

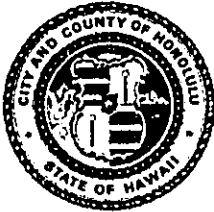
*ABC Store #56*

DEPARTMENT OF LAND UTILIZATION  
**CITY AND COUNTY OF HONOLULU**

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

RECEIVED

JEREMY HARRIS  
MAYOR



'95 DEC 20 P3:34  
PATRICK T. ONISHI  
DIRECTOR

OFFICE OF ENVIRONMENTAL  
QUALITY CONTROL  
LORETTA K.C. CHEE  
DEPUTY DIRECTOR  
95/ED-006 (JT)

December 19, 1995

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

Dear Mr. Gill:

CHAPTER 343, HRS  
Environmental Assessment/Determination  
Negative Declaration

Recorded Owner: Minnie Kosasa & American Trust Co. of Hawaii, Inc.  
Applicant : MNS, Ltd.  
Agent : AM Partners, Inc.  
Location : 1732 Ala Moana - Waikiki  
Tax Map Key : 2-6-11: 13  
Request : Zoning Variance  
Proposal : Renovations to an existing commercial structure (nonconforming use) which exceed 10 percent of the current replacement cost of the structure and is not permitted  
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 copies of the FEA. If you have any questions, please contact Joan Takano of our staff at 527-5038.

Very truly yours,

*[Signature]*  
PATRICK T. ONISHI  
Director of Land Utilization

PTO:am  
Enclosures  
g:abendoeq.jht

183

~~1996-01-08-0A~~

1996-01-08-0A - FEA -

JAN 8 1996  
FILE COPY  
ABC STORE #  
56



'95 DEC 15 PM 1 55

DEPARTMENT OF LAND UTILIZATION  
CITY AND COUNTY OF HONOLULU

FINAL ENVIRONMENTAL ASSESSMENT FOR  
WAIKIKI SPECIAL DESIGN DISTRICT VARIANCE

## ABC STORE NO. 56

Waikiki, Oahu, Hawaii

Applicant:  
MNS, Ltd.

Agent:  
AM Partners, Inc.

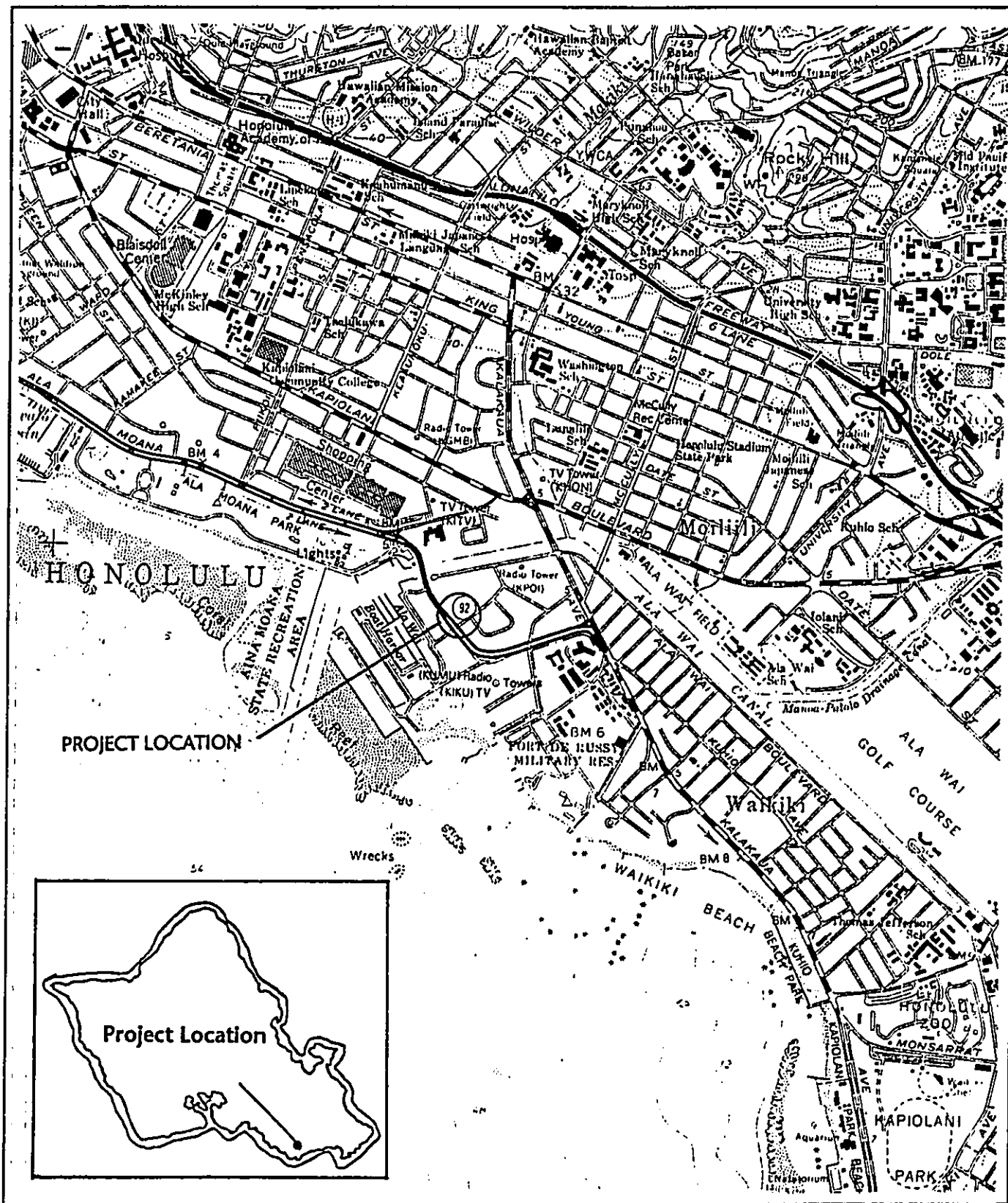
Accepting Authority:  
Department of Land Utilization  
City and County of Honolulu

