September 26, 1995

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

Dear Mr. Gill:

CHAPTER 343, HRS  
Environmental Assessment/Determination  
Negative Declaration

Recorded Owner: Kaimoku Inc.  
Applicant/Agent: Long & Associates, AIA, Inc.  
Location: 1025 Kaimoku Place, Kahala, Oahu  
Tax Map Key: 3-5-58: 08  
Request: Shoreline Setback Variance  
Proposal: Construction of a concrete masonry unit wall and concrete slab  
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 OBCC Bulletin Publication Form and four copies of the FEA. If you have any questions, please contact Dana Teramoto of our staff at 523-4648.

Very truly yours,

PATRICK T. ONISHI  
Director of Land Utilization

PTO: am  
Enclosures
FINAL ENVIRONMENTAL ASSESSMENT
FOR
KAIMOKU INC. STEVEN SCHEINKMAN
TAX MAP KEY: 3-5-58:08

Prepared By
LONG & ASSOCIATES, AIA, INC.
841 BISHOP STREET, SUITE 1905
HONOLULU, HAWAII 96813
Table of Contents

1. Final Environmental Assessment

2. Exhibits
   - USGS Topographic Survey
   - Aerial Photograph
   - Site Plan and Detail
   - Existing Site Photographs
   - Certified Shoreline
   - Agency Comment Letters
Proposed Action:

To construct a new pool enclosure wall and repaint and cap an existing wall. A portion of both walls are located within the 40 foot shoreline setback. To replace an existing pool deck and pool equipment pad.

Owner:

Kaimoku Inc. Steven Scheinkman
17107 Raymer Street
Northridge, California 91325
TMK: 3-5-58:8

Applicant:

Long & Associates Architects, AIA, Inc.
841 Bishop Street, Suite 1905
Honolulu, Hawaii 96813
Contact Person: Anthony Crisci

Approving Agency:

Department of Land Utilization
650 South King Street
Honolulu, Hawaii 96813

Agencies Consulted:

Department of Land and Natural Resources
State Historic Preservation Office
State House of Representatives - District 17
State Senate - District 9
Waialae-Kahala Neighborhood Board

Consulting Parties:

Department of Land Utilization
Office of Environmental Quality Control

General Description:

TECHNICAL - The proposed action is to construct a wall along the northeast property line. A portion of the wall is to be located within the 40' shoreline setback. Along the southwest property line is an existing non-conforming CMU wall. A portion of which is located within the 40' shoreline setback. This wall is to be cleaned and repainted. Tree roots have cracked and uplifted the existing concrete pool deck. The pool deck will be removed, the tree roots will be cut back and a new concrete slab will be placed to match the existing layout with finish tile applied. The pool equipment pad, located along the southwest property wall, is cracked and will be replaced and enlarged to accommodate the new pool equipment.

The purpose of the walls are to act as a pool enclosure. The new wall will be constructed of plaster over open face CMU to match the existing wall with a maximum height of six feet. The existing CMU wall was previously approved under...
Building Permit # 73978 issued July 31 1969. It was modified to six feet high and has remained this way for approximately 20 years. The owner wishes to have this wall remain six feet in height. The pool deck and equipment pad were previously approved under a variance dated November 18, 1971.

Plans showing the location of the pool deck, pool equipment pad and walls on the property and a detail cross-section of the new wall are included in this report.

SOCIO-ECONOMIC - The social consequences from this action are minimal. The beach way will continue to be accessible to the public. Construction will be accessed from the street side of the property and will not interfere with the beach. Minimal visual impact will be made due to a tall hedge located on the beach side of the property line.

Economically the project protects public safety. The wall will prevent people, especially children, who might other wise wander onto the property and possibly fall into the pool.

ENVIRONMENTAL - Visually, the walls present a minimal impact on the environment. The new wall will run parallel to an existing six foot high wood fence on the adjacent property. No further visual obstruction will occur. From the ocean, the walls blend in with the lush vegetation which is already there. The new wall will be constructed from within the property boundary lines. It will not hinder drainage nor contribute to runoff. The walls will not come into contact with sea water except in the event of heavy storm surge or tsunami. Ocean pollution is not a factor.

Summary Description:

The affected environment is a residential lot with residential lots on adjacent sides. A portion of the proposed wall and existing wall is located within the 40 foot shoreline setback. There are no historical/archeological or cultural sites which will be affected by the proposed action.

See attached plans and photographs.

Major Impacts:

SHORT TERM - There are no foreseeable short term impacts by the proposed action provided proper construction practices are observed.

LONG TERM - There are no foreseeable long term impacts by the proposed action regarding the flora, fauna and natural resources of the area. Visual impact from the property and neighboring properties will be a minimum. From the ocean, the substantial vegetation growth in the area will help camouflage the walls once they are in place.

Comment Response:

✓ A. No response necessary to Exhibit I.

