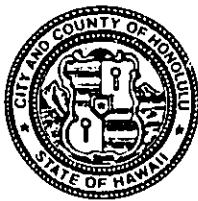


McDonald's Rest.

DEPARTMENT OF LAND UTILIZATION
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
PHONE: (808) 523-4414 • FAX: (808) 527-6743

JEREMY HARRIS
MAYOR



RECEIVED

JAN NAOE SULLIVAN
DIRECTOR

LORETTA K.C. CHEE
DEPUTY DIRECTOR

'97 OCT 22 A8:06

97/ED-001 (ST)
97-07452

October 16, 1997
OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

The Honorable Gary Gill, Director
Office of Environmental Quality Control
State of Hawaii
State Office Tower, Room 702
235 South Beretania Street
Honolulu, Hawaii 96813

Dear Mr. Gill:

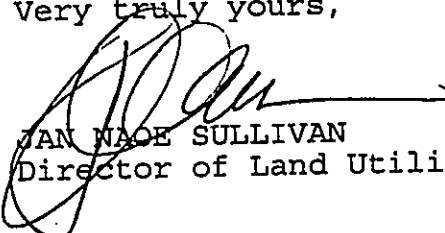
CHAPTER 343, Hawaii Revised Statutes (HRS)
Environmental Assessment (EA)/Determination
Finding of No Significant Impact

Recorded Owner: Matsushita Investment and Development
Company, Ltd.
Applicant : McDonald's Restaurants of Hawaii, Inc.
Agent : Analytical Planning Consultants, Inc.
Location : 2237 Kuhio Avenue, Waikiki, Oahu
Tax Map Key : 2-6-19: 52
Request : Waikiki Special District Permit
Proposal : Demolition of a three-story building and
construction of a new single-story
restaurant
Determination : A Finding of No Significant Impact is Issued

Attached and incorporated by reference is the Final EA prepared by the applicant for the project. Based on the significance criteria outlined in Title 11, Chapter 200, Hawaii Administrative Rules (HAR), 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 Final EA. If you have any questions, please contact Steve Tagawa of our staff at 523-4817.

Very truly yours,


JAN NAOE SULLIVAN
Director of Land Utilization

JNS:am
Encls.

g:ppd\fea97ed1.sht

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1997-11-08-04-FAA-McDonald's
Restaurant in
Waikiki

NOV 8 1997

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1997 OCT -9 11 20
DEPT. OF LAND UTILIZATION
CITY & COUNTY OF HONOLULU

