FIRST FLOOR 3062 S.F.
 SECOND FLOOR 3062 S.F.
 THIRD FLOOR 335 S.F.
 TOTAL BUILDING AREA 6459 S.F.
 OUTDOOR DINING 477 S.F.
 TOTAL PHASE I 6936 S.F.

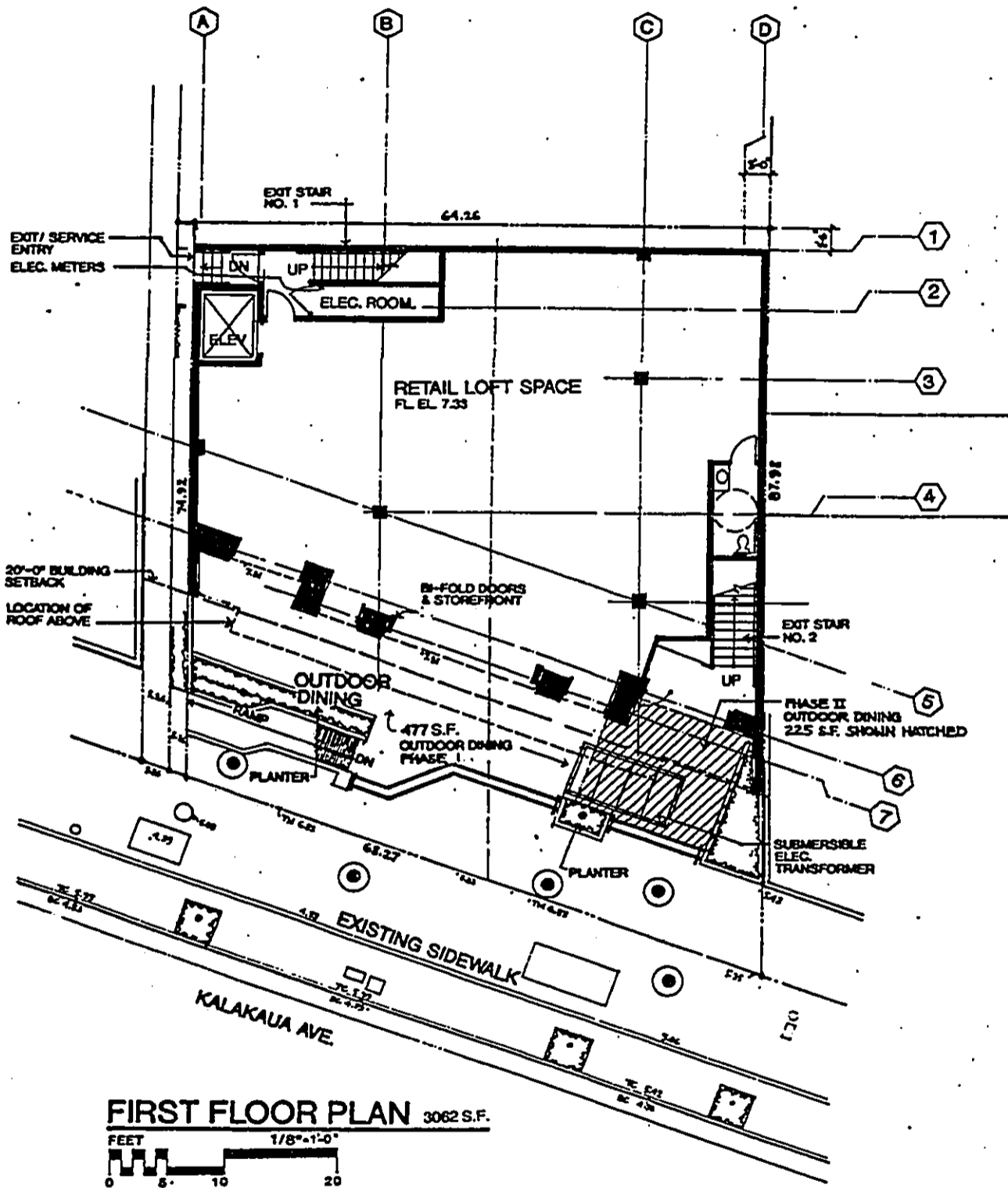
PHASE II
 FIRST FLOOR 3062 S.F.
 SECOND FLOOR 3062 S.F.
 THIRD FLOOR 2546 S.F.
 ROOF TOP MECH./STORAGE 1154 S.F.
 TOTAL BUILDING AREA 9824 S.F.
 OUTDOOR DINING 702 S.F.
 TOTAL PHASE II 10526 S.F.

SCHEMATIC DESIGN OF THE WAIKIKI BAZAAR BUILDING
 SHOPPING CENTER AT THE CORNER OF KALAKAUA AVE. & LEWERS STREET

VARIANCE APPLICATION FOR WAIKIKI BAZAAR INC.
 ARCHITECT: ROBERT YONEOKA, AIA
 FEB 94

EXHIBIT A SKA 1

SHT.NO.