January 1996

Horizontal lines for additional information or signatures.

**I. PROJECT SUMMARY**

Project Name: ABC No. 56 Renovations '95 DEC 15 PM 1 52  
Applicant: MNS, Ltd. DEPT OF LAND UTILIZATION HONOLULU  
Agent: AM Partners, Inc.  
Accepting Authority: Department of Land Utilization  
Project Location: 1732 Ala Moana Boulevard, Waikiki, Hawaii  
Tax Map Key: 2-6-11: 13  
Landowner: Minnie Kosasa & American Trust Co. of Hawaii, Inc.  
Land Area: 6,024 square feet  
Existing Use: Convenience store  
Zoning: Apartment Precinct  
Special District: Waikiki Special District  
Development Plan: Commercial Emphasis - Mixed Use  
State Land Use: Urban  
Project Description: The proposed project consist of interior and exterior renovations to the existing single story commercial structure. No increases in floor area or intensity of use are proposed.  
Summary of Impacts: The proposed improvements are not expected to result in any adverse environmental impacts. Improvements are limited to interior modifications with minor exterior changes for improved functionality. The addition of an improved ADA complying ramp will result in better accessibility and aesthetic storefrontage appeal.

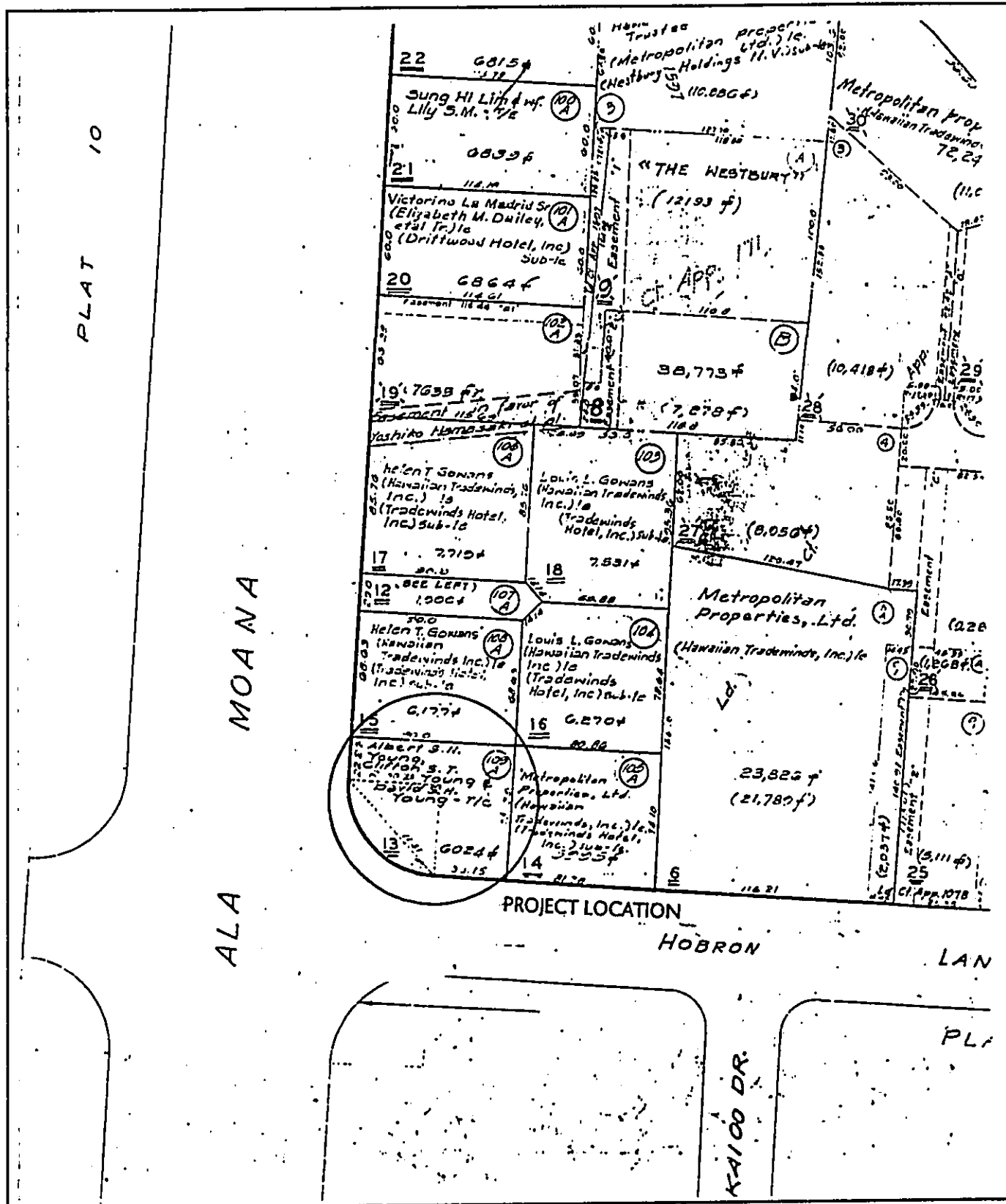


**Figure 1: Project Location Map**  
 Source: U.S. Geological Survey



ABC Store No. 56

August 1995



**Figure 2: Tax Map**

Source: City and County of Honolulu  
Real Property Assessment Division



ABC Store No. 56

August 1995

## II. PROJECT DESCRIPTION

### A. Technical Characteristics

The project site is a one story building located on the corner of Ala Moana Boulevard and Hobron Lane at the Ewa entry of Waikiki. Adjacent high rise residential uses are located in the Ewa mauka directions.

The building serves as a freestanding convenience store which has been in operation for 49 years and services area residents and visitors. All traffic is "walk-in" and no parking is provided for this non-conforming structure and use.

The proposed scope of work will consist of interior renovations, new entry doors, new signage, new paint and front yard ramp improvements in accordance with the requirements of the Americans with Disabilities Act design guidelines. New electrical and mechanical systems will also be implemented to conform with the new State Energy Code. The existing facade and building height of approximately 20 feet will not be increased.

### B. Socio-Economic Characteristics

The project site is located within Census Tract 19.02. According to the *State of Hawaii Data Book 1993-94*, under the Characteristics of Oahu Neighborhoods: 1990, the Waikiki study had a resident population of 19,768 with 11,408 households and 17,198 housing units. This study area is bounded by the Ala Wai Canal and Kapahulu Avenue. The table entitled Resident and De facto Population and Employed Persons for Waikiki: 1990 also notes that the de facto population for Waikiki is 95,979 persons.

The facility will continue to provide employment for approximately 12 full-time and 6 part-time positions. The proposed use will also provide construction employment opportunities. Sales, income and secondary taxes will continue to be generated as currently received.

The estimated construction costs of the project is approximately \$625,000. The construction period is anticipated to commence during the summer of 1996 and will be completed within approximately three months.

