

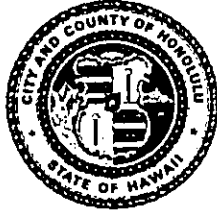
Shoreline Setback Variance OK-Stender

DEPARTMENT OF LAND UTILIZATION
CITY AND COUNTY OF HONOLULU

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

RECEIVED

JEREMY HARRIS
MAYOR



'96 JAN 25 P12:49

PATRICK T. ONISHI
DIRECTOR

OFF. OF ENVIRONMENTAL
QUALITY CONTROL

LORETTA K.C. CHEE
DEPUTY DIRECTOR

95/SV-009 (JT)

January 24, 1996

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

Owner/Applicant: O.K. Stender
Agent : Robert A. Lazo, A.I.A.
Location : 53-845 Kamehameha Highway - Hauula
Tax Map Key : 5-3-13: 28
Request : Shoreline Setback Variance
Proposal : To construct additions and allow (retain)
alterations to an existing single-family
dwelling within the required 40-foot
shoreline setback area
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,

Handwritten signature of Patrick T. Onishi in cursive script.

PATRICK T. ONISHI
Director of Land Utilization

PTO:am
Enclosures

g:ndoesten.jht

1996-02-08-0A-~~FEA~~ *Shoreline Setback Variance*

Robert Alexander Lazo, A.I.A.

ARCHITECTURE

INTERIORS

PLANNING

CONSULTING

FEB 8 1996

FILE COPY

December 13, 1995

**Shoreline Setback Variance
Environmental Assessment for
53-845 Kamehameha Hwy., Hauula, Oahu, Hawaii**

DEPT OF LAND UTILIZATION
95 DEC 18 PM 2 56

Part I - General Information

A. Applicant & Recorded Fee Owner:

Mr. O.K. Stender
P.O. Box 3466, Honolulu, Hawaii 96801
(808) 523-6203

B. Architect & Owner Agent:

Robert A. Lazo, A.I.A.
60 No. Kuakini St., Suite 3-C, Honolulu, Hawaii 96817
(808) 521-8293

C. Tax Map Key: 5-3-13:028

D. Lot Area: 6,878 sq.ft.

E. Agencies Consulted in Making Assessment: (letters of reference attached)

- Hawaii State Dept. of Land & Natural Resources
- Hawaii State Office of Conservation & Environ. Affairs
- Hawaii State Div. of Land Management
- Hawaii State Historic Preservation Division
- Hawaii State Office of Environmental Quality Control
- Hawaii State Office of State Planning
- Hawaii State Dept. of Health
- Hawaii State DLNR, Div. of State Parks
- Hawaii State Dept. of Acct. & Gen. Services, Public Works
- Hawaii State Dept. of Transportation
- Hon. C&C Dept. of Land Utilization
- Hon. C&C Building Department
- Hon. C&C Dept. of Public Works
- Hon. C&C Dept. of Parks & Recreation
- Hon. C&C Planning Dept.
- Hon. C&C Board of Water

Part II - Description of the Proposed Action

A. General Description:

The proposed construction on this property is for the remodeling of an existing two-story residence by enclosing an existing exterior stair that serves as the only connection from the lower floor to the upper floor; providing a fire-separation wall at the existing attached carport and renovation of an existing beach-side balcony lanai by rebuilding the code deficient balcony guardrailings and provide for the addition of a new exterior stair from the balcony lanai.

Stender Residence, Hauula
Environmental Assessment
Tax Map Key: 5-3-13:028

The work of this project seeks both to bring the existing dwelling in conformance with current city zoning and building codes as well as upgrade life/safety conditions of the residents which include pre-teen children.

The recorded metes and bounds for this property, as recorded on the latest shoreline certification (land court applic. #124, dated February 8, 1995 - see Attachment B), indicate that the original property lines extend some thirty (30) feet into the present shoreline to the ocean. As such, due to the encroachment of the shoreline into the owner's property over the years, the existing dwelling stands entirely within the current shoreline setback designation.

The subject property is designated for **Residential Use** on the *Koolauloa Development Plan Land Use Map*. It is noted on the *Koolauloa Development Plan Public Facilities Map* that publicly funded water system improvements to Kamehameha Hwy (16" main from Hauula to Kaipapau) have been scheduled within six years (Ordinance No. 83-9). The existing wastewater collection, treatment and disposal is handled by a newly installed aerobic individual wastewater system which was reviewed, approved and permitted by the State Health Dept. in 1995.

B. Technical Characteristics:

As originally constructed, the existing dwelling structure consists of a downstairs living unit which is entered through the attached carport. At the second story, an upstairs living unit is accessed via an exterior unenclosed stair. According to the current *Land Use Ordinance* definitions, single-family dwellings are required to connect all downstairs and upstairs living spaces with an unobstructed and enclosed stair. The proposed construction of this project seeks to bring the structure in compliance with this requirement by enclosing the existing stair and providing a single common entry door at this stair to serve both the upstairs and downstairs areas.

The present entrance to the downstairs unit opens into the attached carport and the wall construction between the carport and downstairs unit is of single-wall, wood siding construction. Current building code requires that fire-separation construction be utilized for walls of dwellings with attached garage or carports. The proposed construction of this project seeks to bring the structure in compliance by removing the entry door at this location, providing a new fire-separation wall and providing access to the downstairs unit via the new entry at the stair as noted above.

The existing dwelling has balcony lanais on the oceanside of the structure. The balcony guardrails are deteriorated and do not conform with current code requirements for balustrade spacing. Additionally, as the residence is also utilized by pre-teen children, the owners wish to provide swift and immediate access to the beach from the balcony lanai via construction of a new access stair. Presently, access from the balcony lanais to the beach requires re-entry into the house, then down the existing stair which faces toward the street-side of the house, away from the beach. The proposed construction of this project would provide for the reconstruction of the guardrailings to meet current building codes and "immediate access to the beach via a new exterior stair. This seeks to provide improved "life/safety" conditions which are concerns of the Owner.

Stender Residence, Hauula
Environmental Assessment
Tax Map Key: 5-3-13:028

Although the oceanside of the house is very close to the designated shoreline, the design of the construction work would not impinge upon the area within the beach shoreline nor affect the existing vegetation. The construction work of this project will not require any grading or filing of the land and there are no shoreline protection structures proposed or affected by the proposed work. The subject property lies within the designated VE FIRM zone which is classified as *Coastal High Hazard District* per the Hon. C&C Land Use Ordinance. The construction work of this project will be designed in conformance with code requirements for this condition.

Included herein as attachments are photos of the existing conditions and drawings indicating the above proposed construction work.

Part III - Affected Environment

- A. The subject property is located on the makai side of Kamehameha Highway along the beach near the point known as "Ka Lae o Kapalaoa". This area lies just between Sacred Falls State Park (approx. 2,000 ft. to the south) and Hauula Elementary School (approx. 3,000 ft. to the north). The surrounding neighborhood is typical of the north shore beach-side community and nearly all single-family residential zoned lots. (see Attachment A for tax map key of this area).
- B. The accompanying photos also indicate the character of the neighborhood and the present coastal views through the property. There are no public beach access points through or immediately adjacent to this property.

Part IV - Impacts and Alternatives Considered

The impact of the proposed construction work will be minimal to the affected environment. As all the work of this project lies completely within the property owner's existing sideyard lawn area and outside of the designated shoreline/beach area, the completed construction will not affect the shoreline vegetation, beach processes, nor artificially fix the shoreline, nor interfere with public access to the open space along the shoreline. Additionally, there are no endangered species, vegetation, wildlife habitats, preserves or other coastal resources impacted by this project.

As earlier stated, the existing dwelling stands entirely within the current shoreline setback designation and any design alternatives would still require construction work within the shoreline setback area. The only possible alternative which could avoid this consequence would be to relocate or demolish the existing dwelling and reconstruct it outside the shoreline setback designation. Such an alternative would constitute an undue economic hardship for a property owner. The existing house is more than 60 years old and is a two-story structure making it cost-prohibitive to move. In addition, the State Dept. of Health required the installation of an approved septic system and leach field to replace the original cesspool on site. The location of this new septic system, now in place, leaves no space on the property to relocate the house. In considering the "no-project" alternative, the owner is then still exposed to accept the life/safety liabilities described above.

Stender Residence, Hauula
Environmental Assessment
Tax Map Key: 5-3-13:028

Part V - Mitigation Measures

It has been acknowledged by the property owner that the construction process itself will involve excavation of existing soil for the installation of the foundation footings and creating of minimal waste products in the normal construction/carpentry methods. The general contractor will be directed to implement the "best management practices" for mitigating the potential of debris and sediment runoff into the ocean through the use of berms and stockpiling of materials as needed in areas that are level or sloping away from the ocean. Diligent efforts will be made by the owner and contractor to ensure that all excavated materials will be reused and spread within the property outside of any shoreline areas, no shoreline vegetation will be disturbed and all waste materials and products will be completely removed at the completion of the work.

Part VI - Responses to Review Comments

The original draft of this EA was submitted to the Dept. of Land Utilization, Environmental Branch for public review and comment on Sept. 12, 1995. Comments received from this review period were transmitted to the Owner between Nov. 17 thru Nov. 27, 1995 and are noted below with the Owner's response:

From the State Dept. of Land & Natural Resources (11/15/95), Mr. Wilson comments on the concern for shoreline erosion and wave inundation and states his consideration for relocation of the house further inland.

The Owner points out in part IV, para. 2 of this EA that the relocation of the house involves more than just the structure itself due to the existing in-ground septic system and leach field which leaves no space on the property for relocation. The Owner recognizes the potential threat of shoreline erosion to the house and acknowledges herein that they will not seek any future approval for stabilization measures should this occur.

From the State Div. of Land Management (11/17/95), Mr. Santos comments that they have no objection to the issuance of the variance, but that the Owner and Contractor shall not build or store any materials or equipment on the beach area, makai of the shoreline.
The Owner concurs with the comment and acknowledges his responsibility for this requirement.

From the State Historic Preserv. Div. (10/9/95), Mr. Hibbard comments that if historic sites or human burials are uncovered during the construction activities, all work in the vicinity must stop and their office be contacted.
The Owner concurs with the comment and acknowledges his responsibility for this requirement.

From the State Office of Environ. Quality Control (10/3/95), Mr. Gill requests that a site plan indicating the shoreline setback and location of the house in relation to shoreline setback be shown and inquires as to whether the moving of the house and improvements outside the shoreline setback are feasible.

In response, the shoreline setback and house location are shown in the Attachment sheet H herein. With regard to relocating the house, part IV, para. 2 herein has been noted to address restrictions to possible relocation for the house.