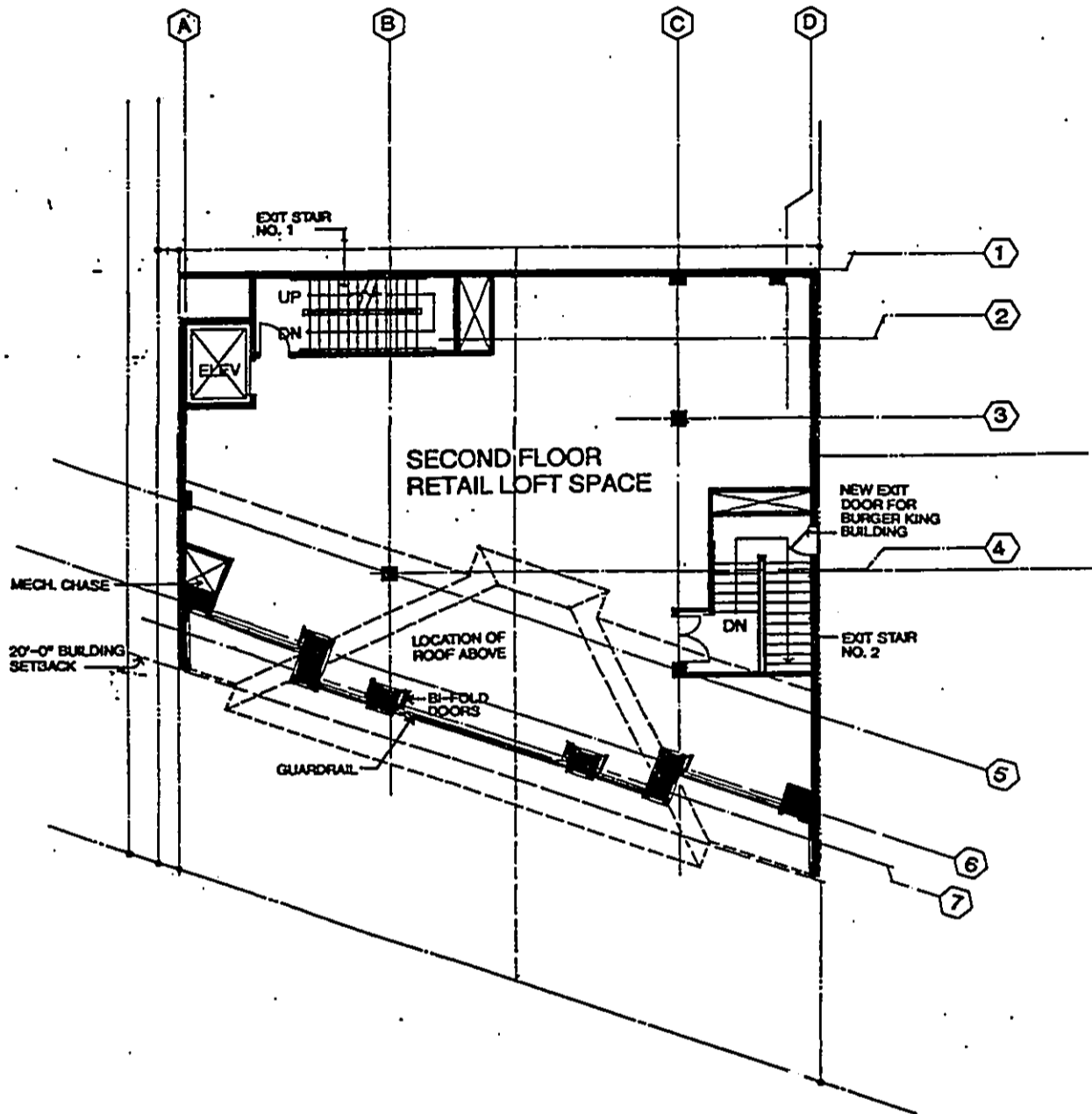


FIRST FLOOR PLAN 3062 S.F.
 FEET 1/8" = 1'-0"
 0 5 10 20

SCHEMATIC DESIGN OF THE WAIKIKI BAZAAR BUILDING
 SHOPPING CENTER AT THE CORNER OF KALAKAUA AVE. & LEWERS STREET

VARIANCE APPLICATION FOR WAIKIKI BAZAAR INC.
 ARCHITECT: ROBERT YONEOKA, AIA
 FEB 94

EXHIBIT B SKA 2
 SHT. NO.