FINAL ENVIRONMENTAL ASSESSMENT

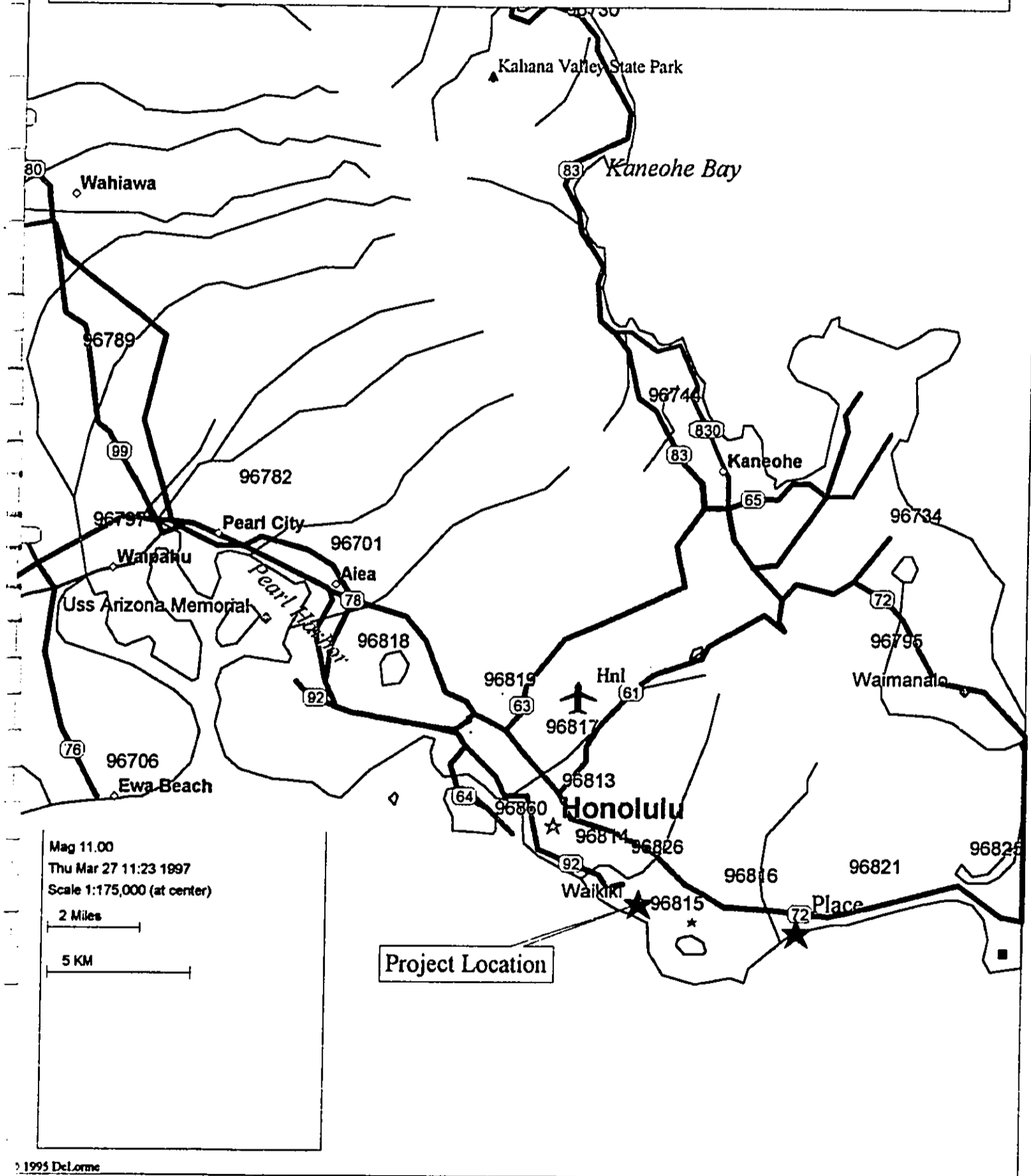
MCDONALD'S RESTAURANT IN WAIKIKI

2237 KUHIO AVENUE

TMK: 2-6-019:052

October, 8 1997

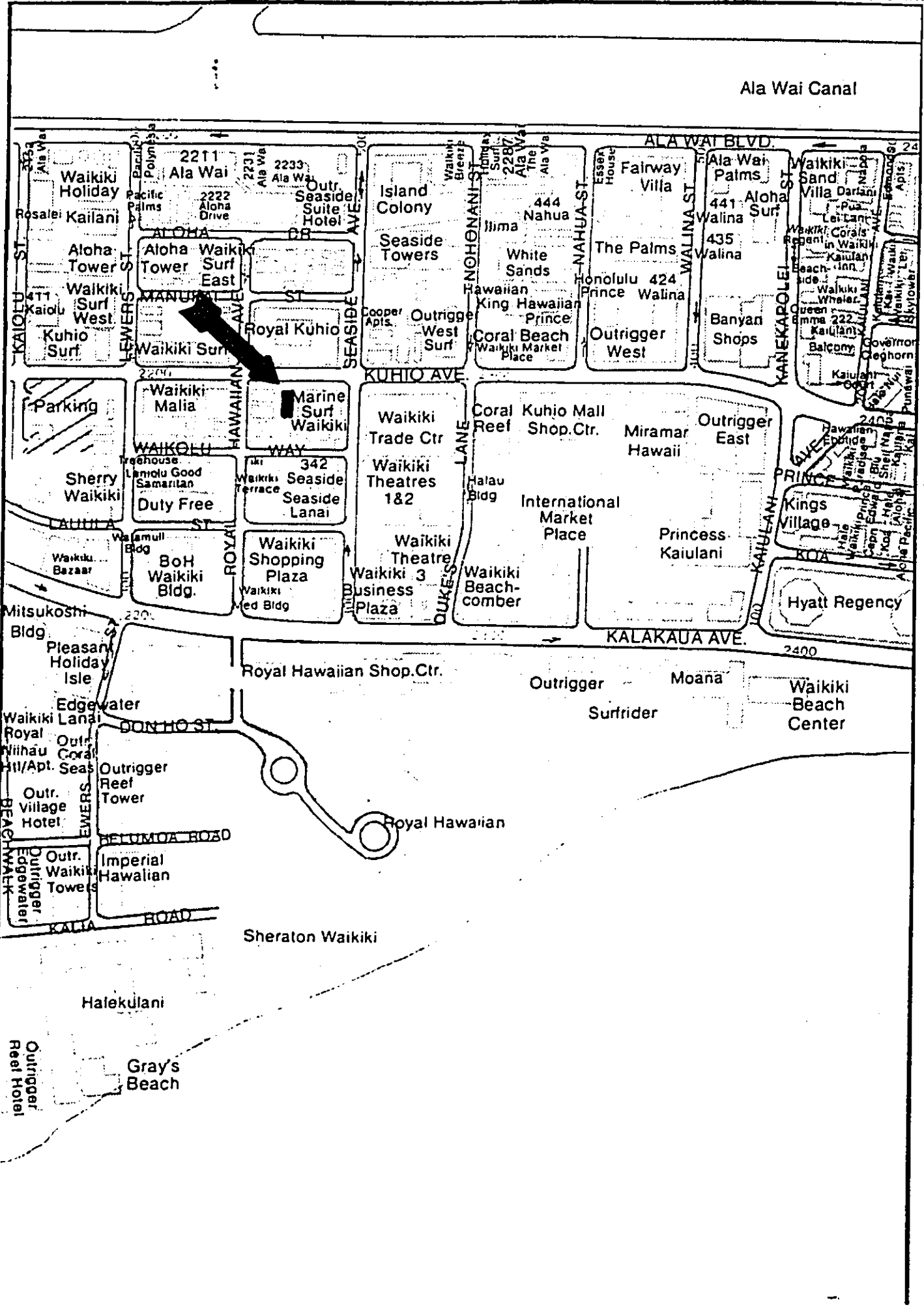
McDonalds Restaurant Location



Mag 11.00
Thu Mar 27 11:23 1997
Scale 1:175,000 (at center)
2 Miles
5 KM

Project Location

DOCUMENT CAPTURED AS RECEIVED



FINAL ENVIRONMENTAL ASSESSMENT FOR A McDONALD'S RESTAURANT
TO BE CONSTRUCTED AT 2237 KUHIO AVENUE IN WAIKIKI

BASIC INFORMATION

Applicant	McDonald's Restaurants of Hawaii 711 Kapiolani Blvd. Suite 1600 Honolulu, HI 96813 Tel. 591-208
Agent	Analytical Planning Consultants Inc. 84 No. King Street Honolulu, HI 96817 Tel. 536-5695 Donald Clegg
Architect	Leland Onekea & Partners 1521 So. King St. Penthouse Honolulu, HI 96826 Tel. 946-9669
Address	2237 Kuhio Ave Waikiki, Hawaii 96816
TMK	2-6-19: 52
Lot Area	4,464 sq. ft.
State Land Use	Urban
Development Plan	Resort
Zoning	Resort Commercial Precinct Waikiki Special Design District

EXISTING DEVELOPMENT

The lot has a 50-foot frontage on Kuhio Avenue and is 90 feet deep. HECO owns a 36 square foot area at the back of the lot which is used for an electrical vault, leaving 4,464 square feet in the remainder lot. Currently there is a 3-story concrete apartment building on the property which is vacant and in disrepair. A 5-foot wide sewer easement runs the length of the

Diamond Head side of the property which also provides access to the HECO vault. The Marina Surf Hotel parking lot is located on the Diamond Head side of the property. There is a driveway on the Ewa side of the property which borders a low-rise retail structure. To the rear is a two story walk-up residential building. There are 5-foot CMU walls on the adjacent properties Diamond Head, Ewa, and at the rear. The lot is substandard in size and is non-conforming for the Resort-Commercial Precinct. The building is non-conforming and the use as a multi-family dwelling is not permitted.

