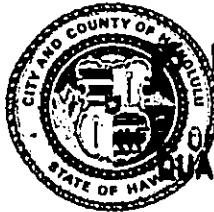


DEPARTMENT OF LAND UTILIZATION
CITY AND COUNTY OF HONOLULU

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

RECEIVED

JEREMY HARRIS
MAYOR



FEB -8 12:56

ENVIRONMENTAL
QUALITY CONTROL

PATRICK T. ONISHI
DIRECTOR

LORETTA K.C. CHEE
DEPUTY DIRECTOR

94/ED-005 (ASK)

February 7, 1995

The Honorable Gary Gill, Director
Office of Environmental Quality Control
220 S. King Street, 4th Floor
State of Hawaii
Honolulu, Hawaii 96813

Dear Mr. Gill:

CHAPTER 343, HRS
Environmental Assessment/Determination
Negative Declaration

Recorded Owner : Various
Applicant : Waikiki Imperial Owners Association
Agent : Milton T. Matsunaga
Location : 225 Liliuokalani Avenue, Waikiki, Oahu
Tax Map Key : 2-6-25: 32
Request : Zoning Variance within the Waikiki-
Diamond Head Area of Oahu
Proposal : Construction of Lanai Enclosures for an
Existing Multistory Apartment/Condominium
Building
Determination : A Negative Declaration Is Issued

Attached and incorporated by reference is the Final Environmental Assessment (FEA) 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 (4) copies of the FEA. If you have any questions, please contact Ardis Shaw-Kim of our staff at 527-5349.

Very truly yours,

PATRICK T. ONISHI
Director of Land Utilization

PTO:am
Attachments
nd95ed5.ask

ll

1995-02-23-0A-EEA - Lanai Enclosures for Waikiki Improval

FEB 23 1995

DRAFT

91 SEP 29 PM 3 48

DEPT OF LAND UTILIZATION
STATE DEPT OF HONOLULU

ENVIRONMENTAL ASSESSMENT DOCUMENT

FOR

LANAI ENCLOSURES

for

WAIKIKI IMPERIAL

225 Liliuokalani Avenue

Honolulu, Oahu, Hawaii

TMK#: 2-6-25:032

September 1994

TABLE OF CONTENTS

SECTION ONE

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II. Description of the Proposed Action.....2

III. Affected Environment.....4

IV. Project Impacts.....6

V. Mitigation Measures.....6

SECTION TWO - List of Figures

Figure-1. Location Map.

Figure-2. Site Map.

SECTION THREE - Reduced Set of Drawings

Sheet EA-1. Plot/Site Plan, Land Use Information.

Sheet EA-2. Exterior Elevations - Existing Condition.

Sheet EA-3. Exterior Elevations - Proposed Condition.

Sheet EA-4. Detailed Floor Plan - Typical Floor, Typical Section Thru Lanai Enclosure.

SECTION ONE

ENVIRONMENTAL ASSESSMENT

I. GENERAL INFORMATION

A. Applicant:

Name: Waikiki Imperial Owners Association
Amelia Cetrone, President
Mailing Address: 225 Liliuokalani Avenue, Unit 5D
Honolulu, Hawaii 96815
Phone Number: (808) 923-8765

B. Recorded Fee Owner:

Name: Each individual unit is owned in fee by their respective owners.
Mailing Address:
Phone:

C. Agent:

Name: Milton T. Matsunaga
Mailing Address: 47-228 Okana Road
Kaneohe, Hawaii 96744
Phone: (808) 239-4357

D. Tax Map Key:

Zone: 2
Section: 6
Plat: 25
Parcel: 032

E. Lot Area: 15,000 square feet

F. Agencies Consulted in Making Assessment: None

II. DESCRIPTION OF THE PROPOSED ACTION

A. General Description:

- (1) Brief narrative description of proposed project: The Waikiki Imperial is an existing apartment/condominium building that was built in the early 1960s. The ten-story building consists of 4 apartment units per floor, yielding a total of 40 apartment units. The owners of each individual unit propose to enclose their lanai (existing).
- (2) Relation of parcel to the SMA: This project is not located in any Special Management Area.
- (3) Location Map: See Figure-1.
- (4) Land use approvals granted and/or approvals required: A Zoning Variance approval is required.