B. No part of the new dwelling is located within Flood Zone A. Provided proper construction practices are used, silt and sediment runoff into the ocean will not be a concern. If necessary, a silt detention pond will be installed.
C. The existing fence and walls within the shoreline setback area are non-conforming structures. A Certified Shoreline survey is included as Exhibit H.

D. No response necessary to Exhibit L.

Summary:

In summary, the proposed action, provided proper construction practices are used, will have no adverse impacts on the area and a negative declaration is anticipated.

Kaimoku.FA. 9.11.95
PROPERTY LINE
POOL EQUIPMENT PAD
POOL DECK

EXISTING NON-CONFORMING CMU WALL TO BE REPAINTED AND CAPPED

OCEAN

SITE PLAN
SCALE: 1" = 30'

A PROPOSED DESIGN FOR
KAISUKU INC.
1555 KIHEIKUHANA
OAHU, HI 96819

LONG & ASSOCIATES
CITY & COUNTY OF HONOLULU

EXHIBIT C
12" CMU CAP BLOCK 4 1/2 COURSE

SKIMCOAT CEM. PLASTER

12" CMU BASE COURSE

SEE STRUCT. FOR FOOTING & REINF.

CMU WALL 3/4" STI - 0"

RECORDED FEE OWNER:
KAMOKU INC. STEVEN SCHEINKMAN

APPLICANT:
LONG & ASSOCIATES, AIA, INC.

AUTHORIZED AGENT:
LONG & ASSOCIATES, AIA, INC.
POOL ENCLOSURE WALL
SCALE: 1/2" = 1'-0"

EXHIBIT E
TO: PATRICK T. ONISHI, DIRECTOR
DEPARTMENT OF LAND UTILIZATION

FROM: DONA L. HANAIKE, DIRECTOR

SUBJECT: COMMENTS ON THE APPLICATION FOR A
SHORELINE SETBACK VARIANCE
1025 KAIMOKU PLACE, WAIKALAE, OAHU
TAX MAP KEYS 3-5-58: 08
DLU REFERENCE NO. 95/SV-003 (AC)

Thank you for providing us with the opportunity to comment on
this shoreline setback variance application.

We do not anticipate that this project will have an impact on
the City's park facilities or services.

We have no other comments to offer at this time.

If you have any questions, please call Donald Griffin of our
Advance Planning Branch at extension 6324.

[Signature]

DONA L. HANAIKE
Director

DLH: ei

EXHIBIT I
MEMORANDUM:

TO: PATRICK T. ONISHI, DIRECTOR
DEPARTMENT OF LAND UTILIZATION

FROM: KENNETH E. SPRAGUE
DIRECTOR AND CHIEF ENGINEER

SUBJECT: ENVIRONMENTAL ASSESSMENT (EA)
KAIMUKU, INC.
TMK: 3-5-58: 08

August 2, 1995

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

1. Part of the property is located in Flood Zone A.

2. The EA should address best management practices (BMPs) to be implemented during construction to mitigate silt and sediment in storm water runoff which could pollute the State waters.

Should you have any questions, please contact Mr. Alex Ho, Environmental Engineer, at Local 4150.
August 9, 1995

The Honorable Patrick T. Onishi, Director
Department of Land Utilization
City and County of Honolulu
650 South King Street
Honolulu, Hawaii  96813

Attention: Mr. Art Challacombe

Dear Mr. Onishi:

We have reviewed the draft environmental assessment (DEA) for the Kaimoku Inc.
project, and have the following comments.

The DEA notes that the pool deck and equipment pad within the shoreline setback area
were previously approved under a variance from 1971. However, no mention is made regarding
the legality of the existing fence and walls within the shoreline setback area along the makai and
side property boundaries. Additionally, although the site plan indicates a 1995 position of the
shoreline, a certified shoreline survey is not included in the materials prepared for the project.
Such information describing the current legal status of the existing structures and the shoreline
should be provided to allow a thorough analysis of the proposed project.

Thank you for the opportunity to comment. If you have any questions regarding our
comments, please contact Tom Risen of our Coastal Zone Management Program at 387-2877.

Sincerely,

Gregory C.Y. Pai, Ph.D.
Director

cc: OEQC
Honorable Patrick T. Onishi, Director
Department of Land Utilization
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Dear Mr. Onishi:

Subject: Draft Environmental Assessment to Construct a New Pool Enclosure Wall and Cap an Existing Wall at 1025 Kaimoku Place, Waialae, Oahu, TMK: 3-5-58: 08

We have reviewed the Draft Environmental Assessment for the subject project and have no comments at this time. However, we would appreciate the opportunity to review and comment on the final Environmental Assessment.

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

Aloha,

[Signature]

Michael D. Wilson
Chairperson
Board of Land and Natural Resources

Deputy Director
Gilbert Coloma-Agaran
Aquaculture Development
Aquatics Resources
Boating and Ocean Recreation
Bureau of Conveyances
Conservation and Environmental Affairs
Conservation and Resources Enforcement
Forestry and Wildlife
Historic Preservation
Land Management
State Parks
Water and Land Development

EXHIBIT L