DESCRIPTION OF THE PROPOSED PROJECT

a. Structure

The applicant is proposing to construct a single-story McDonald's Restaurant on the property with a partial mezzanine. The indoor area of the ground floor will be 3,055 square feet. The mezzanine will be 930 square feet in area for a total floor area of 3,985 square feet. There will also be a 400 square foot outdoor dining area. The restaurant will have 100 seats indoors and 28 seats in the outdoor dining area. The interior ground floor area, in addition to indoor seating, will include the kitchen, a counter, manager's office, trash areas, freezers, cooler facilities, and employee restrooms. The mezzanine will be used for dry storage.

The architectural design of the building was guided by the WSD criteria to provide for a "Hawaii sense of place". Other buildings in Honolulu and Waikiki were reviewed to assist in identifying specific design elements and colors to be used. The design was also guided by descriptions in the book "Restoring Hawaiianess to Waikiki".

The resulting design includes a structure with a plaster exterior of a light color with a colored tile roof. These materials and the resultant contrast are consistent with the older Hawaiian structures as well as the new buildings in the area. The exterior includes simple detailing to minimize the flat surfaces. Too much detailing on a structure this limited in size would give the building an undesirable "busy" look.

The front of the building where the interior seating is located will be glass. The exterior seating on the side of the restaurant will extend a distance of 35 feet from the front property line. The overall visual impression from the

(3)

street will be one of openness which complements the Waikiki pedestrian experience. The front 5 feet, except for the walkways, will be landscaped with Laue'a fern accented with vertical plants, such as Manila Palm.

b. Uses and Structures in Required Yards

The front yard setback will average 20 feet as required by the Waikiki Special Design District (WSD) ordinance. The maximum yard will be 35 feet and the minimum yard will be 5 feet. The averaging concept included the impact of the adjacent properties.

The Marina Surf Hotel parking garage structure is on the Diamond Head side of the property. The structure is nonconforming and is constructed on the property line for its entire length. It is reasonable to assume that the parking garage and the Hotel, while nonconforming, will remain for a long time. To contrast the lack of a front yard for the parking structure McDonald's has provided a 35 foot setback on this side of the property which contains the outdoor dining area.

The structures on the Ewa side of the property are also nonconforming. They are currently built only 7 feet from the property line and have no landscaping. This property could easily be redeveloped in the near future and would then be required to conform to the design criteria of the (WSD). There are no conforming buildings on this block of Kuhio to use as front yard guidelines. The front yard design proposed by McDonald's will be compatible with any future buildings which will be required to conform to the WSD yard regulations.

AFFECTED ENVIRONMENT

The area affected is Waikiki in general, and specifically the makai side of the 2200 block of Kuhio Avenue where the new restaurant will be constructed.

IMPACTS AND ALTERNATIVES CONSIDERED

a. Operational Impacts

There will be a visual impact as the new restaurant will be visible to pedestrians and automobiles on Kuhio Ave. There

(4)

will be some traffic impact caused by the removal of trash and delivery of supplies. There should be no other traffic impacts as a CUP-1 for offsite parking is being requested to eliminate the requirement for parking on the property. Some emission could occur from the cooking vents, however these will be constructed and operated in accordance with State Department of Health standards.

Noise should not be an issue as there will be no entertainment provided and liquor will not be served. The property is disturbed land having been previously graded and used for construction of the current building. There are no natural or cultural resources present on the property.

This property, as is much of Waikiki, is in a flood zone. The restaurant structure will be elevated above the flood level.

b. Demolition

The existing three story building will be demolished using a hydraulic excavator, with a hydraulic crush 'jaws'. Using this type of equipment will be the safest method of removal considering the closeness of the existing buildings. A dust fabric barrier will ensure that minimal fugitive emissions are released to the adjacent area. The demolition work will take an estimated three weeks to complete, The sidewalk will be temporarily blocked for 3-1/2 hour intervals per day. One traffic lane on Kuhio Avenue in front of the project will have to be closed.