B. Technical Characteristics:

- (1) Use characteristics: Apartment/Dwelling.
- (2) Physical characteristics - layout drawing showing property lines, lot size, elevations, existing structures: See Figure-2.
- (3) Construction characteristics including demolition, removal, or modification of existing structures, clearing, grubbing, grading, filling, new structure height and design: This project entails the construction of a non-bearing window partition on the inside of the lanai railing of each apartment unit. There will be no demolition of any kind.
- (4) Utility requirements (water, electricity, gas, etc.): None.
- (5) Liquid waste disposal (municipal sewer system, septic tanks, or injection wells): Existing, not applicable.
- (6) Solid waste disposal (includes refuse): Existing, not applicable.
- (7) Access to site: Not applicable.
- (8) Other pertinent information: None.

II. DESCRIPTION OF THE PROPOSED ACTION (cont'd)

C. Economic and Social Characteristics:

- (1) Estimated cost and time phasing of construction: This Project is estimated to cost approximately \$3,500 - \$4,000 per apartment unit. The individual apartment unit owners will enclose their respective lanai at their convenience until all of the lanais are enclosed.
- (2) Other pertinent information: None.

D. Environmental Characteristics:

- (1) Soils: Not applicable.
- (2) Topography (indicate relationship to major topographic features such as mountains, headlands, valleys, streams, channels, springs, marshes, etc.: Not applicable.
- (3) Surface runoff, drainage, and erosion hazard: Not applicable.
- (4) Federal FIRM Zone, LUO Flood Hazard District, other geopoigical hazards: Not applicable.
- (5) Other information pertinent to the Special Management Area: None.

III. AFFECTED ENVIRONMENT

- A. A brief description of subject site in relation to surrounding area and the description of surrounding area. Include considerations and information on existing land uses; General Plan and Development Plan land use designations; zoning; unique features.

The subject site is located entirely within the Apartment Precinct of the Waikiki Special District. Approximately one block Mauka of Waikiki Beach, it is surrounded by an 11-story parking structure on the Makai side of the site, a three-story apartment building on the Mauka side of the site, a one-story residential cluster on the Diamondhead side of the site, and is bounded on the Ewa side of the site by Liliuokalani Avenue.

- B. Project site in relation to publicly owned or used beaches, parks and recreation areas; rare, threatened, or endangered species and their habitats; wildlife and wildlife preserves; wetland, lagoons, tidal lands and submerged lands; fisheries and fishing grounds; other coastal/natural resources.

Although the project site is located a block Mauka from Waikiki Beach, the project building cannot be seen from the beach, as there are many taller buildings located between the project site and the beach. The project site is not located near any rare, threatened, or endangered species and their habitats; wildlife and wildlife preserves; wetlands, lagoons, tidal lands and submerged land; fisheries and fishing grounds; or any other coastal/natural resource.

- C. Relation to historic, cultural, and archaeological resources.

The project site is not located near any historic, cultural or archeological resource.

III. AFFECTED ENVIRONMENT (cont'd)

- D. Coastal views from surrounding public viewpoints and from the nearest coastal highway across the site to the ocean or to coastal landform.

The project building, an existing ten-story building, is located behind an 11-story parking structure for the Prince Kuhio Hotel. Any coastal views across the site to the ocean will be obstructed by this building.

- E. Quality of receiving waters and ground water (including potable water) resources. Describe effects on the groundwater recharge cycle within the groundwater control area; show existing and proposed well locations with pumping estimates. Describe effects on receiving waters, streams and ocean waters.

The proposed work does not require any water. There will be no increase in the existing water demand.

- F. Include suitable location and site maps. (Dated aerial, low-oblique, or ground-level photographs should be used whenever location and site maps are not sufficient to adequately describe the project.)

For location map refer to Figure-1.
For site map refer to Figure-2.

IV. PROJECT IMPACTS:

Identify impacts of the project relative to the Coastal Zone Management objectives and policies (Section 205A-2m HRSA) and the Special Management Area guidelines (Section 25-3.2, ROH).