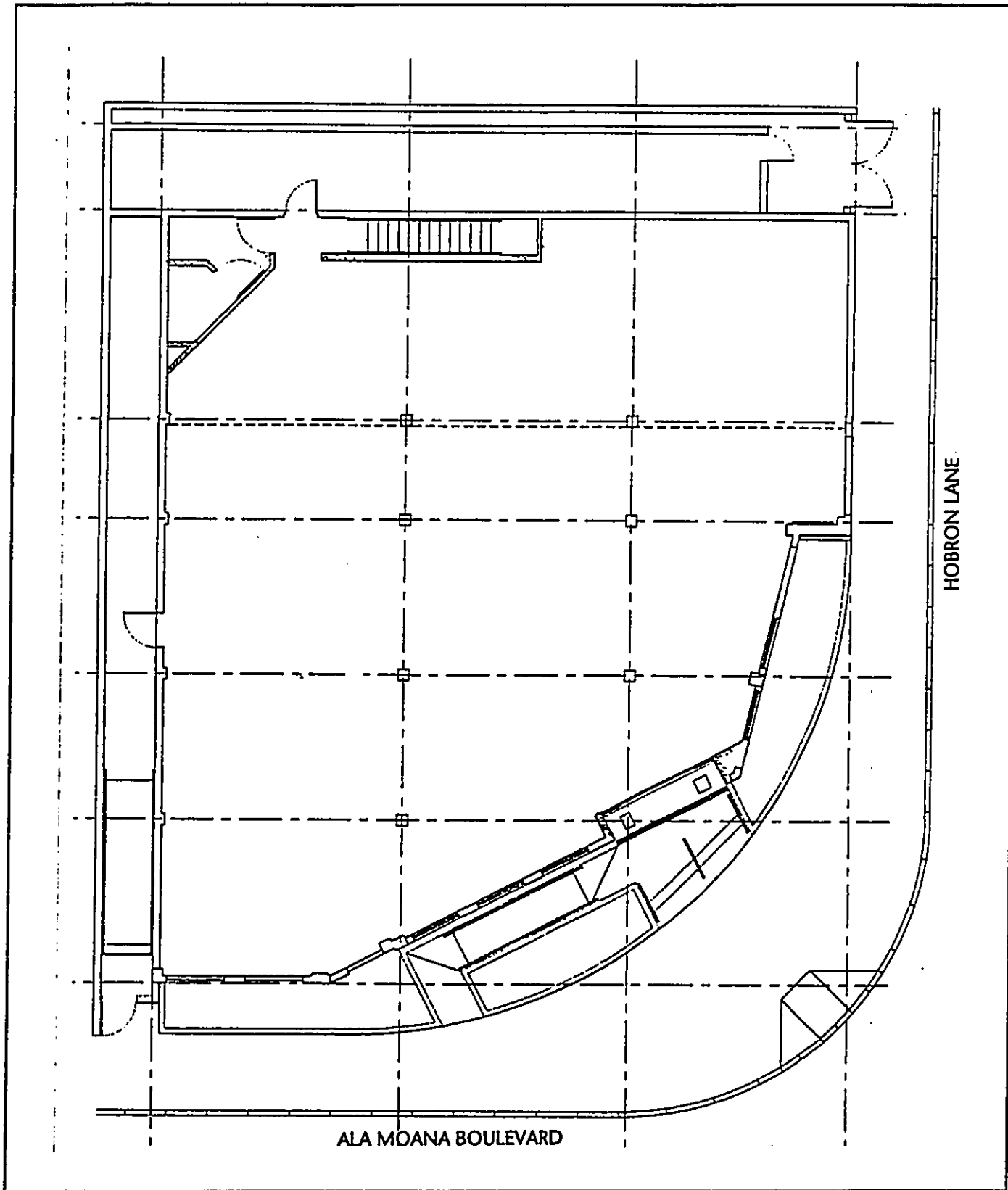
### C. Environmental Characteristics

The project site will not undergo any significant change. The project site is located within a high urbanized area and is not considered environmentally sensitive.

The proposed project will not result in any long-term increases in traffic, air or noise impacts. The site is not a traffic generation source nor does it provide any vehicular parking.