From the State Office of Planning (10/5/95), Mr. Pai comments that the shoreline certification denotes a 30 foot encroachment of the shoreline into the original property line layout versus the statement of 60 feet noted in the original draft of this EA.
The Owner concurs with this clarification and has duly noted the correct measurement herein.

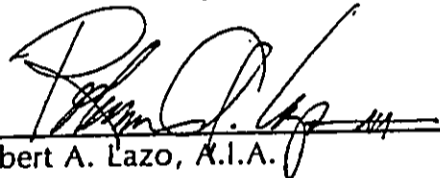
Stender Residence, Hauula
Environmental Assessment
Tax Map Key: 5-3-13:028

Additionally, Mr. Pai comments that because of the house location in the shoreline setback, there is evidence of it's exposure to future long-term shoreline erosion which could threaten the stability of the house. He also comments that the property appears to be large enough to accommodate relocation of the house further inland and with this option, the "hardship standard for reasonable use of the land" in granting this variance does not appear to be satisfied. Finally, he states that if the variance is granted, it should be conditioned that future construction of any stabilization structures for protection of the property will not be allowed.

As stated earlier, the Owner points out that the relocation of the house involves more than just the structure itself due to the existing in-ground septic system and leach field which leaves no space on the property for relocation. The Owner recognizes the potential threat of shoreline erosion to the house and acknowledges herein that they will not seek any future approval for stabilization measures should this occur.

This Environmental Assessment has been prepared and submitted by the Architect and Agent on behalf of the Applicant & Recorded Fee Owner.

ARCHITECT & Agent

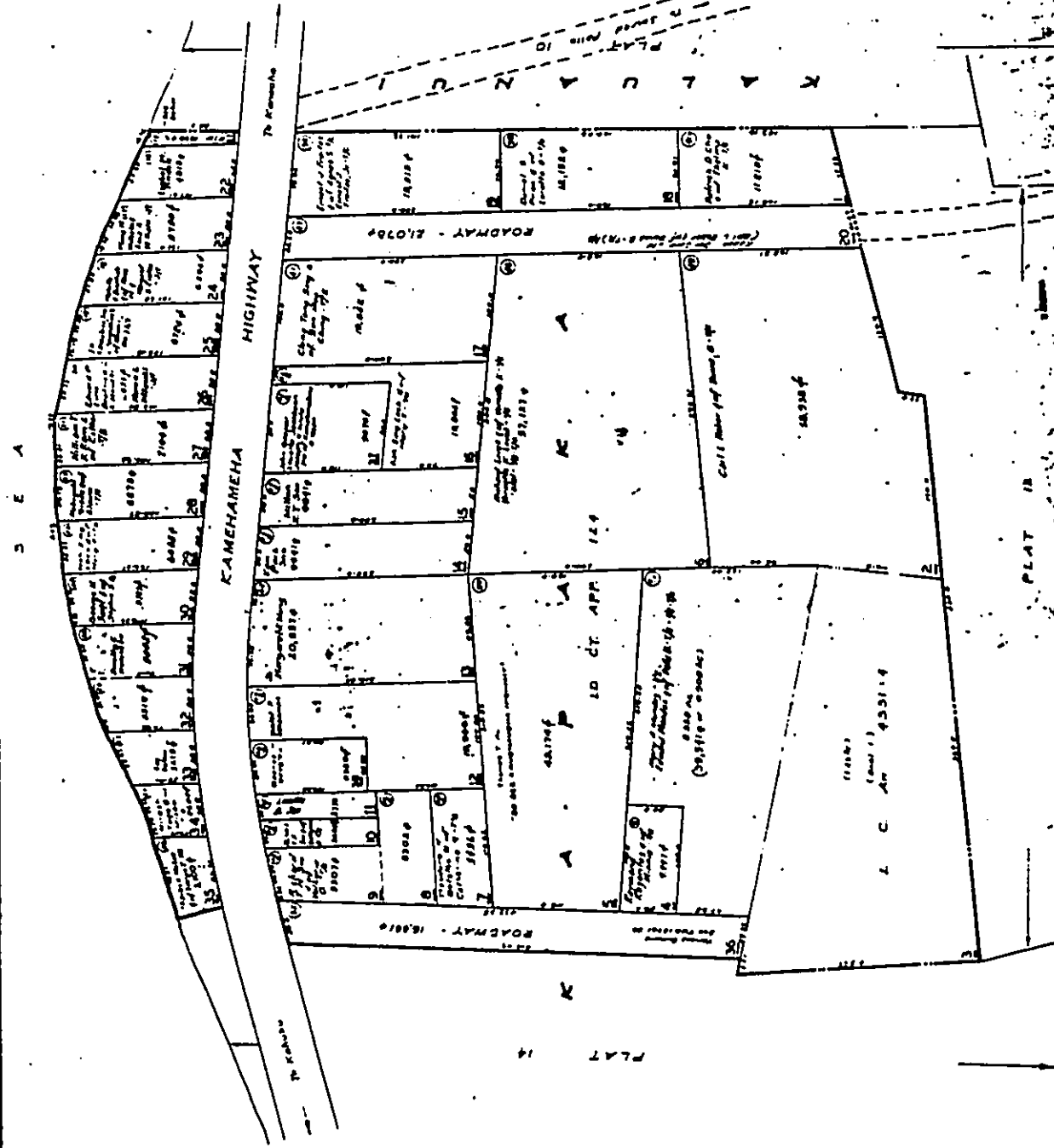

Robert A. Lazo, A.I.A.

Attachments: sht. A - Tax map 5-3-13
sht. B - copy of certified shoreline setback survey
sht. C & D - original condition photos - owners property
sht. E thru G - neighboring area photos
sht. H thru L - reference drawings of proposed construction
reference letters of Agencies consulted for this EA.

5 3 13

Stender Residence, Hauula Zoning Variance EA Attachment Sht. A

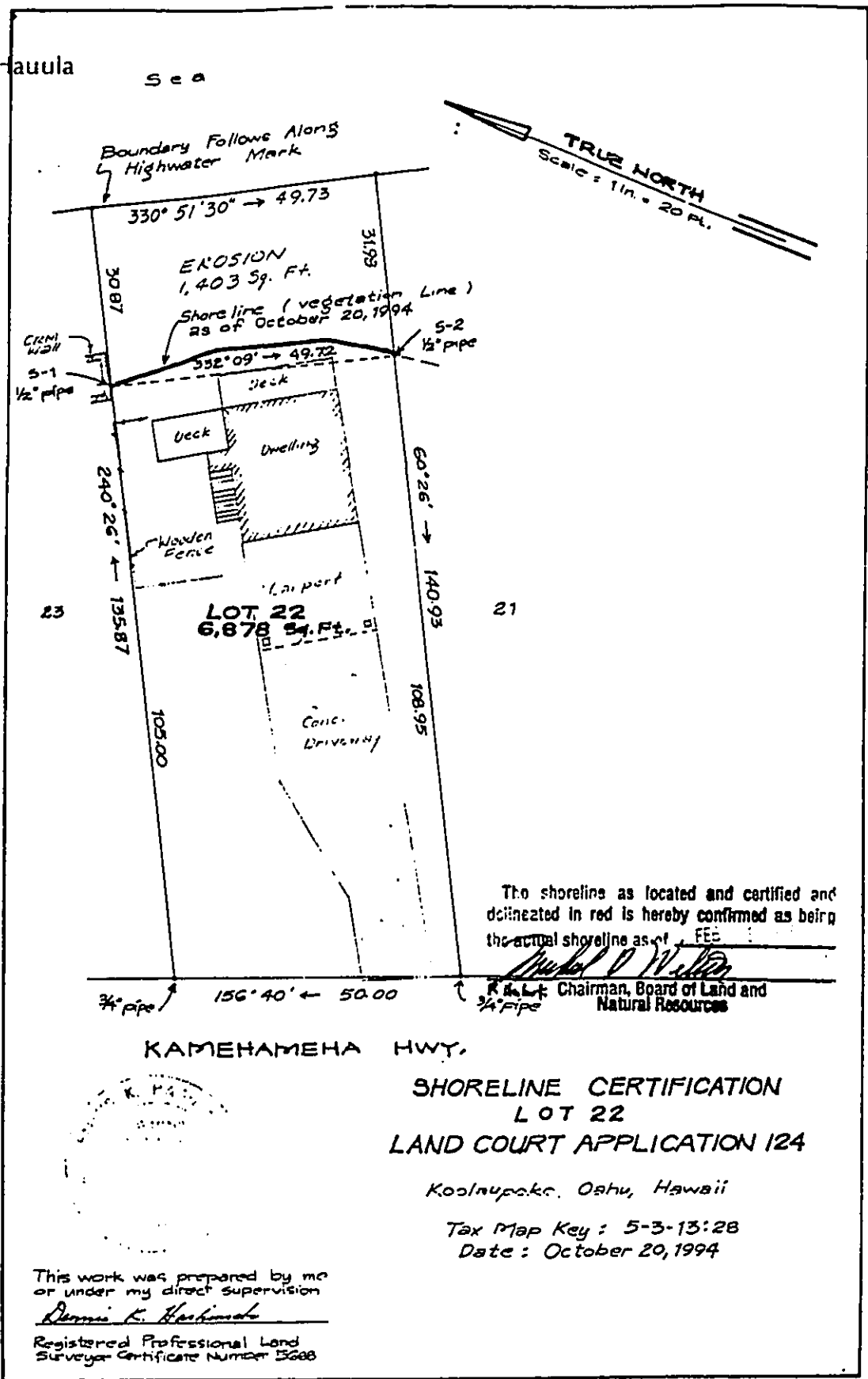
DATE	5.3.13
BY	...
FOR	...
SCALE	AS SHOWN