The proposed work of this project will be done totally within the existing structure of the existing building. No impact related to the Coastal Zone Management objectives and policies (Section 205A-2m HRSA) and the Special Management Area guidelines (Section 25-3.2, ROH) is anticipated.

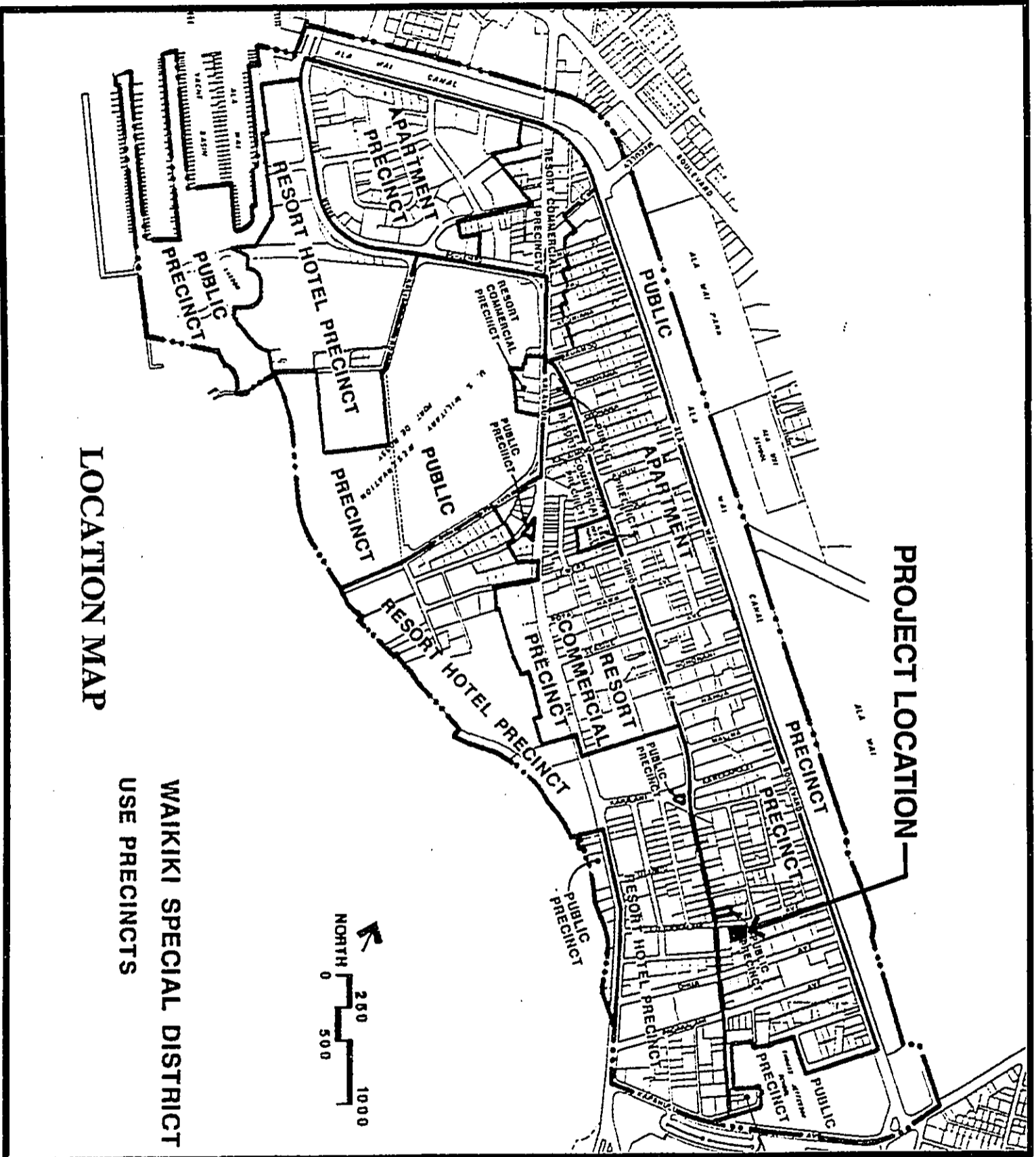
V. MITIGATION MEASURES:

Indicate proposed mitigation measures, if any.