The project will result in minor aesthetic improvements. No reflective, glaring or undesirable finishes as defined by the Waikiki Special Design District regulations will be utilized.

Interior store improvements will result in a modernized store which will provide customers with an improved shopping environment. These improvements will benefit visitors, area residents and the owners in terms of service and convenience.



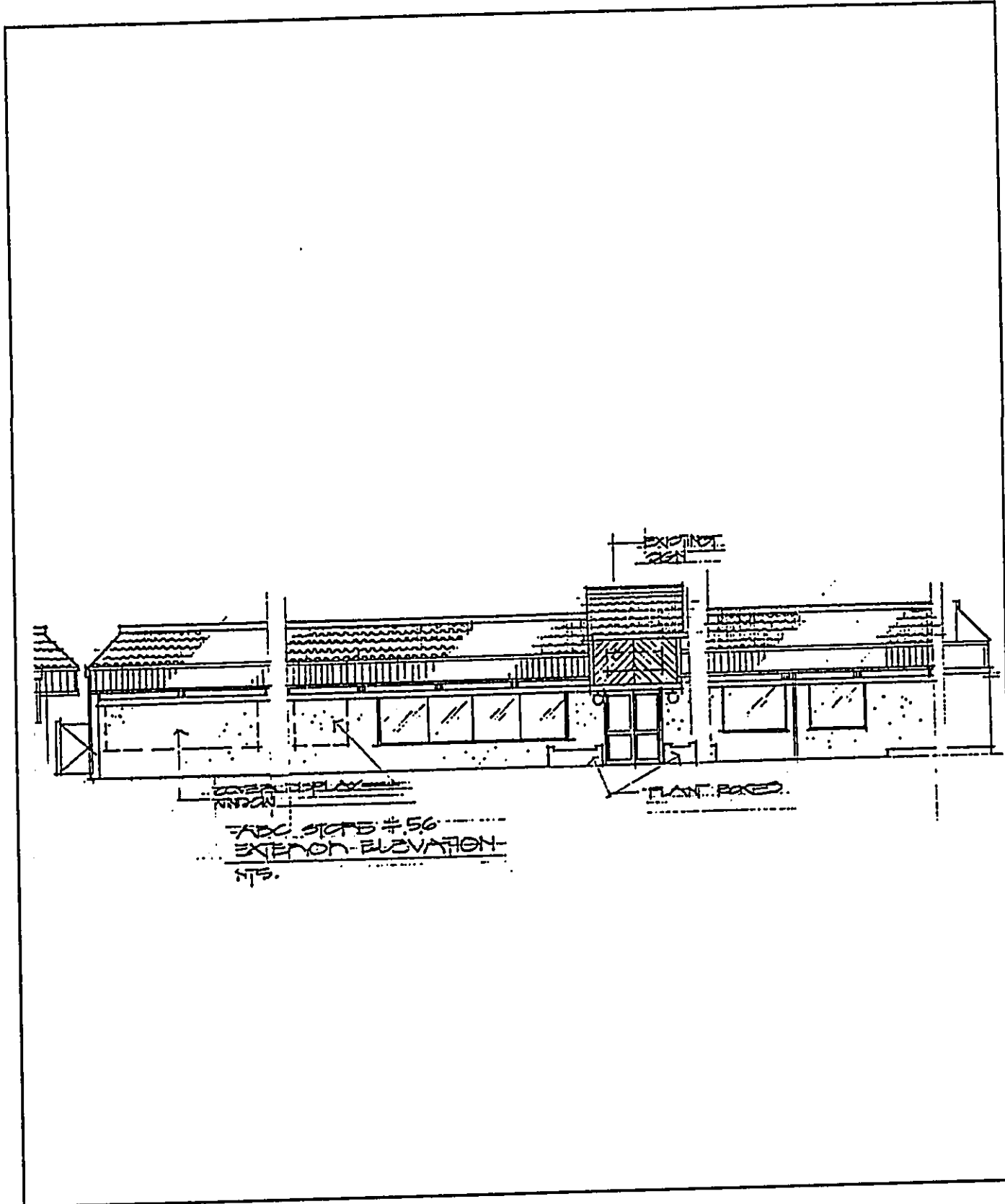
**Figure 3: Site and Floor Plan**  
 Source: AM Partners, Inc.