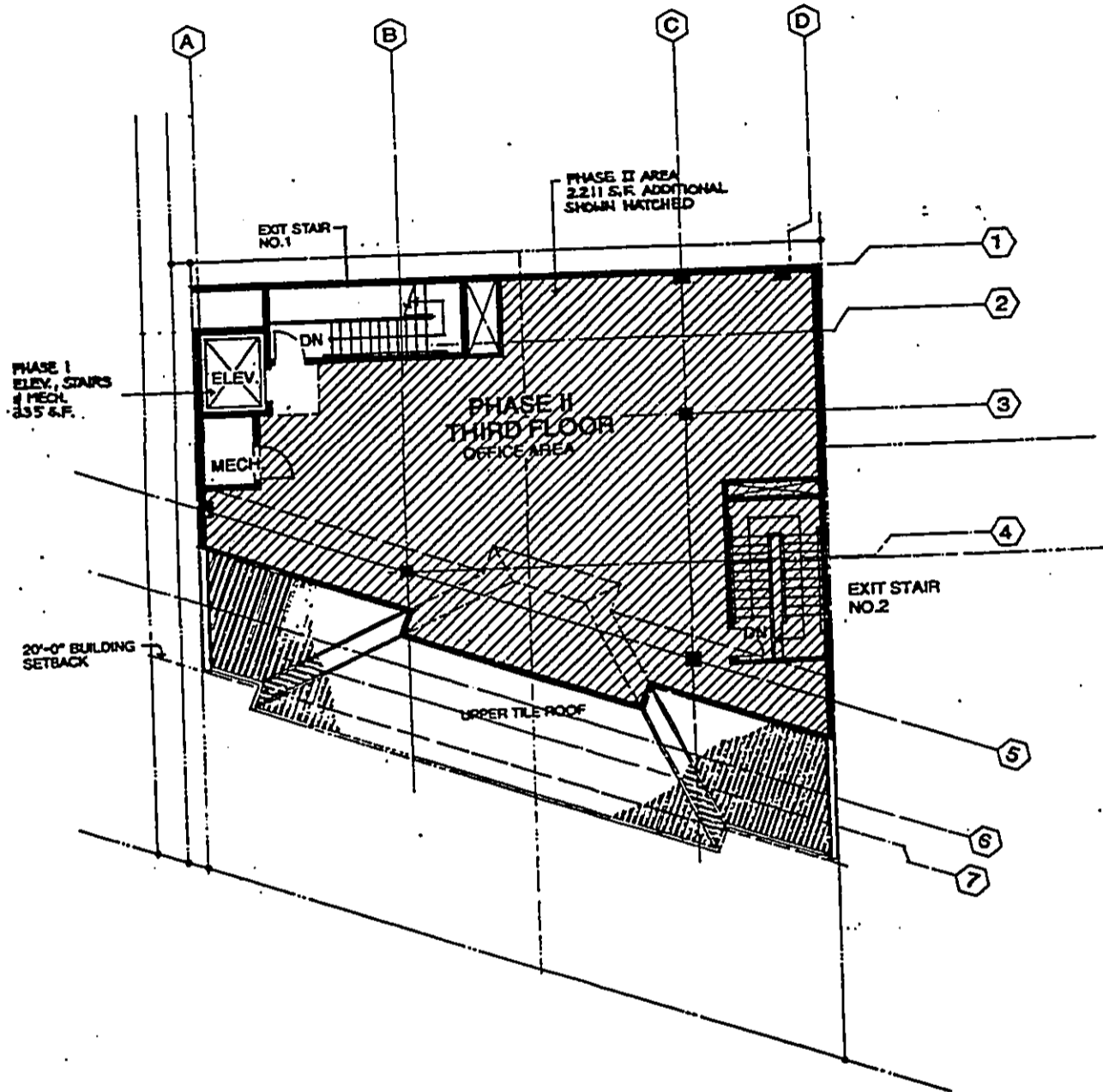


SECOND FLOOR PLAN 3062 S.F.
 FEET 1/8" = 1'-0"
 0 5 10 20

SCHEMATIC DESIGN OF
THE WAIKIKI BAZAAR BUILDING
 SHOPPING CENTER AT THE CORNER OF KALAKAUA AVE. & LEWERS STREET

VARIANCE APPLICATION
 FOR WAIKIKI BAZAAR INC.
 ARCHITECT: ROBERT YONEOKA, AIA
 FEB 94

EXHIBIT C
SKA 3
 SHT.NO.