The Waikiki Imperial Owners Association has already agreed on a uniform design for the proposed lanai enclosures. This will ensure that the visual impact of the proposed work will be minimal.

SECTION TWO

FIGURES



LOCATION MAP

PROJECT LOCATION

WAIKIKI SPECIAL DISTRICT
USE PRECINCTS

OF 02

1

FIGURE

LANAI ENCLOSURE
WAIKIKI IMPERIAL TMK#: 2-6-25:32
225 LILUOKALANI AVENUE
LOCATION MAP

MILTON T. MATSUNAGA
ARCHITECT

JOB NO.:
101-EA

DRAWN BY:
MTM

DATE:
07/25/94

SITE PLAN
SCALE: 1" = 20'-0"

LILIOUKALANI AVENUE

90.38

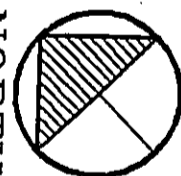
LOT AREA:
15,000 SQ. FT.

10.15

EXISTING
BUILDING

84±

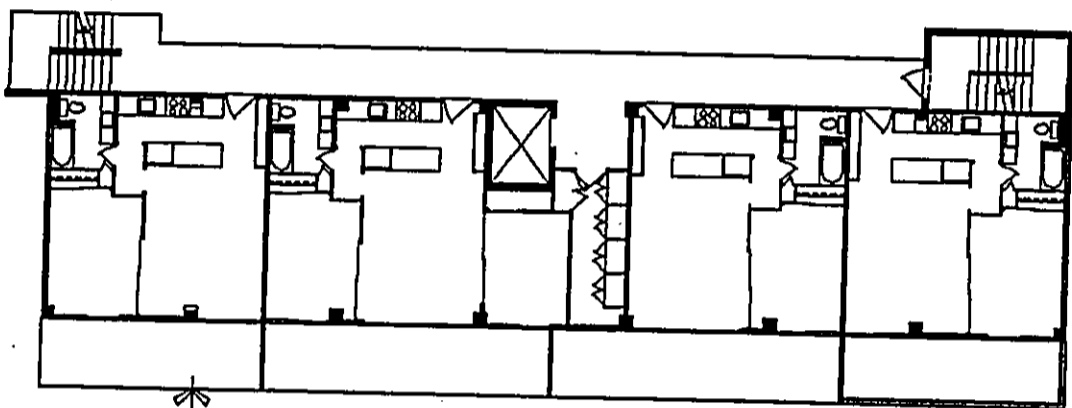
NORTH



49±

124.60

141.93



OF 02



FIGURE