IN KAPAPA - KOOLAULOA - OAHU

DATE OF PLAN: MAY, 1993

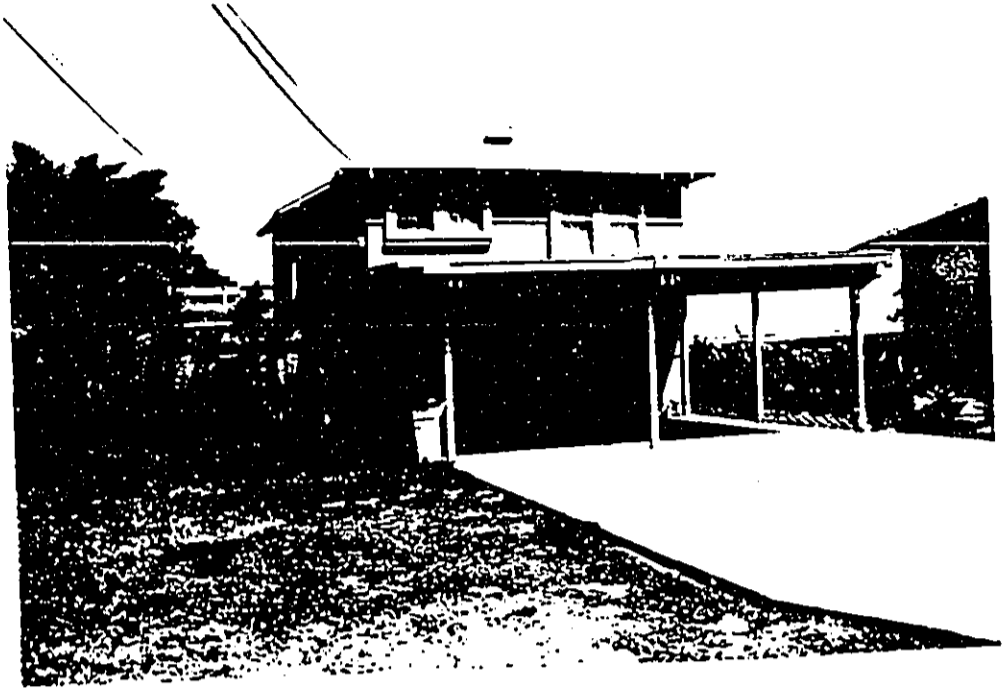
Stender Residence, Hauula
 Zoning Variance EA
 Attachment Sht. B



Stender Residence, Hauula
Zoning Variance EA

Attachment Sht. C
Original Condition Photos

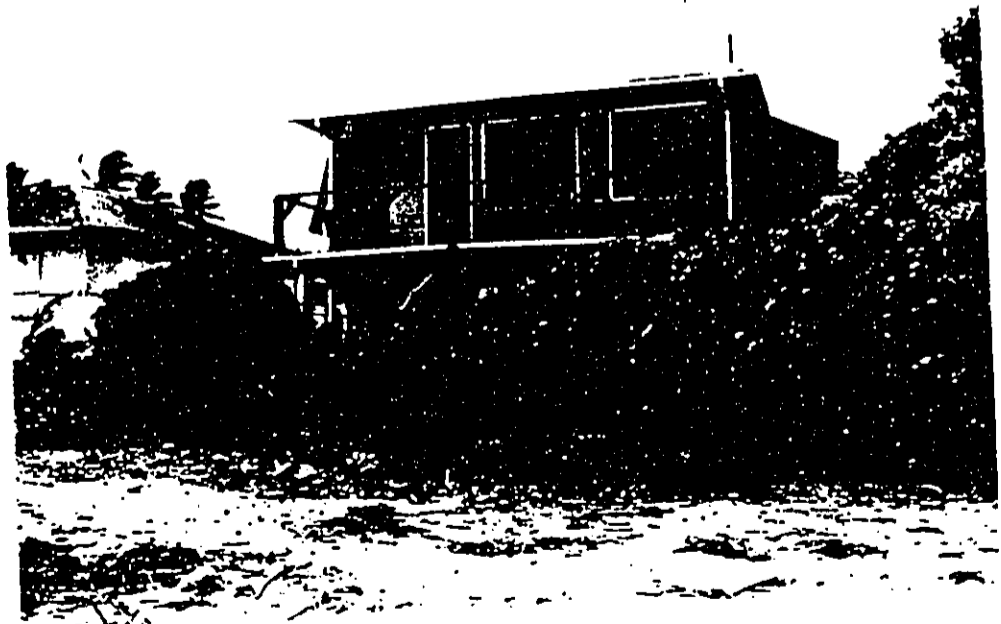
Mauka-Hauula Elevation



Mauka-Kaneohe Elevation



Makai Elevation



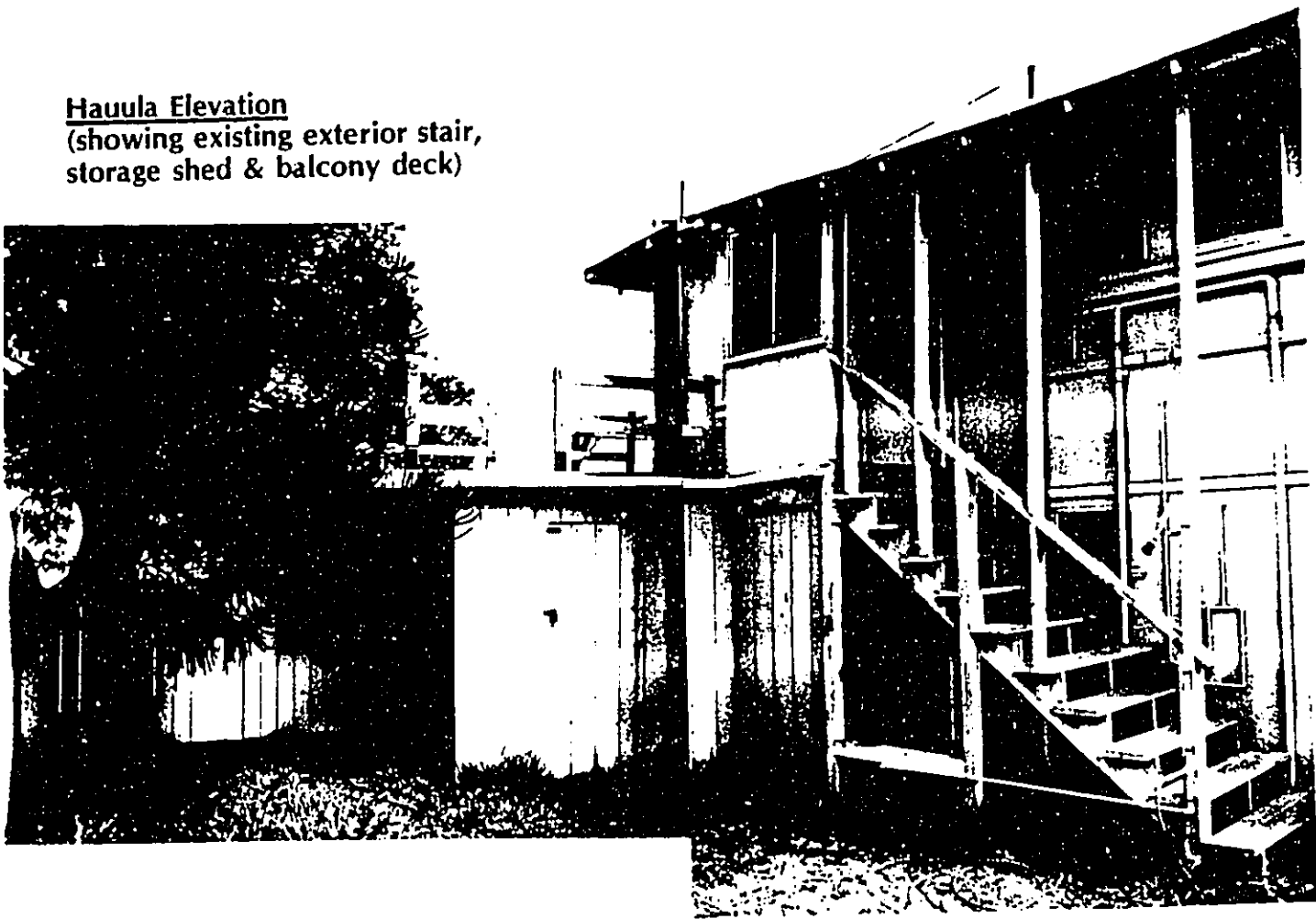
Stender Residence, Hauula
Zoning Variance EA

Attachment Sht. D
Original Condition Photos



Kaneohe Elevation (from the beach)

Hauula Elevation
(showing existing exterior stair,
storage shed & balcony deck)



Stender Residence, Hauula
Zoning Variance Request

Attachment Sht. 2
Neighboring Area Photos



View from Kamehameha Hwy.
(looking south towards Punahoa)

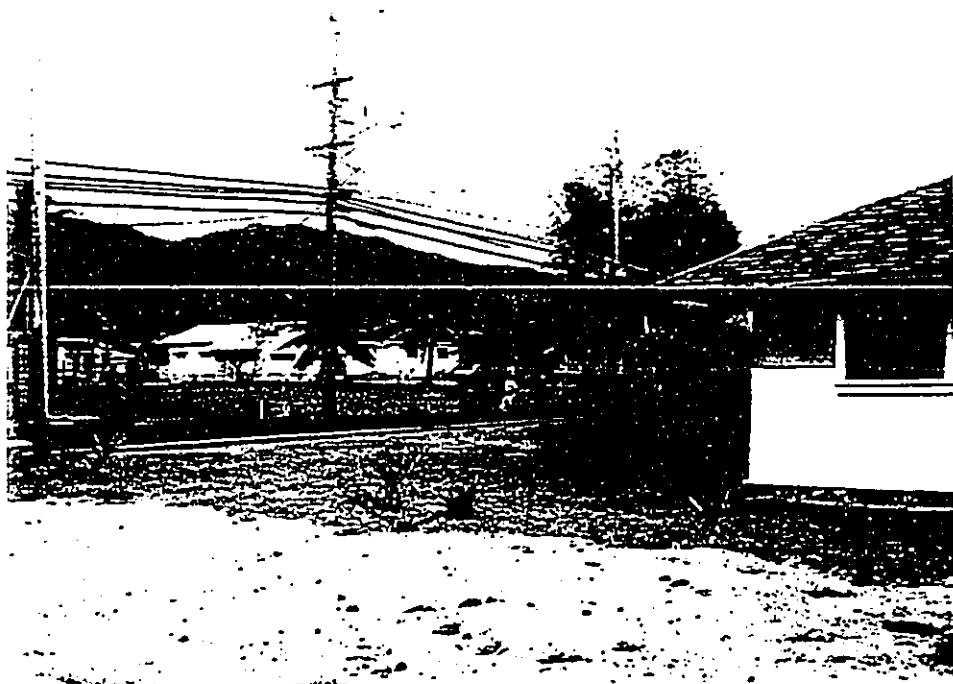


View from Kamehameha Hwy.
(looking north towards Laie)