ABC Store No. 56

August 1995





**Figure 4: Exterior Elevation**

Source: AM Partners, Inc.



ABC Store No. 56

August 1995

### III. SUMMARY OF THE AFFECTED ENVIRONMENT

#### A. Site Description

The project site consists of a 6,024 square foot parcel located on a heavily trafficked intersection in Waikiki. The site is completely paved with no impermeable surfaces. The building occupying the site almost completely covers the site. The site is flat and does not have any landscaping other than existing planters located along the storefront.

#### B. Natural and Historic Resources

No natural flora or fauna resources are located on site. The existing structure was constructed in 1946 and is not considered a historic building nor is the site considered to be culturally significant.

#### C. Hydrologic Conditions

The project site is located in Flood-zone AO, a special flood hazard area inundated by 100-year floods according to the National Flood Insurance Program FIRM Flood Insurance Map dated September 4, 1987. The project site is not within a tsunami inundation evacuation area.

#### D. Special Districts

The project is not within the Special Management Area but is located within the Waikiki Special Design District.

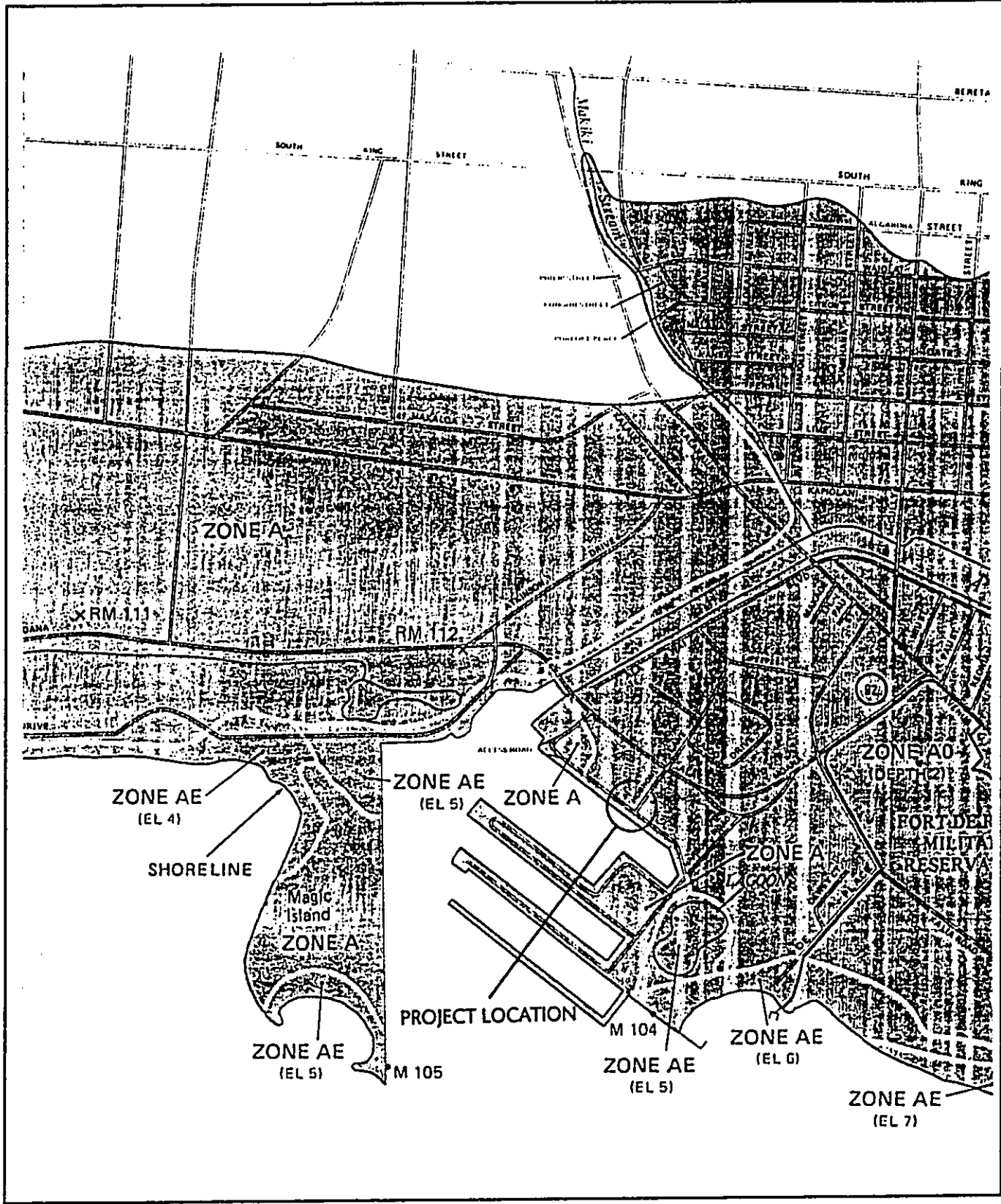


Figure 5: Flood Insurance Rate Map  
Source: Federal Emergency Management Agency, September 1987



ABC Store No. 56

August 1995

#### IV. SUMMARY OF MAJOR IMPACTS AND MITIGATION MEASURES

The proposed project consists of improvements to an existing use with no increases in floor area or intensity of use. The site has been in its present use for decades. Consequently, no major impacts will result from the proposed action and no mitigation measures will be required from its continued use.

##### A. Short-term

Short-term impacts may result from construction related activities. Possible impacts include increases in the ambient noise level resulting from the use of construction equipment and possible traffic disruption due to demolition hauling and materials delivery. These impacts are short-term in nature. Irretrievable commitment of resources will be expended in labor and materials.

##### B. Long-term

No long-term increases in traffic, air, noise, water quality, flora, fauna or archaeological impacts will be experienced from implementation of the proposed project.