LANAI ENCLOSURE

WAIKIKI IMPERIAL TMK#: 2-6-25:32
225 LILIOUKALANI AVENUE

SITE PLAN

MILTON T. MATSUNAGA
ARCHITECT

JOB NO.:
101-EA

DRAWN BY:
MTM

DATE:
07/25/94

SECTION THIRTE

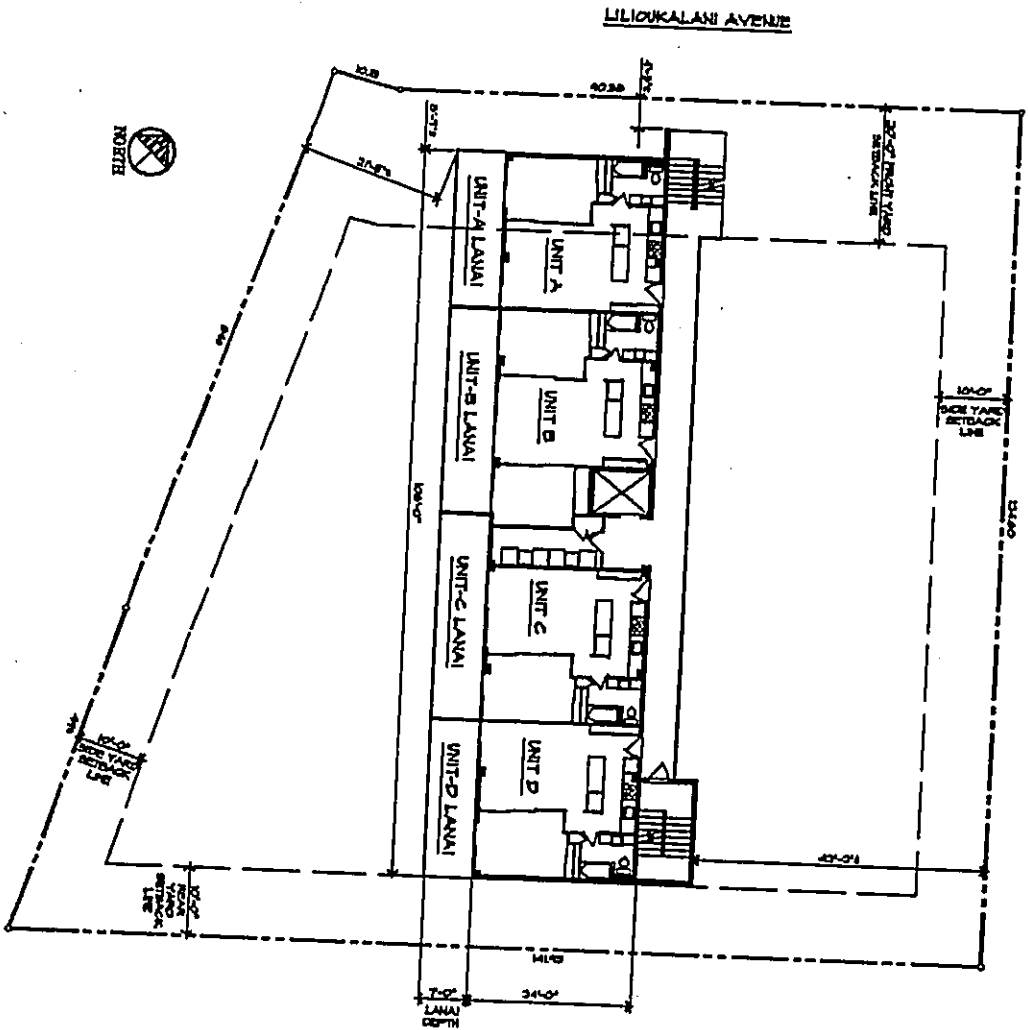
REDUCED SET OF DRAWINGS

PROJECT NAME: MAIKIJI APARTIAL
PROJECT ADDRESS: 228 LILIOKALANI AVENUE
TAX MAP KEY NO.: 02-06-25.02
CURRENT ZONING: MAIKIJI SPECIAL DISTRICT APARTMENT PRECINCT
LOT SIZE: 15,000 SQUARE FEET

8 LAND USE INFORMATION
 EAV
 SCALE 1/8" = 1'-0"

1 NOT USED
 EAV
 SCALE 1/8" = 1'-0"

3 PLOTS/TYPICAL FLOOR PLAN
 EAV
 SCALE 1/8" = 1'-0"



ENVIRONMENTAL ASSESSMENT
 MAIKIJI APARTIAL 228 LILIOKALANI AVENUE HONOLULU HAWAII
 TAX NO. 02-06-25.02
PROJECT PLAN
LAND USE INFORMATION