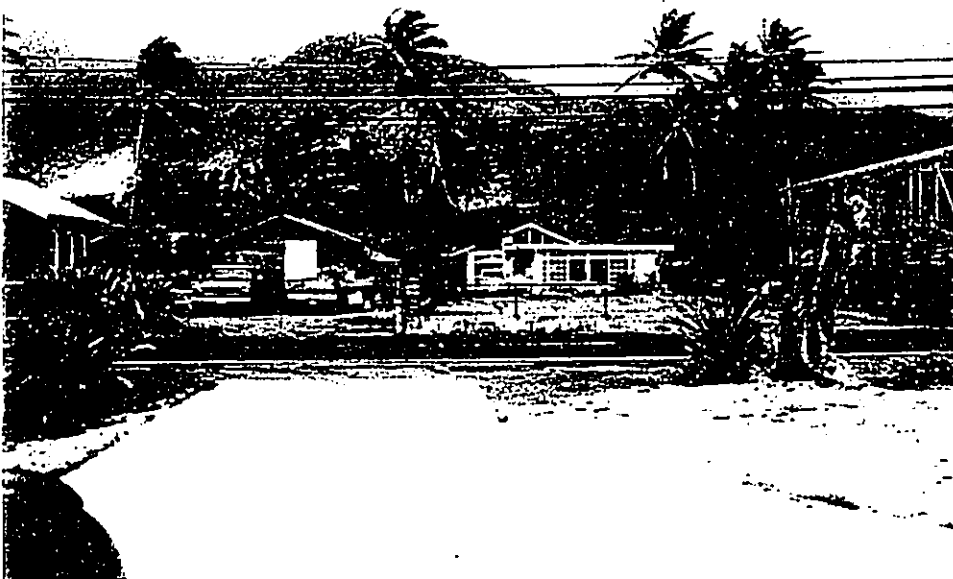
Slender Residence, Hialeah
Zoning Variance Request

Attachment Sht. F
Neighboring Area Photos

View from owners property
(looking in the north/west direction)



View from owners property
(looking in the due west direction)



View from owners property
(looking in the south/west direction)



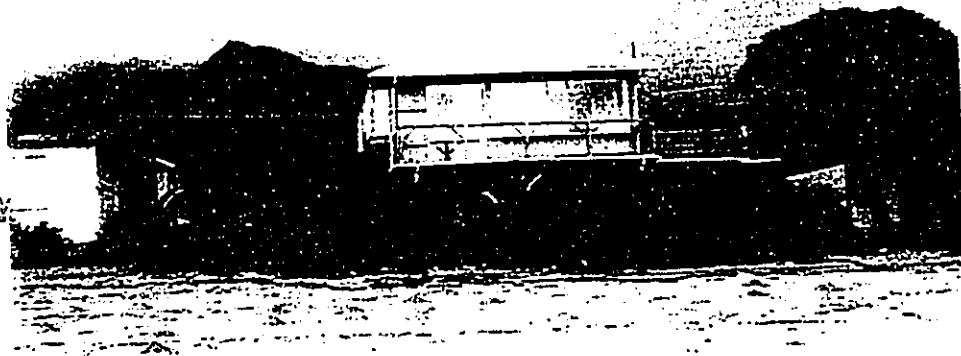
Stender Residence, Hialeah
Zoning Variance Request

Attachment Sh. C
Neighboring Area Photos

View from beach @ owners property
(looking south towards Punahoa)



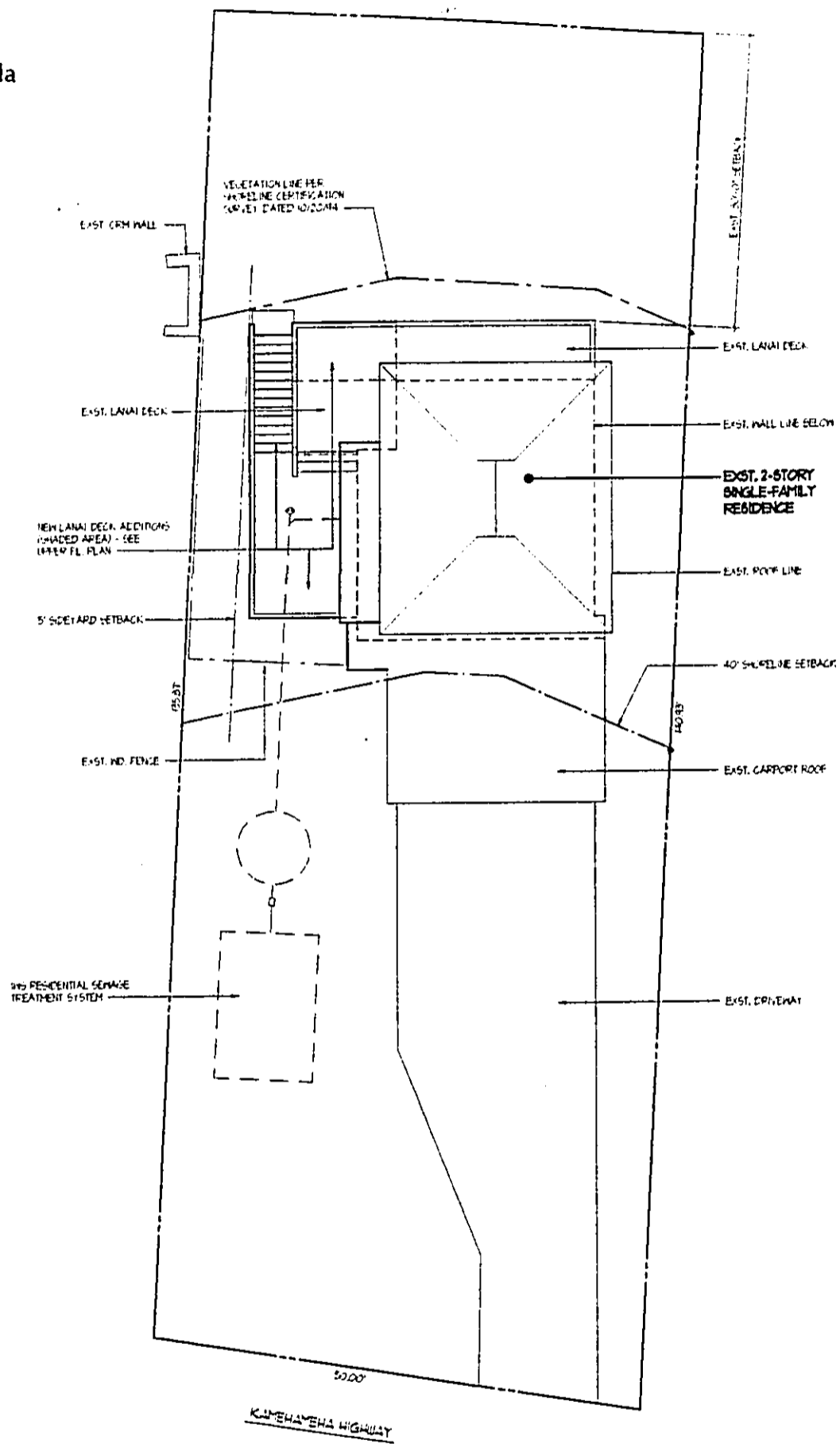
View from beach @ owners property
(looking in the due west direction)



View from beach @ owners property
(looking north towards Lala)



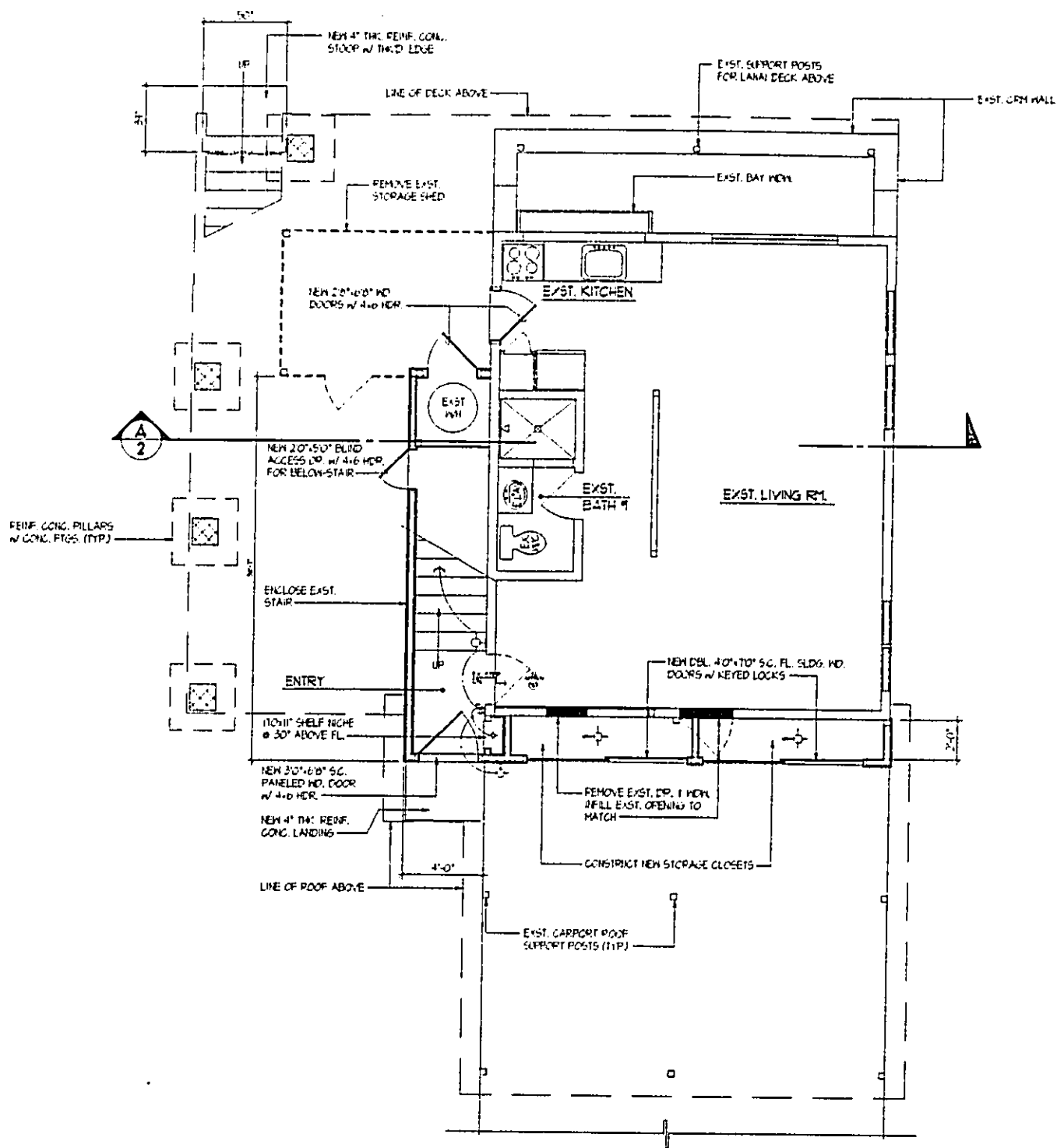
Slender Residence, Hauula
 Zoning Variance EA
 Attachment Sht. H