The noise levels will be that of the hydraulic excavator loading the semi-trucks, which will take approximately 20 minutes each. Total number of loads is estimated to be 68. Off duty police personnel will be hired, if needed, for traffic and pedestrian control.

c. Construction

Construction is estimated to take 4 months. For a part of this time there will be an interruption of normal pedestrian flow on Kuhio Avenue in front of the project particularly when concrete pours for the foundation are taking place. Pedestrians will be routed around the project depending on what phase of construction is taking place. Multi lingual signs will guide pedestrians around the project.

It will be necessary to close one lane of Kuhio Avenue in

front of the property during the delivery of construction materials. Kuhio Avenue will remain open at other times. Deliveries will not be made between 3:30 pm to 5:30 pm.

There should be little or no disruption of pedestrian or traffic while interior construction work is taking place. The project should not create any dust problems during construction as there is only minor grading to be done. If there is any dust it will be controlled with a dust fabric barrier and water, as needed.

Off duty police personnel will be hired, as needed, to direct pedestrians and vehicular traffic around the project. The contractor will need to get a Lane Closure Permit, a Demolition Permit and a Noise Permit.

d. Alternatives

The property, if built to the maximum permitted density, could have a multilevel structure with a floor area of 10,874 square feet. McDonald's instead is proposing to construct a single story building with a mezzanine for a total floor area of only 3,985 square feet.

The applicant could rehabilitate the existing three story structure and use the ground level and part of the second floor for a restaurant. The third floor could be used for storage. This would be a less expensive alternative, however it would result in a less attractive and more visually and structurally intrusive project.

The existing structure is three stories at the property line adjacent to the sidewalk. There is no set back and no front yard landscaping. The proposed building, on the other hand, has an average set back of 20 feet as required by the Waikiki Special District and will include landscaping in the front yard.

The existing building cannot be used as a residential apartment building as multifamily dwellings are not a permitted use in the Resort Commercial Precinct. Further, the building no longer has non-conforming status as it has been vacant for over three years. The building has deteriorated badly and is in need of extensive repairs.

The existing building does not meet the intent of the WSD to "encourage architectural features in building design which complement Hawaii's tropical climate and ambiance...". It

(6)

does not provide pedestrian oriented ground level features, or a close indoor-outdoor relationship. Nor does it include visual links through the development connecting the sidewalk and other public Areas with on site open spaces. It definitely does not promote a Hawaiian sense of place!

MITIGATIVE MEASURES

The first environmentally mitigative measure by the applicant will be to demolish the existing structure which is a nonconforming structure designed for a use which is not permitted in the Precinct. The building is vacant and in disrepair. There is no setback or landscaping in the front yard. It does not provide a pleasant visual experience for residents or visitors. The proposed building will have an average 20 foot setback with landscaping in the front yard.

Visually the proposed building will only have one floor, whereas the existing structure has three floors. There will not be any automobiles crossing the public sidewalk. Trash pickup and deliveries will be done in conformance with the general practice in Waikiki and in such a manner not to disrupt the daytime activities on Kuhio Avenue.

Emissions from the restaurant will be controlled in conformance with the regulations of the State Department of Health. There will be no liquor served and no musical entertainment will be provided. This together with reasonable hours of operation will minimize any noise impacts from the restaurant.

Best management practices will be observed during construction so as to minimize any environmental impacts on the surrounding area including containment of fugitive dust and run off from the demolition and from construction.

PARTIES CONSULTED

The DEA was reviewed by the following agencies:

Department of Planning
Honolulu Police Department
Department of Public Works
Department of Transportation Services
State Historic Preservation Officer
Board of Water Supply
Department of Housing and Community Development

(7)

The DEA was reviewed by the following Community groups.

Waikiki Residents Association

The Waikiki Residents Association was generally opposed to the project because it would not have any on site parking.