THIS REPORT WAS PREPARED BY ME
 OR UNDER MY SUPERVISION

REVISION	BY	DATE

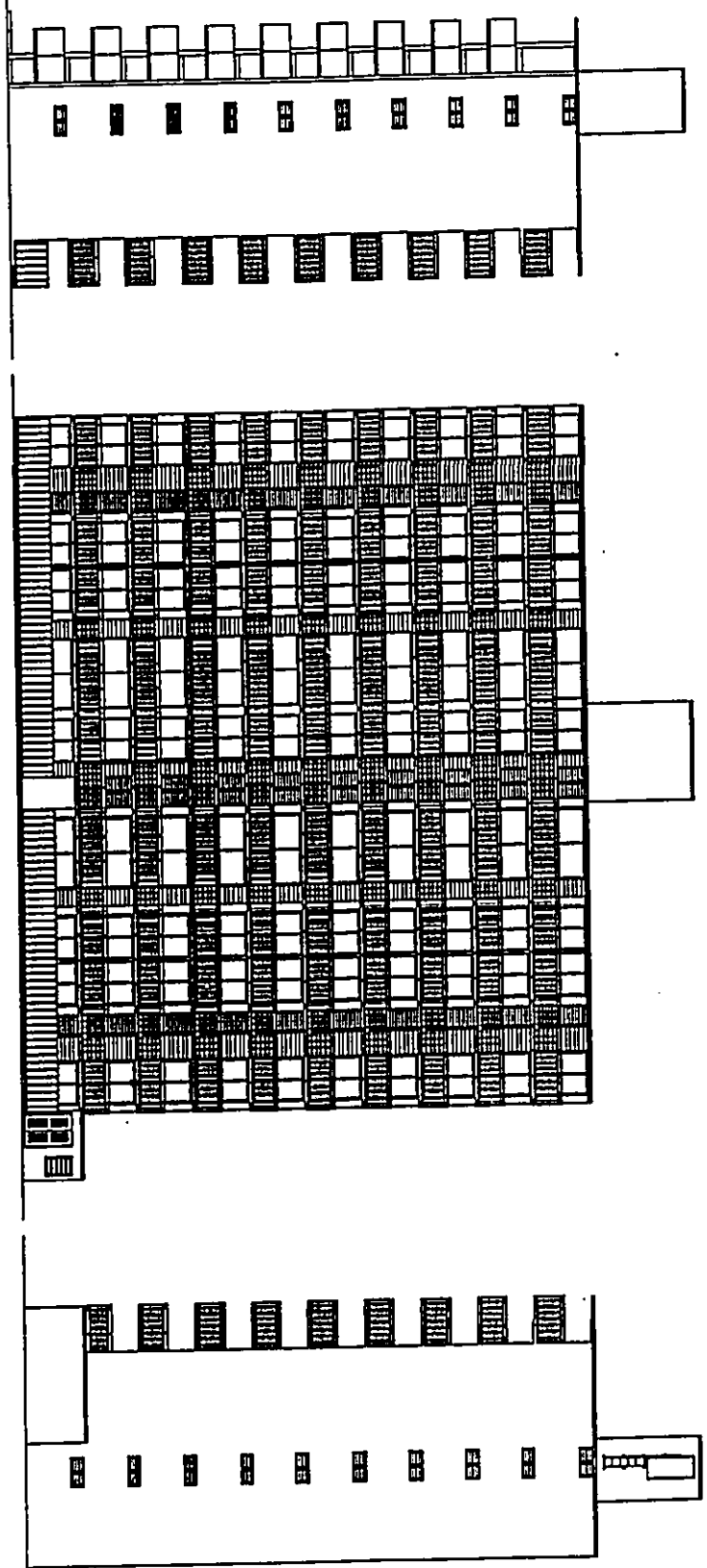
EXTERIOR ELEVATIONS - EXISTING CONDITION

DRAWING SCALE 1/4" = 1'-0"

NORTH ELEVATION

WEST ELEVATION

SOUTH ELEVATION



DATE: 12/15/2010
 DRAWN BY: J. A. J.
 CHECKED BY: J. A. J.
 PROJECT NO.: 10-001

ENVIRONMENTAL ASSESSMENT
 PARKUI FEDERAL, 235 ULUAKALAN AVENUE, HONOLULU, HAWAII
 TRAC NO. 2-4-26-10
 EXTERIOR ELEVATIONS - EXISTING CONDITION



THIS SEAL WAS PREPARED BY ME OR UNDER MY SUPERVISION.