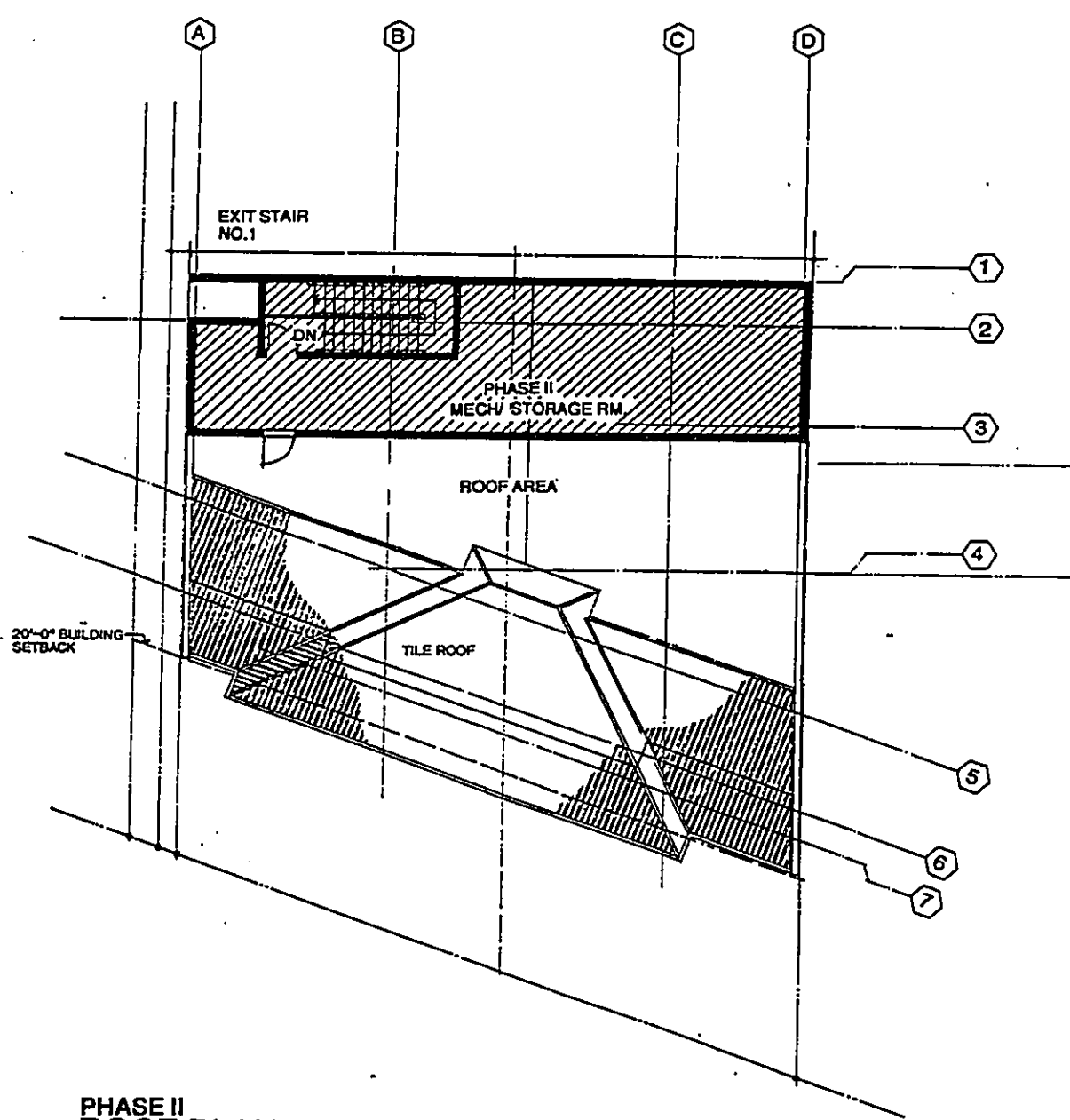


PHASE II THIRD FLOOR PLAN 2546 S.F.
 FEET 0 5 10 20
 1/8" = 1'-0"

SCHEMATIC DESIGN OF THE WAIKIKI BAZAAR BUILDING
 SHOPPING CENTER AT THE CORNER OF KALAKAUA AVE. & LEWERS STREET

VARIANCE APPLICATION FOR WAIKIKI BAZAAR, INC.
 ARCHITECT: ROBERT YONEOKA, AIA
 FEB 94

EXHIBIT D SKA 4
 SHT. NO.