SITE PLAN



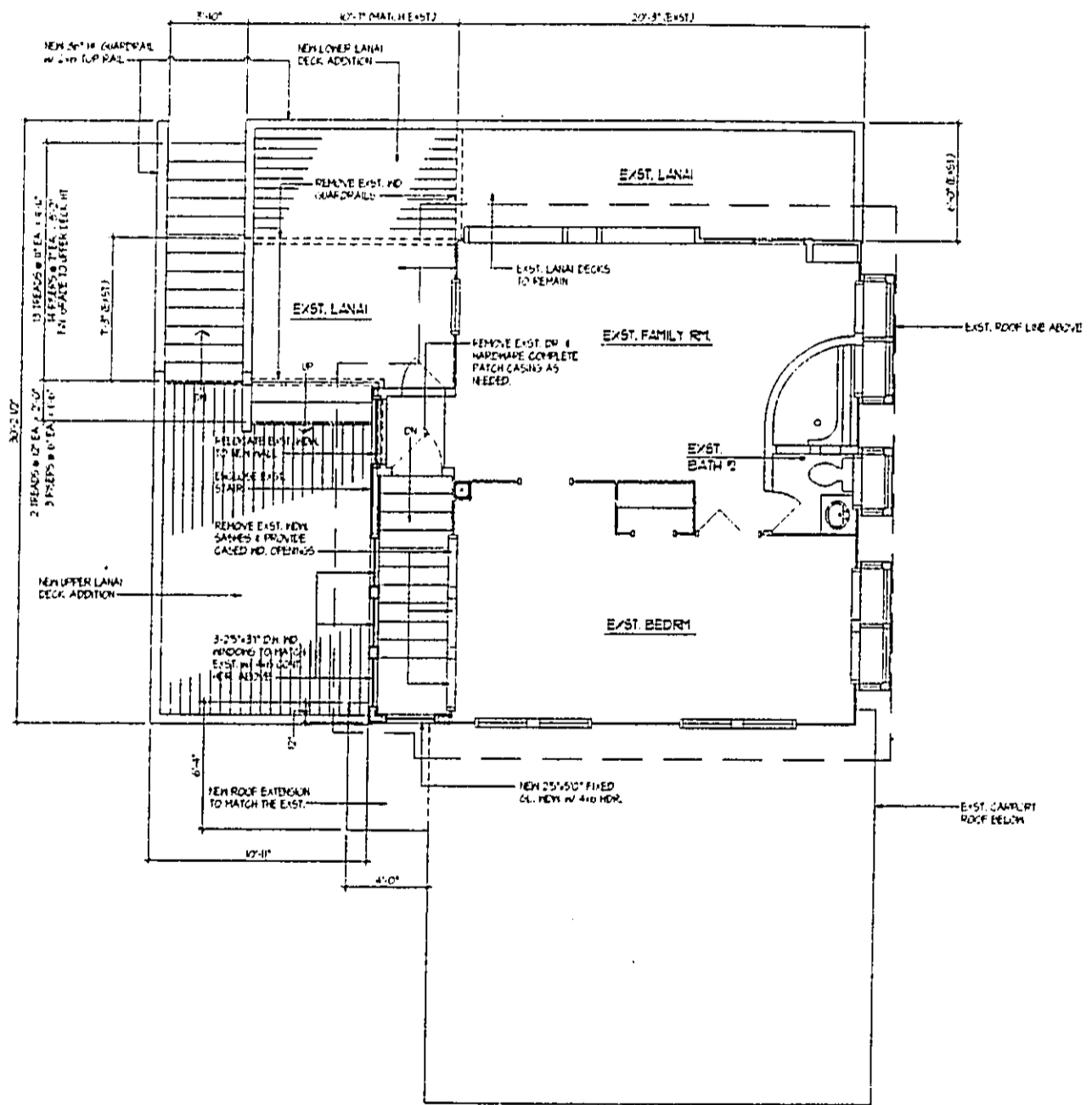
Stender Residence, Hauula
 Zoning Variance EA
 Attachment Sht. 1



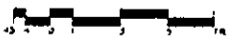
LOWER FLOOR PLAN



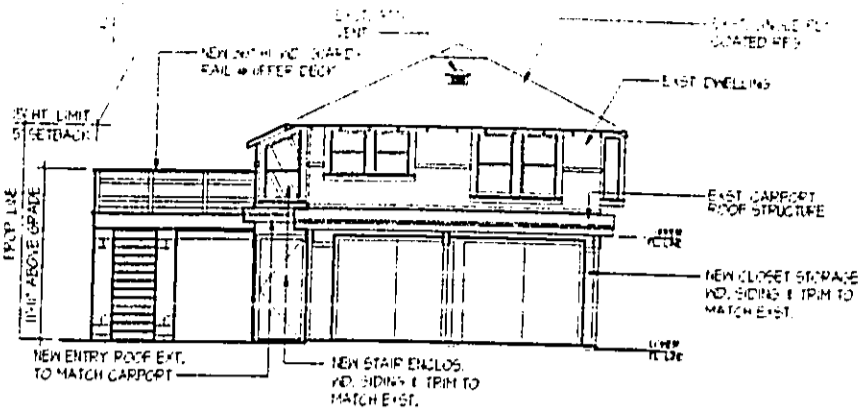
Stender Residence, Hauula
 Zoning Variance EA
 Attachment Sht. J



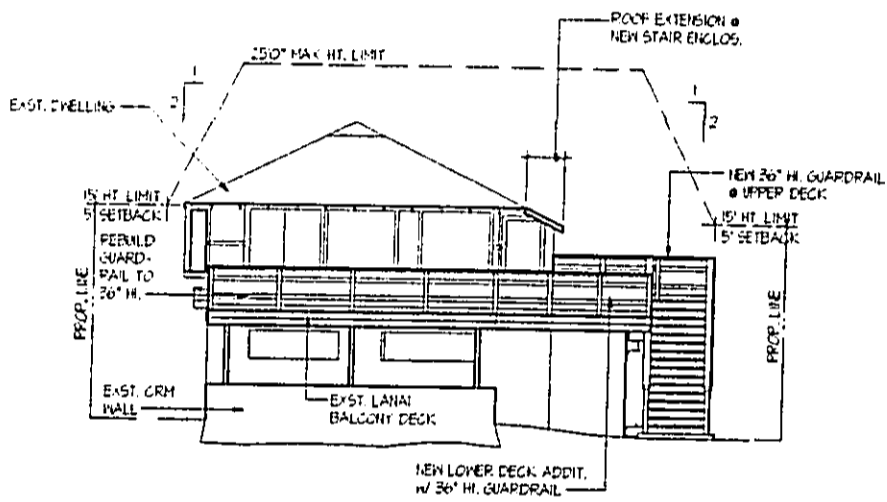
UPPER FLOOR PLAN



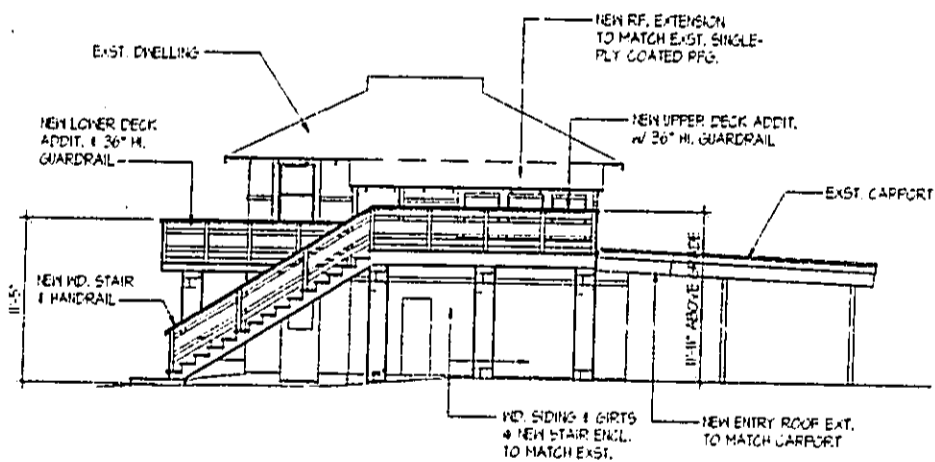
Slender Residence, Hauula
 Zoning Variance EA
 Attachment Sht. K