Comment:

The property is too small to provide parking on site nor is there a demonstrated need for parking for a restaurant of this type in Waikiki where the vast majority of patrons are tourists who do not have cars. McDonald's has agreed, at considerable expense, to lease the required 5 parking spaces at a location within 400 feet of the restaurant, and apply for a CUP-1 for an off site permit.

McDonald's submits that if parking could be provided on the lot that the movement of cars to and from the lot would be disruptive to the pedestrian sidewalk traffic and to vehicular traffic on Kuhio Avenue.

Waikiki Neighborhood Board

The project was submitted to the Waikiki Neighborhood Board at two meetings. The Board voted 13 to 1 in favor of the project without any parking requirement.

PERMITS REQUIRED

In addition to the Environmental Assessment, the project will require an off site parking Conditional Use Permit Type 1, and a major Special District Permit. This EA is required because the project is defined as "action" under HRS Chapter 343.

RESPONSE TO COMMENTS RECEIVED ON THE DRAFT EA

Police Department

The Honolulu Police Department stated that "This project should have no significant impact on the operations of the Honolulu Police Department."

Department of Planning

The Planning Department commented that the project is consistent with the Resort Mixed Use Development Plan Land Use Designation and conforms to the urban design principles and controls for the Waikiki Special Area of the DP Special Provisions for the Primary Urban Center.

Department of Public Works

1. "Direct runoff from service corridor to the planted area."

Response:

The rear portion of the "service corridor" for the HECO transformer area will be surfaced with fine gravel. The front portion of the corridor will be landscaped with Kupu Kupu fern. It is possible that water from the corridor will run into the landscaped area. McDonald's does not see a problem with this.

2. Describe trash collection and floor washing activities, and measures to mitigate discharge of pollutants into the city right-of-way from these activities.

Response:

Trash will be compacted and stored inside the restaurant in sealed plastic containers. The containers will be collected from the trash storage area by private trash collection company when they collect trash from other establishments on Kuhio Avenue. There will be no trash left on the sidewalk.

All waste water from interior floor washing will be disposed of into the City sewer system. Water used to wash the surface of the outdoor dining area will be kept on the property and disposed of into the City

sewer system.

3. The driveway fronting the property on Kuhio avenue would be constructed in accordance with city standards.

Response:

There will be no driveway on the property. All parking will be supplied off site.

Department of Transportation Services

DTS commented that they were concerned about trash pick-up and loading activities. They stated that "If the lot configuration will not accommodate off-street trash pick-up and loading activities, then a traffic assessment should be done to determine the appropriate hour for these activities to minimize the traffic impact on streets and pedestrians."

Response:

The property is too small to provide for trash pick up on site. There will be no driveway and no vehicles will go on the property. Trash pick-up will be accomplished in the same manner and at the same time as trash is picked up now from properties on Kuhio Avenue that do not have on site trash pick-up facilities.

Deliveries will be made in accordance with posted delivery times which are between 10:30 PM and 7:00 AM.

If a traffic assessment is required, this will be done.

State Department of Land and Natural Resources
State Historic Preservation Division.

The State Historic Preservation Administrator stated that "A review of our records shows that there are no known historic sites on this parcel. We believe that the proposed project

(10)

should have no effect on any known historic sites"

Board of Water Supply

The Board of Water Supply had no objections to the project. They stated that the existing water system is adequate to accommodate the proposed development and that the applicant would be required to pay a Water System Facilities Charge and to install a Reduce Pressure Principle Backflow Prevention Assembly after the water meter.

Department of Housing and Community Development

The Department stated that "The proposed project will have no impact on any existing or planned DHCD facilities or programs and DHCD has no objections to the project considering that the existing structure is in disrepair and that the exiting use is non-conforming.

They also commented that loading space should be provided on the property and that accessible public bathrooms be provided on the ground floor.

Response:

The property is too small to require a loading space on site. As stated in the response to the Department of Transportation Services, loading will be done from the street at times posted for commercial deliveries. McDonald's will follow the procedures used by other properties in Waikiki that do not have onsite loading facilities.