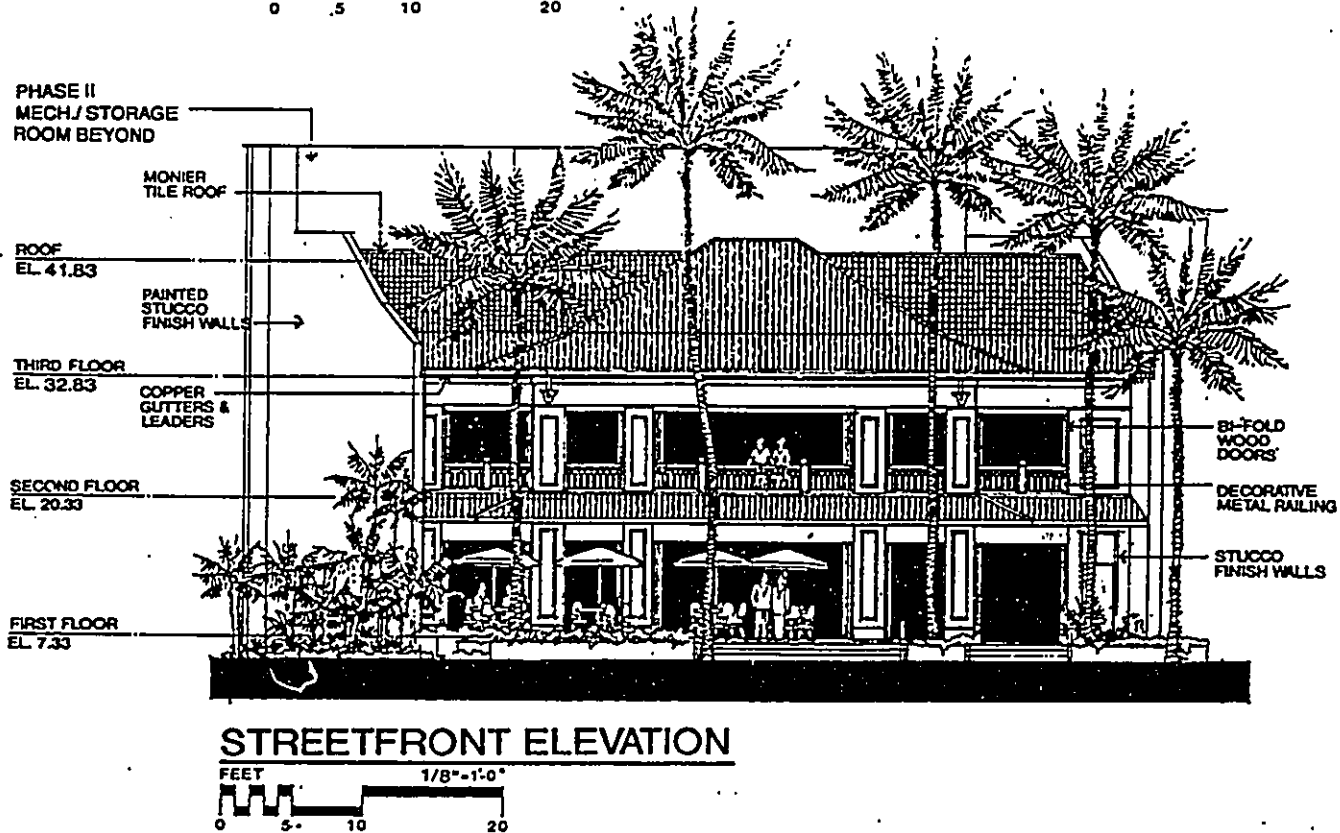
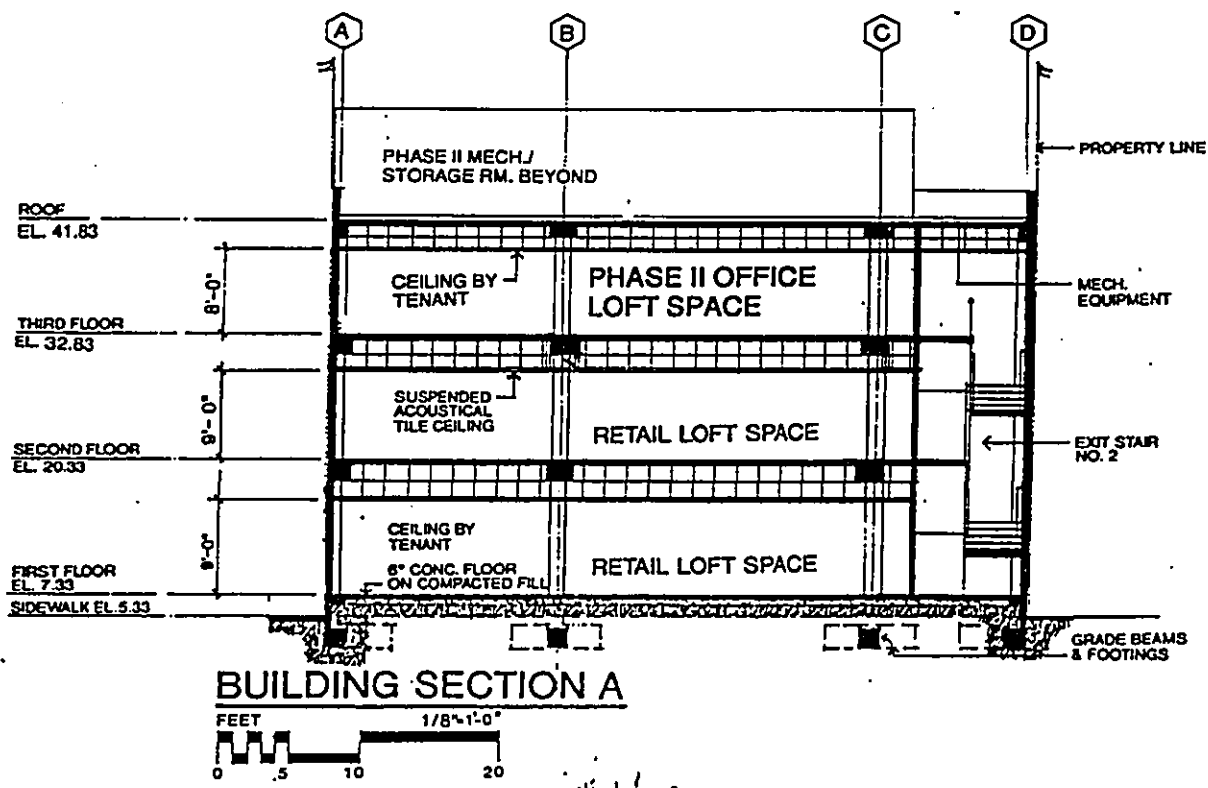