NO.	REVISION

AGENCY

EXTERIOR ELEVATIONS - PROPOSED CONDITION

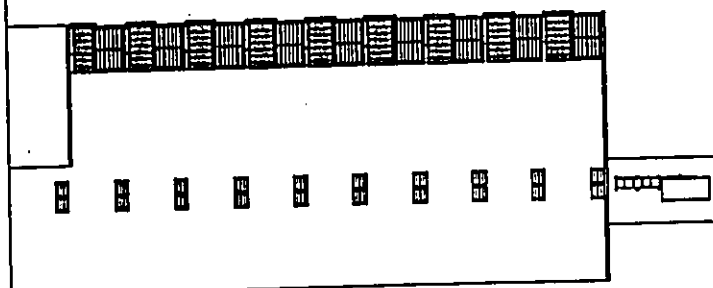
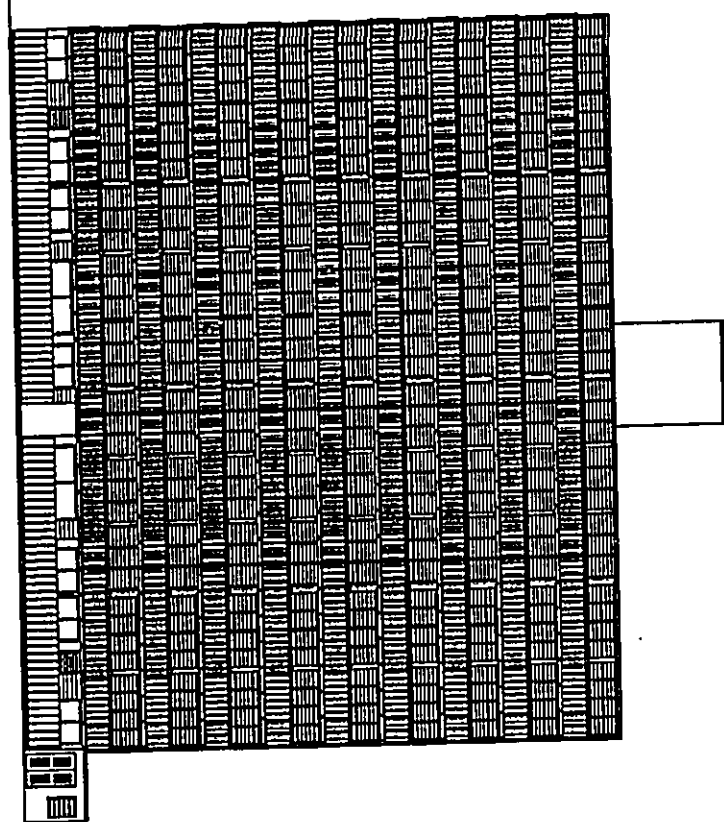
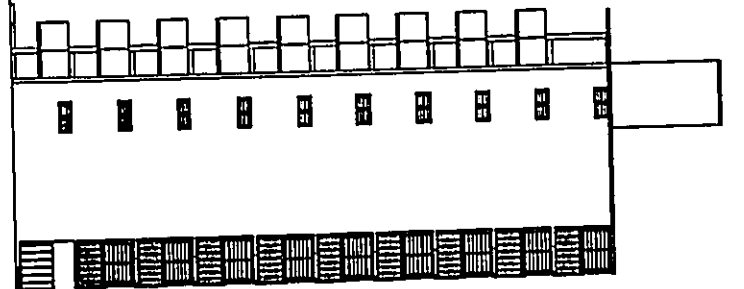
GRAPHIC SCALE 1" = 10'