MAUKA ELEVATION



MAKAI ELEVATION

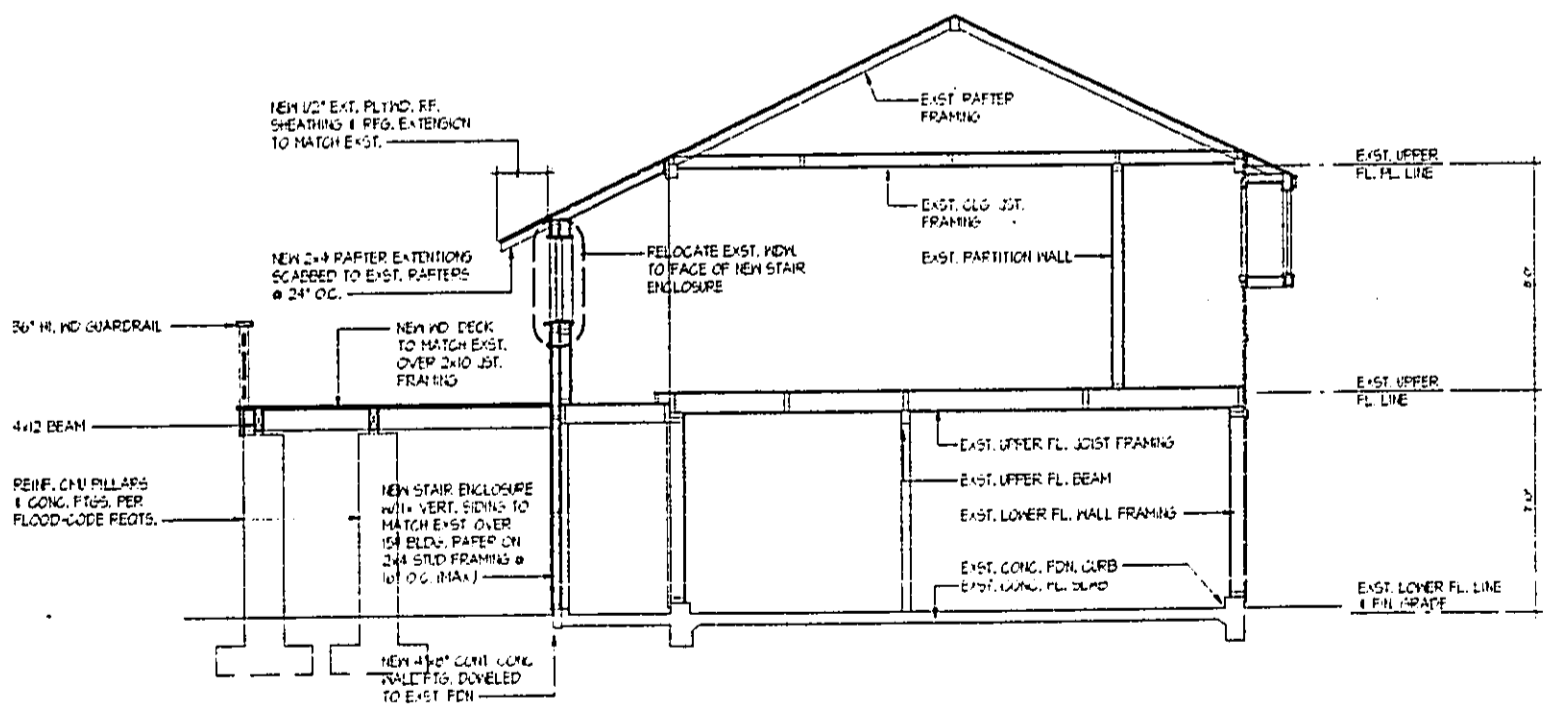


KAUUKU ELEVATION

EXTERIOR ELEVATIONS



Stender Residence, Hauula
 Zoning Variance EA
 Attachment Sht. L



CROSS SECTION



BENJAMIN CAYLEANO
Governor of Hawaii



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

P.O. Box 431
Honolulu, Hawaii 96809

REF: OCEA: TES

Chairman
MICHAEL D. WILSON
Board of Land and Natural Resources

Deputy Director
GILBERT COLOMA-AGARAN
Agriculture Development
Aquatic Resources
Beaches and Ocean Recreation
Bureau of Conveyances
Conservation and Environmental Affairs
Forestry and Wildlife
Historic Preservation
Land Management
State Parks
Water and Land Development

Mr. P. Onishi -2- File No.: 96-136

We have no other comments at this time. Should you have any questions, please call Sam Lemmo at the Office of Conservation and Environmental Affairs at 587-0377.

Aloha,

MICHAEL D. WILSON

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

File No.: 96-136

NOV 15 1995

Dear Mr. Onishi:

Subject: Draft Environmental Assessment (EA) for the Stender
Residence Alterations at Hauula, Oahu, Hawaii
TMK: 5-3-13: 28

Thank you for giving our Department the opportunity to review this matter. Our Department's Historic Preservation Division already commented under separate cover (attached).

Office of Conservation and Environmental Affairs:

While it may presently be less expensive for the applicant to leave the structure within the 40' shoreline setback area, than to move the structure landward, substantial investment could be lost should this area become inundated by waves.

In addition, the applicant should not be permitted to install permanent shoreline protection subsequent to the completion of the proposed structural alterations as this could potentially effect shoreline processes. Although more expensive, we feel it would be more practical (in the long run) to demolish the present structure and build a new one on the mauka side of the shoreline setback.

xc: Robert Alexander Lazo, A.I.A

SEN. JAMES I. CAYENNE
GOVERNOR OF HAWAII



95 NOV 22 AM 8 06

DEPARTMENT OF LAND UTILIZATION
STATE OF HAWAII
DIVISION OF LAND AND NATURAL RESOURCES
P.O. BOX 251
HONOLULU, HAWAII 96813

AGRICULTURE DEVELOPMENT
CONSERVATION
LAND AND NATURAL RESOURCES
CONSTRUCTION AND
ENVIRONMENTAL AFFAIRS
LAND UTILIZATION AND
PLANNING
PLANNING AND DEVELOPMENT
PLANNING AND DEVELOPMENT
PLANNING AND DEVELOPMENT
PLANNING AND DEVELOPMENT

15-08014

The Honorable Patrick T. Onishi
Director
Department of Land Utilization
City and County of Honolulu
Page Two
NOV 17 1995

NOV 17 1995

Thank you for allowing us the opportunity to review the Environmental Assessment for the above subject matter.

Should you have any questions, please contact me at 587-0449.

Very truly yours,

Cecil B. Santos
CECIL B. SANTOS
Oahu District Land Agent

Ref: LM:SL

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: Environmental Assessment, Chapter 343, Hawaii Revised Statutes Projects within the Shoreline Setback for the Stender Residents Situate at 53-845 Kamehameha Hwy., Haula, Honolulu, Hawaii TMK: (1) 5-3-13:28

Thank you for your letter dated September 26, 1995 requesting for our review and comment on the Environmental Assessment for the above subject matter.

The Department of Land and Natural Resources, Division of Land Management has reviewed the Environmental Assessment and has no objections to the issuance of a shoreline setback variance for the proposed renovation to the Stender's residence situated at 53-845 Kamehameha Highway.

The property owner, its contractor shall not build, or store any materials or equipment on the beach area located makai of the property shoreline which was certified on February 8, 1995.

cc: Mr. C. MATSUMOTO
Mr. M. Kekoba
State Historic Preservation Division
OCEA

96-0711

RECEIVED
OCT 13 1995



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
STATE HISTORIC PRESERVATION DIVISION
33 SOUTH KING STREET, 6TH FLOOR
HONOLULU, HAWAII 96813

45-07277
MICHAEL B. WISDOM, CHAIRMAN
BOARD OF LAND AND NATURAL RESOURCES
DEPUTY
GREGORY A. ADAMS
AGRICULTURE DEVELOPMENT PROGRAM
AQUATIC RESOURCES CONSERVATION AND DEVELOPMENTAL AFFAIRS
CONSERVATION AND RESOURCES DEVELOPMENT
FORESTRY AND WILDLIFE DIVISION
LAND AND NATURAL RESOURCES
STATE PLANNING AND LAND DEVELOPMENT

EDUARDO J. CAYTANO
DIRECTOR



'95 OCT 5 PM 3 30
STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
CITY & COUNTY OF HONOLULU, 333 SOUTH KING STREET
FOURTH FLOOR
HONOLULU, HAWAII 96813
TELEPHONE 588-5416
FACSIMILE 588-5442
October 3, 1995

GARY GILL
DIRECTOR

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

Mr. O. K. Stender
P. O. Box 3466
Honolulu, Hawaii 96801

LOG NO: 15627
DOCNO: 9510EJ18

Dear Mr. Onishi:

SUBJECT: Environmental Assessment for Stender Residence Alterations, 53-845
Kamehameha Highway
Hauula, Ko'olaupua, O'ahu
TMK: 5-3-13:028

Dear Mr. Stender:
The City and County of Honolulu, Department of Land Utilization, has submitted a draft environmental assessment (DEA) for a shoreline setback variance for your property at 53-845 Kamehameha Highway, Hauula, Oahu, Tax Map Key 5-3-13-028. We will publish notice of availability of this DEA in the October 8, 1995, edition of *The Environmental Monitor*. However, we would like to take this opportunity to submit the following comments on the subject document for your response required by Section 343-5(c), Hawaii Revised Statutes.

In the final environmental assessment, please describe: 1) the location of the forty-foot shoreline setback line; 2) what portion of the house is in the forty-foot setback area; and, 3) whether moving the house and improvements outside of the shoreline setback area has been considered an alternative option. If moving the structure has been deemed unfeasible, please explain the reasoning in detail.

If there are any questions, please call me or Mr. Leslie Segundo at 586-4185. Thank you for your cooperation.

Sincerely,

GARY GILL
Director

Enclosure

cc Mr. Robert Alexander Lazo, A.I.A.
Honorable Patrick T. Onishi, DLU

This project proposes renovations and additions to an existing structure. Minimal ground disturbance will occur during installation and construction of 4 concrete support pillars for a new upper deck and exterior staircase. A review of our records shows that there are no known historic sites at the project location. Because this parcel has been cleared and developed and it is unlikely that historic sites remain, and minimal excavation is required, we believe that this action will have "no effect" on historic sites.

It is possible that historic sites, including human burials, will be uncovered during routine construction activities. Should this be the case all work in the vicinity must stop and the Historic Preservation Division must be contacted at 587-0047.

Aloha,

DON HIBBARD, Administrator
Historic Preservation Division

E-jjk



OFFICE OF STATE PLANNING
Office of the Governor

MAILING ADDRESS: P.O. BOX 3344, HONOLULU, HAWAII 96813-3344
STREET ADDRESS: 500 SOUTH KING STREET, 4TH FLOOR
HONOLULU, HAWAII 96813-3344
TELEPHONE: (808) 587-3344, 587-3349

REJUVENILE CANTINA, GARDNER
FAC: Director's Office 587-2444
Planning Division 587-2424

95 OCT 23 AM 10 11

CITY & COUNTY OF HONOLULU

Ref. No. C-1447

October 5, 1995

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

Attention: Ms. Joan Takano

Dear Mr. Onishi:

We have reviewed the materials transmitted to us regarding the Stender residence alterations project relative to the Coastal Zone Management (CZM) objectives and policies, and we have the following comments.

We understand the request is for remodeling an existing non-conforming, two-story residence and does not entail the construction of any shoreline stabilization structure. Although the proposed project does not, in and of itself, appear to create any direct adverse effects on coastal resources, the cumulative and secondary effects of allowing additional development within the shoreline setback area will likely lead to intractable problems in the future.

The shoreline certification indicates that the shoreline has receded landward approximately 30 feet since the original property lines were drawn. Although this conflicts with the statement in the Environmental Assessment (EA) that the shoreline has migrated some 60 feet, there is clear evidence that long-term shoreline erosion is occurring, and it will probably continue into the foreseeable future. If remodeling is authorized in this residence's current location, it will be very difficult to deny the inevitable request for a shoreline stabilization structure to protect the house when it is threatened with erosion, even though the relationship between shoreline stabilization structures and subsequent beach loss is well established. Approval of the request, therefore, would not be a proactive action towards protecting valuable public trust beach resources. Further, the required first step of the hardship standard, Section 23-1.8(b)(3)(A)(i), ROIH, does not appear to have been satisfied in that the applicant will not be deprived of reasonable use of the land if the request is denied.


The property appears to be deep enough to allow for this relatively simple dwelling to be relocated or reconstructed further landward. Although the EA categorically dismisses this alternative as an undue economic hardship, we believe that additional consideration should be given to this and other options. Ultimately, government agencies and coastal landowners will be faced with the reality that a strategic retreat from the shoreline, as it migrates landward, is the only long-term alternative that protects both the interests of private littoral landowners and the public.