PHASE II
ROOF PLAN 1154 S.F.
FEET 1/8" = 1'-0"
0 5 10 20

SCHMATIC DESIGN OF
THE WAIKIKI BAZAAR BUILDING
SHOPPING CENTER AT THE CORNER OF KALAKAUA AVE. & LEWERS STREET

VARIANCE APPLICATION
FOR WAIKIKI BAZAAR INC.
ARCHITECT: ROBERT YONEOKA, AIA
FEB 94

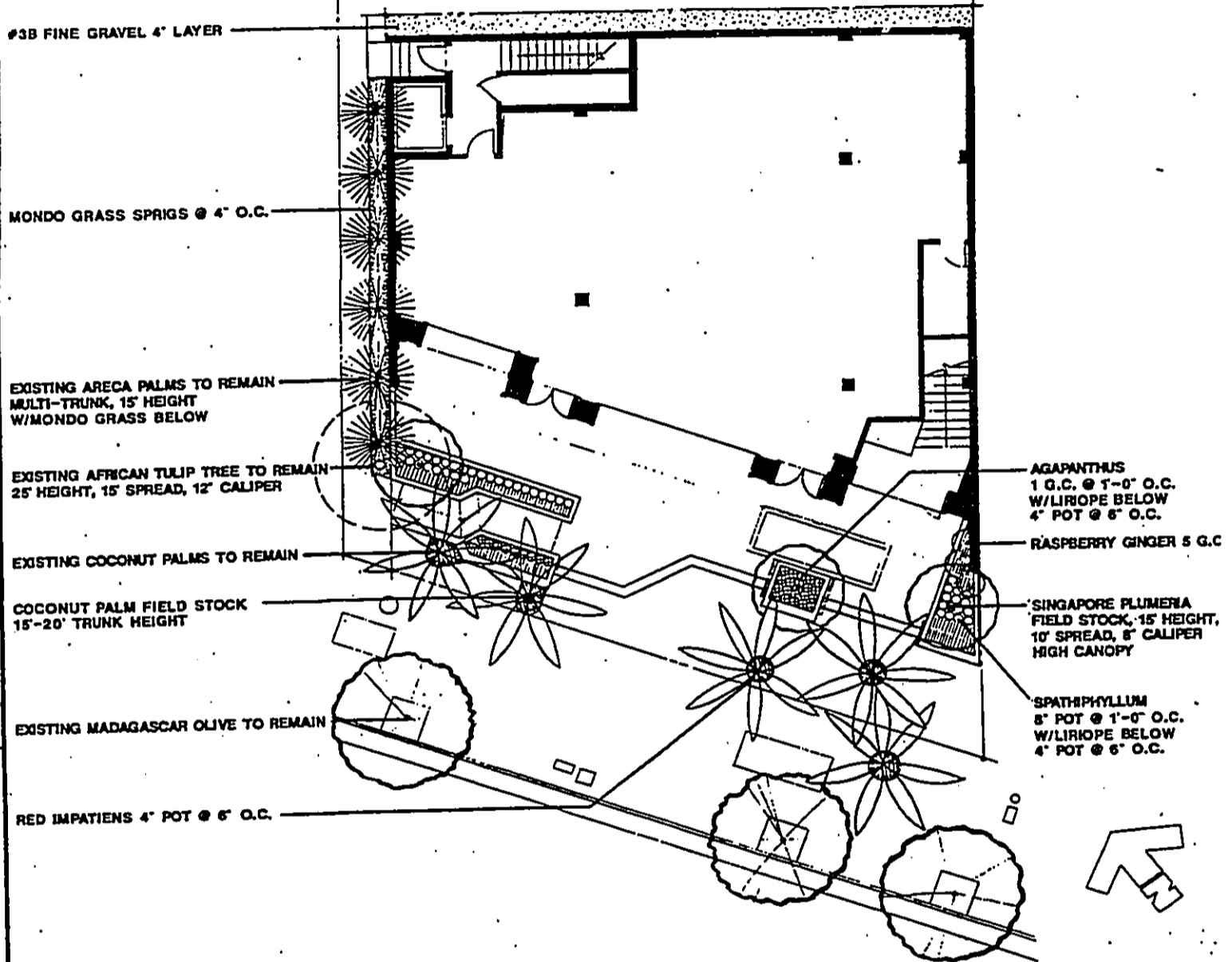
EXHIBIT E
SKA 5
SHT.NO.



SCHEMATIC DESIGN OF THE WAIKIKI BAZAAR BUILDING
 SHOPPING CENTER AT THE CORNER OF KALAKAUA AVE. & LEWERS STREET

VARIANCE APPLICATION FOR WAIKIKI BAZAAR INC.
 ARCHITECT: ROBERT YONEOKA, AIA
 FEB 94

EXHIBIT F SKA 6
 SHT.NO.



#3B FINE GRAVEL 4" LAYER

MONDO GRASS SPRIGS @ 4" O.C.