RA-5

NORTH ELEVATION

WEST ELEVATION

SOUTH ELEVATION



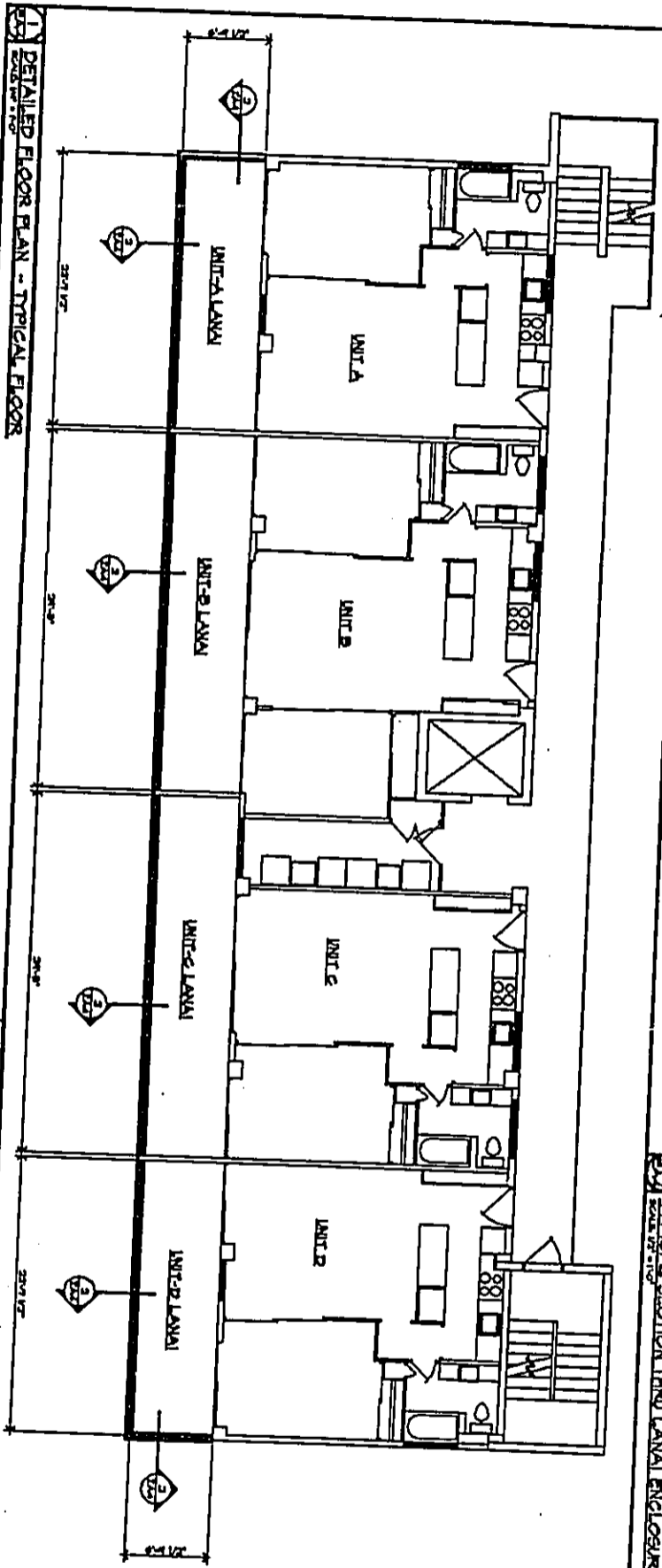
PROJECT NO. 1000000000

ENVIRONMENTAL ASSESSMENT
HAWAIIAN FEDERAL 225 ULUKOALANI AVENUE HONOLULU, HAWAII
THE NO. 24-09-83
EXTERIOR ELEVATIONS - PROPOSED CONDITION



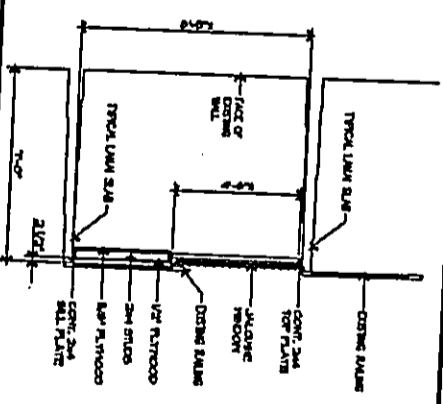
THIS WORK WAS PREPARED BY ME
OR UNDER MY SUPERVISION

DATE	
BY	
CHECKED BY	
DATE	



NOT USED
DO NOT USE

2 TYPICAL SECTION THRU LANAI ENCLOSURE



ENVIRONMENTAL ASSESSMENT
 HANKU SPHERAL 125 LILIOKULANI AVENUE HONOLULU, HAWAII
 THE NO. 246-0583
 DETAILED FLOOR PLAN - TYPICAL FLOOR
 TYPICAL SECTION THRU LANAI ENCLOSURE

REVISION	BY	DATE



THIS SEAL WAS PREPARED BY ME
 OR UNDER MY SUPERVISION