Minor long-term visual improvements would be gained by the new storefront. Improved accessibility will be realized by the improved ADA complying entry ramp. Interior renovations will improve service to customers.

##### C. Mitigation Measures

All construction activities will conform with applicable construction impact standards. Noise impacts will be controlled by limited hours of operation for power tools. All fugitive dust will be contained on-site. Appropriate traffic management controls will be used in the event that construction vehicles restrict vehicular or pedestrian traffic.

V. ALTERNATIVES CONSIDERED

No alternatives to the proposed action have been considered. No action would result in continued use of the property in its existing substandard condition.

**VI. LIST OF AGENCIES AND ORGANIZATIONS CONTACTED DURING  
PRE-ASSESSMENT CONSULTATION**

City and County of Honolulu, Building Department  
City and County of Honolulu, Department of General Planning  
City and County of Honolulu, Department of Land Utilization  
City and County of Honolulu, Department of Public Works  
City and County of Honolulu, Department of Transportation Services  
City and County of Honolulu, Department of Wastewater Management  
City and County of Honolulu, Police Department

Department of Business, Economic Development and Tourism, State Energy  
Office

Department of Business, Economic Development and Tourism

Department of Health

Department of Health, Environmental Management Division

Department of Land and Natural Resources, Historic Preservation Division

Office of Hawaiian Affairs

Office of State Planning

University of Hawaii, Environmental Center

American Lung Association

Waikiki Neighborhood Board No. 9

BENJAMIN J. CAYETANO  
GOVERNOR



STATE OF HAWAII  
DEPARTMENT OF TRANSPORTATION  
869 PUNCHBOWL STREET  
HONOLULU, HAWAII 96813-5097

August 28, 1995

RECEIVED

AUG 30 1995

AM Partners Inc.

KAZU HAYASHIDA  
DIRECTOR

DEPUTY DIRECTORS  
JERRY M. MATSUDA  
GLENN M. OKIMOTO

IN REPLY REFER TO:  
HWY-PS  
2.7022

Mr. Taeyong M. Kim  
AM Partners, Inc.  
1164 Bishop Street, Suite 1000  
Honolulu, Hawaii 96813

Dear Mr. Kim:

Subject: Early Consultation, Draft Environmental Assessment  
Preparation for Waikiki Special Design District Permit,  
ABC Discount Store No. 56 Improvements, Waikiki, Oahu

Thank you for your request for comments.

The proposed improvements to the existing Waikiki ABC Discount  
Store No. 56 are not expected to impact our State highway  
facilities.