EXISTING ARECA PALMS TO REMAIN
MULTI-TRUNK, 15' HEIGHT
W/MONDO GRASS BELOW

EXISTING AFRICAN TULIP TREE TO REMAIN
25' HEIGHT, 15' SPREAD, 12" CALIPER

EXISTING COCONUT PALMS TO REMAIN

COCONUT PALM FIELD STOCK
15'-20' TRUNK HEIGHT

EXISTING MADAGASCAR OLIVE TO REMAIN

RED IMPATIENS 4" POT @ 6" O.C.

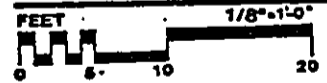
AGAPANTHUS
1 G.C. @ 1'-0" O.C.
W/LIROPE BELOW
4" POT @ 6" O.C.

RASPBERRY GINGER 5 G.C.

SINGAPORE PLUMERIA
FIELD STOCK, 15' HEIGHT,
10' SPREAD, 8" CALIPER
HIGH CANOPY

SPATHYPHYLLUM
5" POT @ 1'-0" O.C.
W/LIROPE BELOW
4" POT @ 6" O.C.

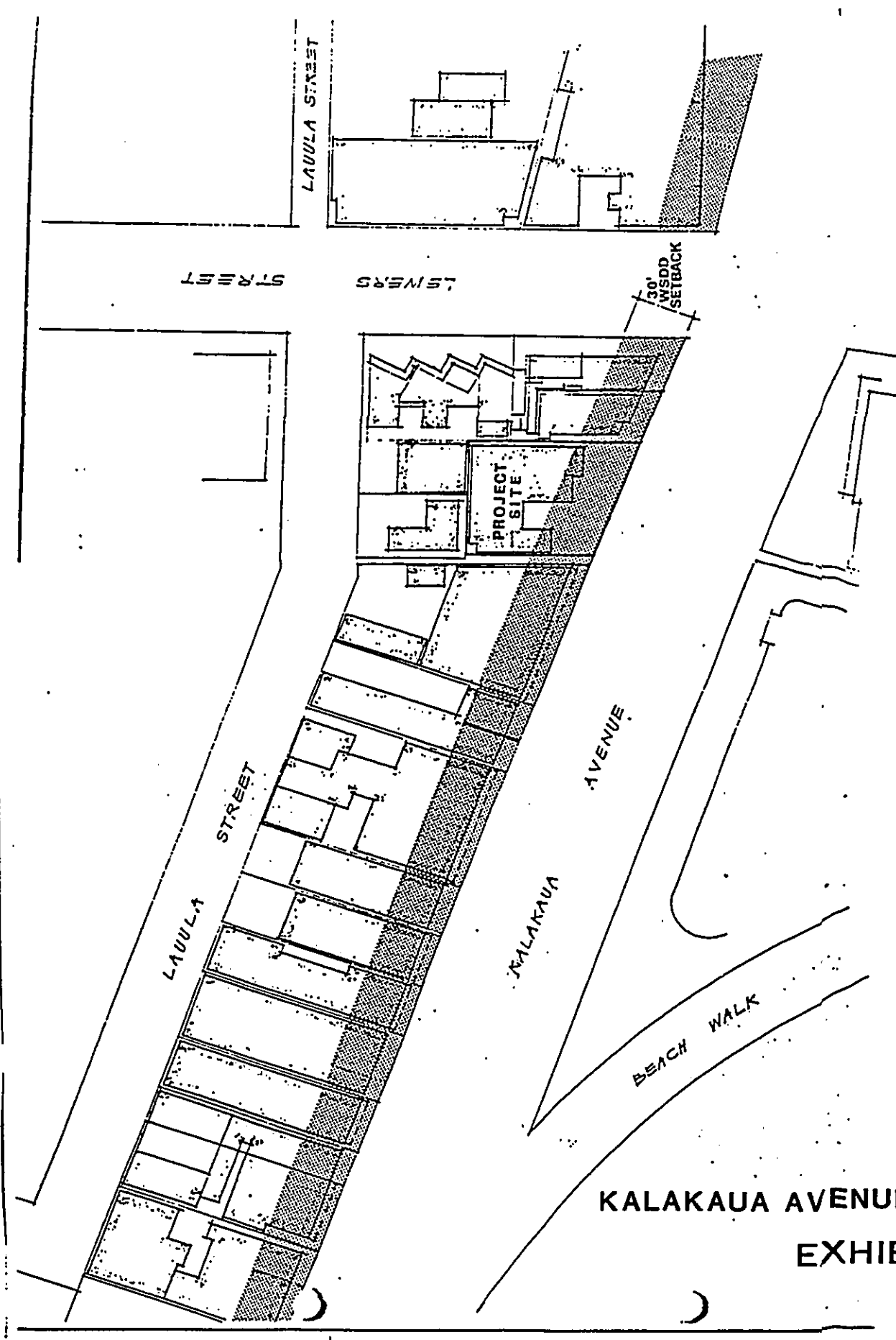
LANDSCAPE PLAN



**SCHEMATIC DESIGN OF
THE WAIKIKI BAZAAR BUILDING**
SHOPPING CENTER AT THE CORNER OF KALAKAUA AVE. & LEWERS STREET

VARIANCE APPLICATION
FOR WAIKIKI BAZAAR INC.
ARCHITECT: ROBERT YONEOKA, AIA
FEB 94

**EXHIBIT G
SKA 7**
SHT.NO.



**KALAKAUA AVENUE SETBACK
EXHIBIT H**

10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

END

CERTIFICATION

I HEREBY CERTIFY THAT THE MICROPHOTOGRAPH APPEARING IN THIS REEL OF
FILM ARE TRUE COPIES OF THE ORIGINAL DOCUMENTS.