The Honorable Patrick T. Onishi
Page 2
October 5, 1995

As you are aware, structures allowed in the shoreline setback area are deemed vulnerable to erosion and other hazards. In this respect, if the shoreline setback variance is granted, it should be explicitly stated or conditioned that protection of the altered or improved structure will not be allowed as the basis for constructing a shoreline stabilization structure in the future.

Thank you for the opportunity to comment on this project. If you have any questions regarding our comments, please contact our CZM Program at 587-2876.

Sincerely,


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

BERNARD J. CATELANO
1995



STATE OF HAWAII
DEPARTMENT OF HEALTH
P.O. BOX 3378
HONOLULU, HAWAII 96811

LAWRENCE MILKE
DIRECTOR OF HEALTH

In reply, please refer to

September 7, 1995

95-158/epo

Mr. Robert Lazo, A.I.A.
60 North Kuakini Street,
Honolulu, Hawaii 96817

Dear Mr. Lazo:

Subject: Shoreline Variance Request and Environmental Assessment
Stender Residence
53-845 Kamehameha Highway
Hauula, Oahu
THK: 5-3-13: 28

Thank you allowing us to review and comment on the subject project. We do not have comments to offer at this time.

Sincerely,

Lawrence Milke
Lawrence Milke
Director of Health

Robert Alexander Lazo, A.I.A.
ARCHITECTURE
INTERIORS
PLANNING

RECEIVED
DIVISION OF
STATE PARKS
10 14 AM '95

August 5, 1995

Hawaii State Department of Land & Natural Resources
Division of State Parks
P.O. Box 621
Honolulu, Hawaii 96809
attn: Ralston Nagata - Director

re: Shoreline Variance Request for Stender Residence
53-845 Kamehameha Hwy., Hauula, Oahu, Hawaii
Tax Map Key No.: 5-3-13:028

Dear Mr. Nagata:

As architect and agent for the owner of the above referenced property, we are in the process of preparing a *Variance Request and Environmental Assessment* for proposed construction additions to the existing dwelling.

Accompanying this letter, we have included draft copies of the *Variance Request and Environmental Assessment* for your review. We would appreciate receiving any comments and/or concerns that your department may need to be addressed for such a project.

Thank you for your time and assistance with this project and should there be any additional information you may need, please do not hesitate to contact me.

Sincerely,

Bob Lazo
Bob Lazo, A.I.A.

TO: ADMINISTRATOR
ASST. ADMIN.
DEV. BR.
PLAN. BR.
PLS. MGT. BR.
PROJ. CONTROL
ENV. CONTROL
CEREA. PLAN
ADMIN. STAFF
ADMIN. ASST.
INTERP. BR.
FOR: CIRCULATE/POST/STAMP RM
CONSULTS & REC.
GRANT REPLY
FOLLOW UP
INFO
ADP. (JDK)
FILE
STAMP COPY TO:

No comments
Ralston Nagata
RALSTON NAGATA, State Parks
Administrator
Date: 8/11/95

60 North Kuakini Street, Suite 3-C Honolulu, Hawaii 96817 (808) 754-2216 (fax) 521-3293

KAZU HAYASHIDA
DIRECTOR
REPLY TO: KAZU
J. BAY M. MATSUOKA
CALENSA ON ANAHI

STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
HWY-PS
2.7164



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5087
September 11, 1995

DEPARTMENT OF TRANSPORTATION

KANE CALLEJO
COMPTROLLER
MARY PATRICK WATERHOUSE
REVENUE COMMISSIONER

LETTER NO (P) 1549.5



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P. O. BOX 118 HONOLULU, HAWAII 96810

AUG 25 1995

DEPARTMENT OF TRANSPORTATION

Mr. Robert A. Lazo, AIA
60 North Kuakini Street
Suite 3-C
Honolulu, Hawaii 96817

Dear Mr. Lazo:

Subject: Stender Residence Shoreline Variance Request
Hauula, Oahu, Hawaii
Pre-Assessment Consultation

Thank you for the opportunity to review the subject document. The proposed project will have no impact on our facilities. Therefore, we have no comments to offer.

If there are any questions, please contact Mr. Ralph Yukumoto of the Planning Branch at 586-0488.

Very truly yours,

Gordon Matsuo
GORDON MATSUOKA
State Public Works Engineer

RY:jnt

Mr. Robert Alexander Lazo, A.I.A.
60 North Kuakini Street, Suite 3-C
Honolulu, Hawaii 96817

Dear Mr. Lazo:

Subject: Shoreline Variance Request, Stender Residence 51-845
Kamehameha Highway, Hauula, Oahu, TMK: 5-3-11: 28

The proposal to make additions and/or improvements to the Stender residence will not impact Kamehameha Highway, our State facility. However, any work within the Kamehameha Highway right-of-way requires the submittal of plans for our review and approval.

Very truly yours,

Kazu Hayashida
KAZU HAYASHIDA
Director of Transportation

95-0742

DEPARTMENT OF LAND UTILIZATION
CITY AND COUNTY OF HONOLULU
850 SOUTH KING STREET
HONOLULU, HAWAII 96813



JEREMY HARRIS
MAYOR

PATRICK T. ONISHI
DIRECTOR
DEPARTMENT OF LAND UTILIZATION
95/SV-009(JT)

BUILDING DEPARTMENT
CITY AND COUNTY OF HONOLULU
HONOLULU MUNICIPAL BUILDING
150 SOUTH KING STREET
HONOLULU, HAWAII 96813



JEREMY HARRIS
MAYOR

'95 OCT 19 AM 7 46
BUILDING UTILIZATION
CITY & COUNTY OF HONOLULU

RANDALL K. FUJIKI
DIRECTOR AND BUILDING SUPERINTENDENT
MUNICIPAL BUILDING
150 SOUTH KING STREET
HONOLULU, HAWAII 96813

895-828

November 16, 1995

October 17, 1995

Mr. Robert A. Lazo, A.I.A.
60 North Kuakini Street, Suite 3-C
Honolulu, Hawaii 96817

Dear Mr. Lazo:

Project Name : Stender Residence Alterations
File No. : 95/SV-9(JT)
Tax Map Key : 5-3-13: 28

We are forwarding copies of all comments we have received relating to the Draft Environmental Assessment (DEA) of the above-referenced project.

We note that we have received a copy of the State Office of Environmental Quality Control (OEQC) comment letter that was sent directly to the applicant, Mr. O.K. Stender, as well as his response. Mr. Stender indicated that the location of the existing septic system and leach field precludes relocation of the house. Please locate the existing septic system and leach field on the site plan in the final Environmental Assessment.

In accordance with the provisions of Chapter 34J, HRS, you must respond in writing to these and any other comments which were received during the 30-day comment period which began with publication of a notice of availability of the DEA in The Environmental Notice on October 8, 1995. The final Environmental Assessment must include these comments and responses, as well as revised text, if appropriate.

If you have any questions, please contact Joan Takano of our staff at 527-5038.

Very truly yours,
Patrick T. Onishi
PATRICK T. ONISHI
Director of Land Utilization

PTO:am
Enclosures
6:ceetare.jnt

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

FROM: RANDALL K. FUJIKI
DIRECTOR AND BUILDING SUPERINTENDENT

SUBJECT: ENVIRONMENTAL ASSESSMENT DRAFT
STENDER RESIDENCE ALTERATIONS
53-845 KAHEHEHA HIGHWAY - HAUUOLA
TAX MAP KEY: 5-3-013: 028

This is in reply to your memorandum dated September 26, 1995 requesting our comments on the above-subject matter.

We have no comments on the draft environmental assessment at this time.

Should you have any questions, please contact Mr. Charles Yee at local 6027.

Randall K. Fujiki
RANDALL K. FUJIKI
Director and Building Superintendent

DEPARTMENT OF PUBLIC WORKS
CITY AND COUNTY OF HONOLULU
830 SOUTH KING STREET
HONOLULU, HAWAII 96813



JEFFREY HARRIS
MAYOR

KENNETH SPRAGUE
DIRECTOR AND CHIEF ENGINEER
IN REPLY REFER TO

95-14-0490

September 5, 1995

Mr. Bob Lazo
Robert Alexander Lazo, AIA
60 North Kuakini Street, Suite 3-C
Honolulu, Hawaii 96817

Dear Mr. Lazo:

Subject: Your Letter of August 5, 1995, Relating to a Shoreline Variance Request
for the Stender Residence at 53-845 Kamehameha Highway, Hauula, Oahu,
Hawaii. Tax Map Key: 5-3-13: 28

We have reviewed the submitted draft of the variance request and have the following
comment:

Address Best Management Practices to mitigate potential for sediment going into the
ocean during construction.

Should there be any questions regarding this matter, please call Gerald Takayesu of our
Division of Engineering at 527-6104.

Very truly yours,

KENNETH E. SPRAGUE
Director and Chief Engineer

DEPARTMENT OF PARKS AND RECREATION
CITY AND COUNTY OF HONOLULU
854 SOUTH KING STREET
HONOLULU, HAWAII 96813



DONALD HANAIKE
DIRECTOR
ALVIN C. AU
DEPUTY DIRECTOR

'95 OCT 6 AM 9 06
REPT. ON LAND UTILIZATION
CITY & COUNTY OF HONOLULU

JEFFREY HARRIS
MAYOR

October 4, 1995

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

FROM: DONA L. HANAIKE, DIRECTOR

SUBJECT: ENVIRONMENTAL ASSESSMENT, CHAPTER 343, HRS PROJECTS
WITHIN THE SHORELINE SETBACK AREA FOR THE STENDER
RESIDENCE ALTERATIONS
53-845 KAMEHAMEHA HIGHWAY, HAUJULA, OAHU, HAWAII
TAX MAP KEY 5-3-013:028
PROJ. REF. NO. 95/SV-009 (JT)

We have reviewed the environmental assessment for the
above-described project and have no comments.

Thank you for the opportunity to review the project.

If you have any questions, please contact Lester Lai of
our Advance Planning Branch at extension 4696.