Please coordinate with our Highways Division for any work within  
our Ala Moana Boulevard rights-of-way. Plans for construction work  
within our State rights-of-way must be submitted for our review and  
approval.

Very truly yours,

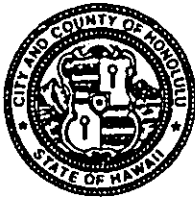
A handwritten signature in cursive script, appearing to read "Kazu Hayashida".

KAZU HAYASHIDA  
Director of Transportation

DEPARTMENT OF WASTEWATER MANAGEMENT  
**CITY AND COUNTY OF HONOLULU**  
DIVISION OF PLANNING AND SERVICE CONTROL  
650 SOUTH KING STREET  
HONOLULU, HAWAII 96813

AUG 22 1995

JEREMY HARRIS  
~~FRANK F. FACH~~  
MAYOR



FELIX B. LIMTIACO  
~~HENRY M. RAPPOLO~~  
DIRECTOR  
STEPHEN T.C. CHING  
~~GEORGE M. UNEMA~~  
CHIEF

WPP 95-412

August 21, 1995

Mr. Taeyong M. Kim, Associate  
AM Partners, Inc.  
1164 Bishop Street, Suite 1000  
Honolulu, Hawaii 96813

Dear Mr. Kim:

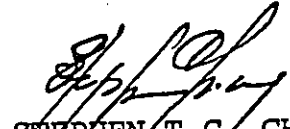
Subject: ABC Store No. 56 Draft Environmental Assessment  
AMP Job No. 93170.02 (Early Consultation)

Thank you for your letter of 8 August 1995, regarding the early consultation for the subject Draft Environmental Assessment.

We would like to be consulted during the preparation of the Draft Environmental Assessment.

If there are any questions, please contact Bill Liu at 527-6871.

Very truly yours,

  
STEPHEN T.C. CHING  
Chief



BENJAMIN J. CAYETANO  
GOVERNOR OF HAWAII



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AUG 20 1995

AM PARTNERS, INC.

LAWRENCE MIKE  
DIRECTOR OF HEALTH

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

In reply, please refer to:

August 17, 1995

95-153/epo

Mr. Taeyong M. Kim  
Associate  
AM Partners, Inc.  
1164 Bishop Street, Suite 1000  
Honolulu, Hawaii 96813

Dear Mr. Kim:

Subject: Early Assessment

ABC Store No. 56  
AMP Job No. 93170.02  
Ala Moana Boulevard and Harbor Lane  
Honolulu, Hawaii

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

Water Pollution

A National Pollutant Discharge Elimination System (NPDES) permit is required for any discharge to waters of the State including the following:


1. Storm water discharges relating to construction activities for projects equal to or greater than five acres;
2. Storm water discharges from industries activities;
3. Construction dewatering activities;
4. Cooling water discharges less than one million gallons;
5. Hydrotesting water.

Any person wishing to be covered by the NPDES permit for any of the above activities should file a Notice of Intent with the Department's Clean Water Branch at least 90 days prior to commencement of any discharge to waters of the State.

Mr. Taeyong M. Kim  
August 17, 1995  
Page 2

Any questions regarding this matter should be directed to  
Mr. Denis Lau of the Clean Water Branch at 586-4309.

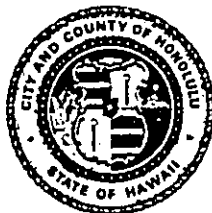
Sincerely,

*for*   
LAWRENCE MIKE  
Director of Health

c: CWB

DEPARTMENT OF PUBLIC WORKS  
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET  
HONOLULU, HAWAII 96813



JEREMY HARRIS  
MAYOR

RECEIVED  
AUG 14 1995  
AM Partners Inc.

KENNETH E. SPRAGUE  
DIRECTOR AND CHIEF ENGINEER

DARWIN J. HAMAMOTO  
DEPUTY DIRECTOR

ENV 95-229

August 11, 1995

Mr. Taeyong M. Kim  
Associate  
AM Partners, Inc.  
1164 Bishop Street, Suite 1000  
Honolulu, Hawaii 96813

Dear Mr. Kim:

Subject: Pre-Environmental Assessment (PEA)  
ABC Store No. 56

In response to your letter of August 8, 1995, we wish to inform you that we have no comments to offer for the subject project at this time.

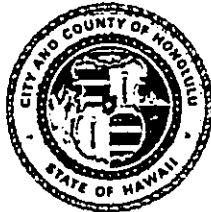
Should you have any questions, please contact Mr. Alex Ho, Environmental Engineer, at 523-4150.