2004

DATE

Erin A. Nakamura

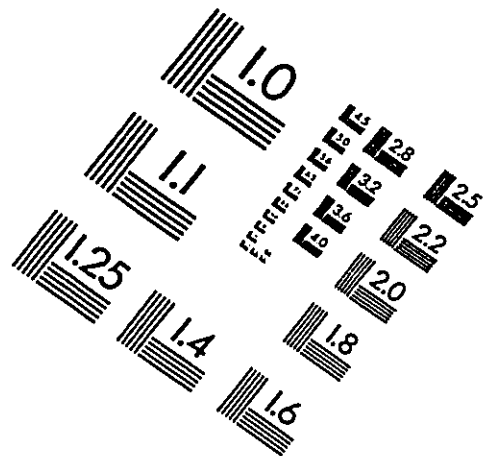
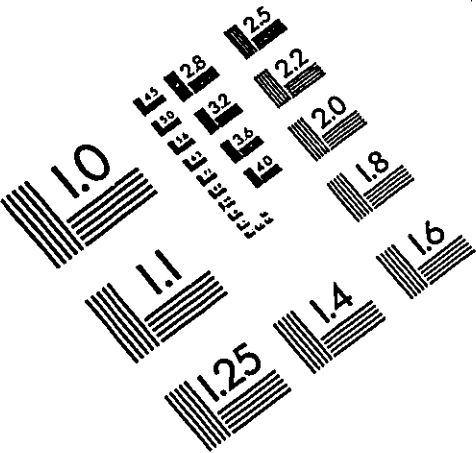
SIGNATURE OF OPERATOR



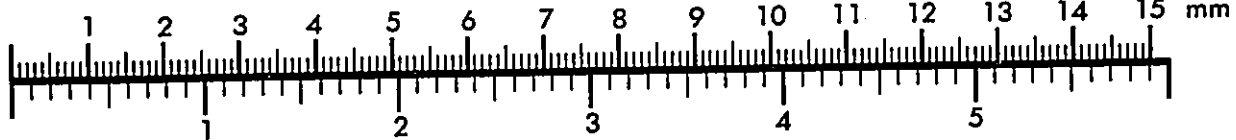
AIM

Association for Information and Image Management

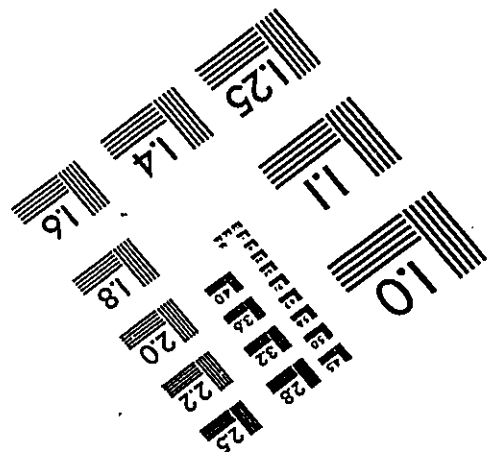
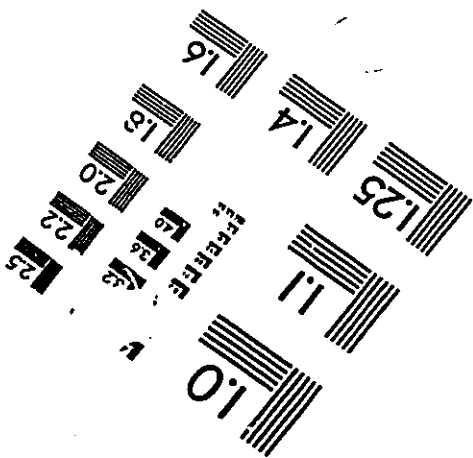
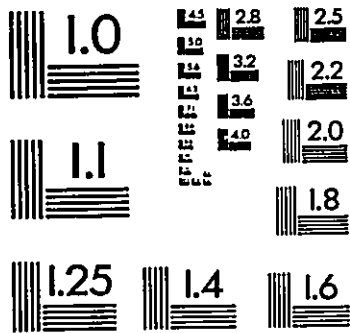
1100 Wayne Avenue, Suite 1100
Silver Spring, Maryland 20910
301/587-8202



Centimeter

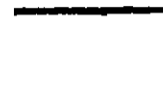
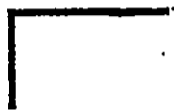


Inches



MANUFACTURED TO AIM STANDARDS
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DENSITY TARGET



ADVANCED MICRO-IMAGE SYSTEMS HAWAII