DONA L. HANAIKE
Director

DLH:el

PLANNING DEPARTMENT
CITY AND COUNTY OF HONOLULU

430 KOUSSING STREET
HONOLULU, HAWAII 96813



JEREMY HARRIS
MAYOR

Mr. Robert A. Lazo, A.I.A.
Robert Alexander Lazo, A.I.A.
August 29, 1995
Page 2

CHERYL D. SOON
CHIEF PLANNING OFFICER
CAROL TAKEMAN
DEPUTY CHIEF PLANNING OFFICER

MH 8/95-1660

August 29, 1995

Mr. Robert A. Lazo, A.I.A.
Robert Alexander Lazo, A.I.A.
60 North Kuakini Street, Suite 3-C
Honolulu, Hawaii 96817

Dear Mr. Lazo:

Preliminary Shoreline Setback Variance
and Environmental Assessment for the
Stender Residence, 53-845 Kamehameha Highway,
Hauula, Oahu, Hawaii. Tax Map Key: 5-3-13-28

In response to your request of August 5, 1995, we have reviewed the preliminary subject documents and have the following comments to offer.

1. Your forthcoming Shoreline Setback Variance and Environmental Assessment for proposed construction additions to the existing dwelling should be revised to indicate that the subject parcel is designated for Residential use on the Koolauloa Development Plan Land Use Map.
2. The Shoreline Setback Variance and Environmental Assessment should also indicate that the Koolauloa Development Plan Public Facilities Map shows a symbol for publicly funded water system improvements to Kamehameha Highway 16" main (Hauula to Kaipapau), site determined, within six years (Ordinance No. 83-9).
3. The Shoreline Setback Variance and Environmental Assessment should disclose the existing/proposed method of wastewater collection, treatment and disposal.

4. Finally, we recommend that you consult with the State Department of Land and Natural Resources regarding Conservation District Use Application/Permit that may be required for the subject project.

Should there be any questions, please contact Matthew Higashida of our staff at 527-6056.

Sincerely,

Handwritten signature of Cheryl D. Soon in cursive.

CHERYL D. SOON
Chief Planning Officer

CDS:ft

cc: Department of Land Utilization
Office of Environmental Quality Control

BOARD OF WATER SUPPLY
CITY AND COUNTY OF HONOLULU
630 SOUTH BERETANIA STREET
HONOLULU, HAWAII 96813



September 11, 1995

Mr. Robert Lazo, AIA
60 North Kuakini Street, Suite 3-C
Honolulu, Hawaii 96817

Dear Mr. Lazo:


Subject: Your Letter of August 5, 1995 Regarding the Shoreline Variance Request and Environmental Assessment for Stender Residence, 53-845 Kamehameha Highway, Hauula, Oahu, Hawaii. TMK: 5-3-13: 28

Thank you for the opportunity to review and comment on the Shoreline Variance and Environmental Assessment for the proposed project. We have the following comments to offer:

1. There is an existing 5/8-inch water meter serving the project site.
2. The building permit application should be submitted for our review and approval.

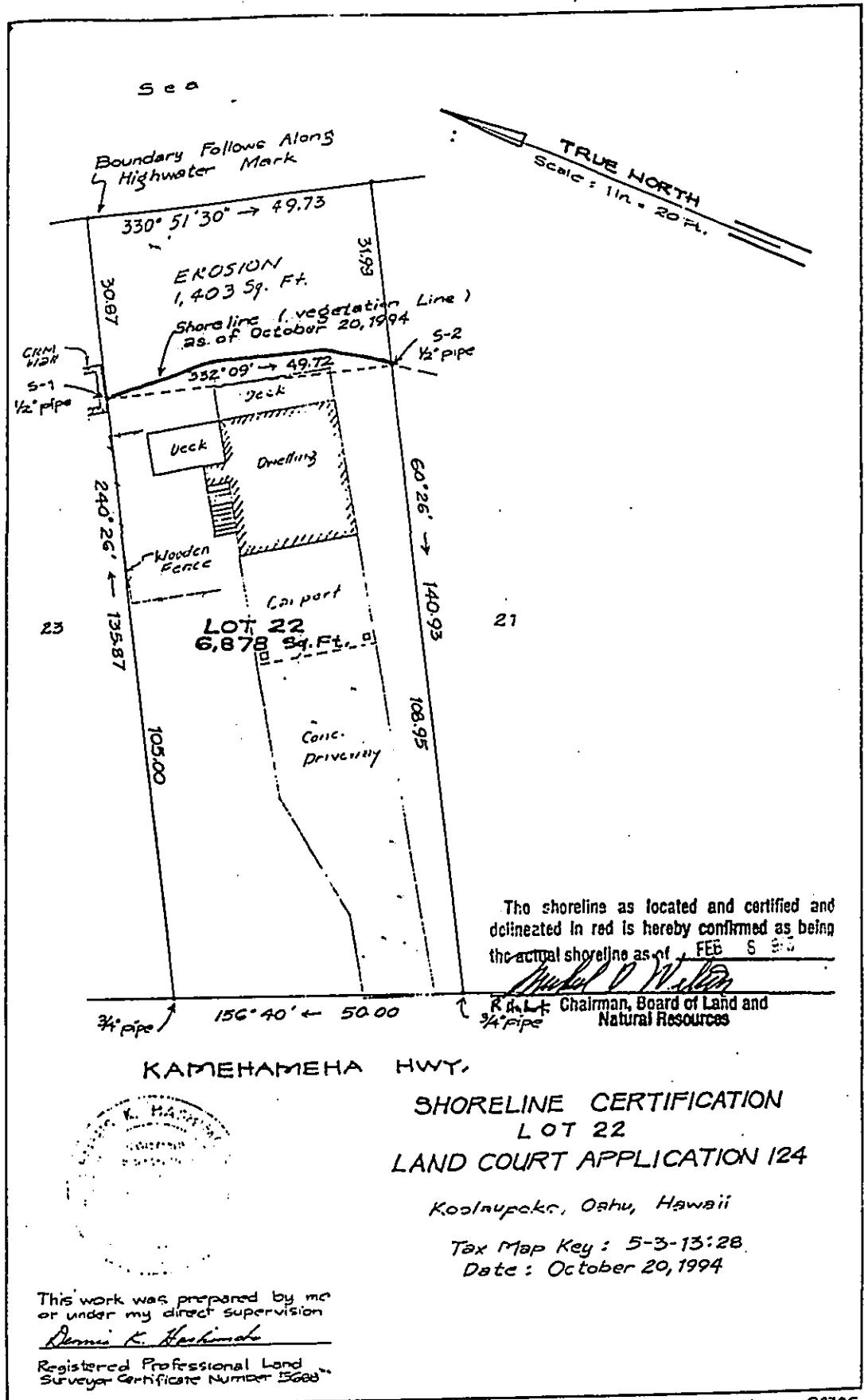
If you have any questions, please contact Barry Usagawa at 527-5235.

Very truly yours,


FOR RAYMOND H. SAITO
Manager and Chief Engineer

Stender Residence, Hauula
Zoning Variance Request

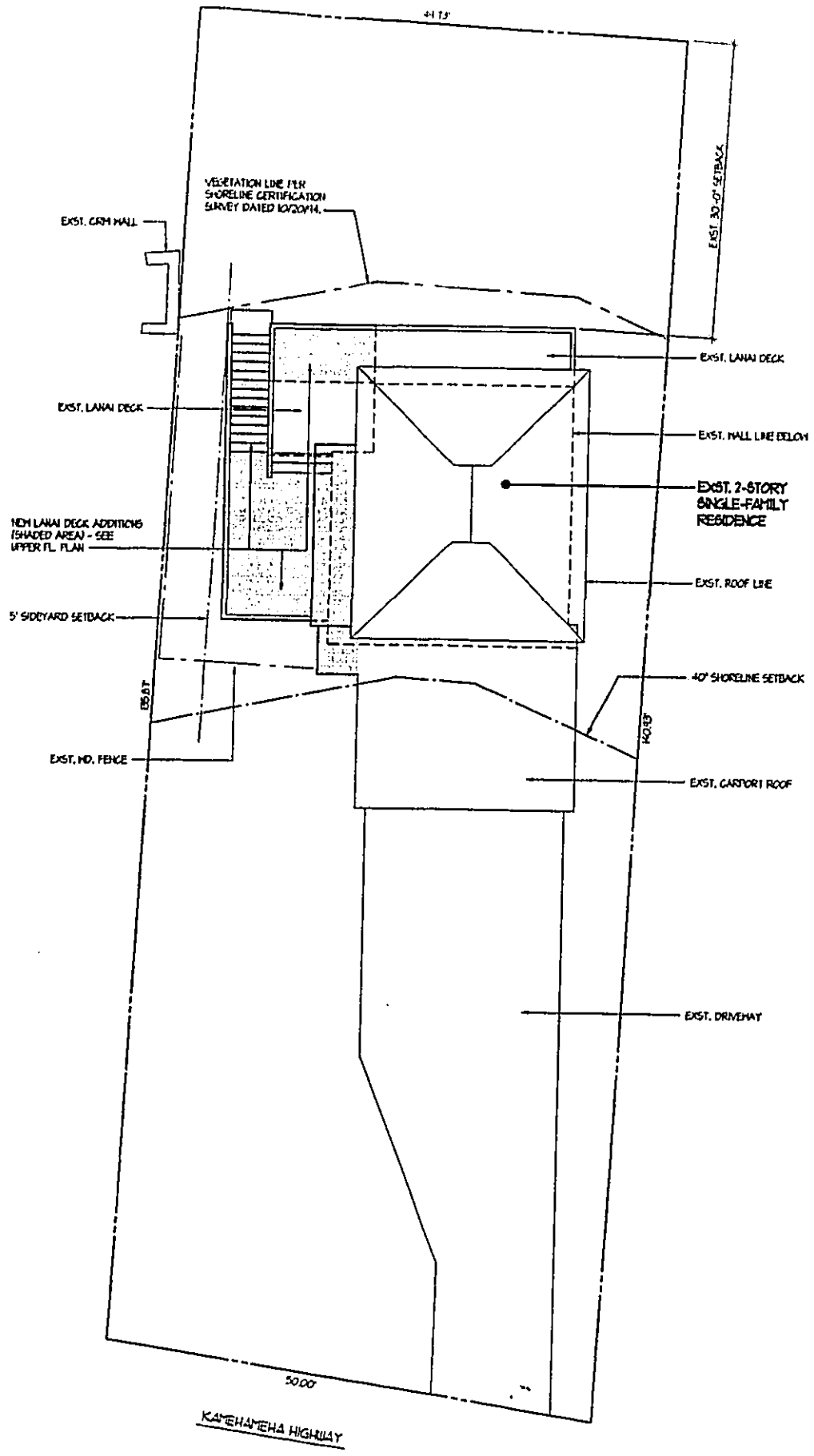
Attachment Sht. B



Field Book 203:16

DJNS Surveying & Mapping, Inc.
P.O. Box 25636 Honolulu, Hawaii 96825

Job Number 94386



SITE PLAN

1/8" = 1'-0"