Very truly yours,

  
KENNETH E. SPRAGUE  
Director and Chief Engineer

PLANNING DEPARTMENT  
**CITY AND COUNTY OF HONOLULU**

650 SOUTH KING STREET  
HONOLULU, HAWAII 96813



JEREMY HARRIS  
MAYOR

CHERYL D. SOON  
CHIEF PLANNING OFFICER

CAROLL TAKAHASHI  
DEPUTY CHIEF PLANNING OFFICER

TH 8/95-1612

August 23, 1995

Mr. Taeyong M. Kim, Associate  
AM Partners, Inc.  
1164 Bishop Street, Suite 1000  
Honolulu, Hawaii 96813

Dear Mr. Kim:

Request for an Early Consultation for a Proposed Draft  
Environmental Assessment (EA) for ABC Store No. 56,  
Waikiki, Oahu, Hawaii, AMP Job No. 93170.02

In response to your letter of August 8, 1995, the Planning Department requests the opportunity to be included as a consulted party in the EA process. We will submit comments on the proposed project when we receive a copy of the draft EA. We have no comments to offer at this time.

Should you have any questions, please contact Tim Hata of our staff at 527-6070.

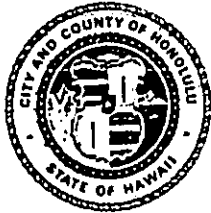
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CHERYL D. SOON  
Chief Planning Officer

CDS:js

BUILDING DEPARTMENT  
**CITY AND COUNTY OF HONOLULU**

HONOLULU MUNICIPAL BUILDING  
650 SOUTH KING STREET  
HONOLULU, HAWAII 96813



JEREMY HARRIS  
MAYOR

RANDALL K. FUJIKI  
DIRECTOR AND BUILDING SUPERINTENDENT

ISIDRO M. BAQUILAR  
DEPUTY DIRECTOR AND BUILDING SUPERINTENDENT

PB 95-638

August 31, 1995

AM Partners, Inc.  
1164 Bishop Street, Suite 1000  
Honolulu, Hawaii 96813

Gentlemen:

Subject: ABC Store No. 56  
Draft Environmental Assessment

We have reviewed your letter dated August 8, 1995 relative to the subject matter and have no comments to offer.

Very truly yours,

*Isidro M. Baquilar*  
FOR RANDALL K. FUJIKI  
Director and Building Superintendent

cc: G. Tamashiro

DEPARTMENT OF TRANSPORTATION SERVICES  
**CITY AND COUNTY OF HONOLULU**

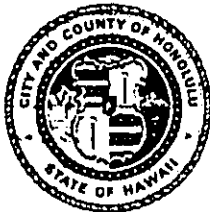
PACIFIC PARK PLAZA  
711 KAPIOLANI BOULEVARD, SUITE 1200  
HONOLULU, HAWAII 96813

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SEP 26 1995

AM Partners Inc.

JEREMY HARRIS  
MAYOR



CHARLES O. SWANSON  
DIRECTOR

September 21, 1995

PR1.15 (WMN)  
(TMD-3966)

Mr. Taeyong M. Kim  
Associate  
AM Partners, Inc.  
1164 Bishop Street, Suite 1000  
Honolulu, Hawaii 96813

Dear Mr. Kim:

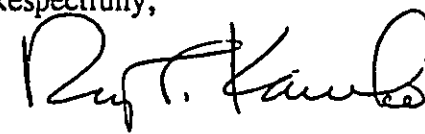
Subject: ABC Store No. 56 - Waikiki  
Draft Environmental Assessment  
TMK: 2-6-11: 13

This is in response to your letter dated August 8, 1995, requesting the Department of Transportation Services' comments on the subject project.

Based on the scope of improvements, which consists primarily of interior renovations with minor exterior improvements, we have no objections to the project. Construction plans for any work within the City's right-of-way should be submitted to our department for review.

Should you have any questions, please contact Wayne Nakamoto of my staff at 523-4190.

Respectfully,

  
CHARLES O. SWANSON  
Director

VII. LIST OF COMMENTS RECEIVED DURING THE DRAFT ENVIRONMENTAL ASSESSMENT REVIEW PERIOD

<u>Agency</u>	<u>Comment</u>	<u>Response</u>
Office of Environmental Quality Control	Oct. 16, 1995	Dec. 8, 1995

BENJAMIN J. CAYETANO  
GOVERNOR



RECEIVED  
OCT 17 1995  
AM Partners Inc.

GARY GILL  
DIRECTOR

STATE OF HAWAII  
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

220 SOUTH KING STREET  
FOURTH FLOOR  
HONOLULU, HAWAII 96813  
TELEPHONE (808) 586-4185  
FACSIMILE (808) 586-2452

October 16, 1995

Mr. Patrick K. Onishi, Director  
Department of Land Utilization  
650 South King Street  
Honolulu, Hawaii 96813

Attention: Joan Takano

Dear Mr. Onishi:

Subject: Draft Environmental Assessment (EA) for ABC Store No. 56 Renovations,  
Waikiki, Oahu, TMK 2-6-11:13

In the final EA please include a map of the Island indicating the project location.

If you have any questions, please call Nancy Heinrich at 586-4185.

Sincerely,

A handwritten signature in cursive script, appearing to read "G. Gill".

GARY GILL  
Director

GG/NH:kk

c: Willie Nishi, MNS Ltd.  
Taeyong Kim, AM Partners, Inc.