McDonald's does not provide customer restrooms at any of its Waikiki restaurants. Public toilet facilities are not required for restaurants serving food, and are installed in McDonald's if there is adequate area. Toilets for employees are required.

DETERMINATION AND REASONS SUPPORTING THE DETERMINATION

The proposed project would not have a significant effect on the environment and therefore preparation of an environmental impact statement is not required. The "significance criteria," Section 12 of Hawaii Administrative Rules Title 11, Chapter 200, "Environmental impact Statement Rules," were reviewed and analyzed. Based on the analysis, the following were concluded:

1. No irrevocable commitment to loss or destruction of any natural or cultural resource would result.

All construction is located on previously disturbed land. There are no natural or cultural resources on or near the property.

2. The action would not curtail the range of beneficial uses of the environment.

The project will occupy only a very small area of land which is not currently in a significant environmental use.

3. The proposed action does not conflict with the state's long term environmental goals and guidelines.

Conservation of natural resources and enhancement of the quality of life are the two broad policies of the "State Environmental Policy" in Chapter 343 of the Hawaii Revised Statutes. The proposed project does not consume any natural resources. It will enhance the quality of life by creating jobs and providing food service to visitors to Hawaii.

4. The economic or social welfare of the community or state would not be substantially affected.

The economic and social well being of the community and the State will not be negatively affected. The project will create jobs in Waikiki for local residents in direct and related activities.

5. The proposed action does not substantially affect public health.

There are no public health issues associated with the proposed restaurant. The wastewater system for the project

will be connected to the City sewer system. The restaurant operations will conform to Department of Health regulations. Solid waste will be collected by a private waste collection company and disposed of at city facilities.

6. No substantial secondary impacts, such as population changes or effects on public facilities, are anticipated.

There will be no significant secondary or cumulative impacts from the operation of the restaurant. Existing public facilities are adequate to accommodate the project.

7. No substantial degradation of environmental quality is anticipated.

No degradation of the environment is anticipated. The project area has already been extensively altered. The project will conform to all environmental protection regulations.

8. The proposed action does not involve a commitment to larger actions, nor would cumulative impacts result in considerable impacts on the environment.

The project is self contained and independent of any other installations or proposed projects. There are no plans for additional facilities or activities on this property.

9. No rare, threatened or endangered species or their habitats would be affected.

The area involved with this project is very small, has been extensively altered, and is located in an intensively developed urban area. There are no endangered or threatened species, or their habitats on or near this property.

10. Air quality, water quality, or ambient noise levels would not be detrimentally affected.

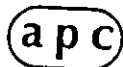
The project will not create any air quality, water quality, or noise that will be environmentally detrimental to the surrounding neighborhood. All waste water will be discharged into the city sewer system. Surface runoff from rain will be discharged into the planted area. No automobiles or trucks will

be present on the property. The restaurant will not have music or serve liquor and will close before midnight.

11. The project would not affect environmentally sensitive areas, such as flood plains, tsunami zones, erosion-prone areas, geologically hazardous lands, estuaries, fresh waters or coastal waters.

The property is located in an intensively developed urban area. It is not in or near any erosion prone areas, geologically hazardous lands or estuaries. It is located in the general Waikiki flood zone with a two foot flood elevation. As such, the building will be elevated two feet above the existing grade. There will be no significant flood rise as a result of this project.

PHONE (BUS) (808) 536-5695
PHONE (RES) (808) 732-7261
FAX (808) 599-1553



ANALYTICAL PLANNING CONSULTANTS, INC.
84 N. KING STREET • HONOLULU, HI 96817

October 7, 1997

Mr. Michael S. Nakamura, Chief of Police
Honolulu Police Department
City and County of Honolulu
801 South Beretania Street
Honolulu, Hawaii 96813

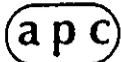
Dear Mr. Nakamura,

Thank you for your memorandum dated June 13, 1997 regarding the proposed McDonald's Restaurant at 2237 Kuhio Avenue in Waikiki. In accordance with Chapter 343, HRS, your memo and comment that "this project should have no significant impact on the operations of the Honolulu Police Department" were included in the Final Environmental Assessment.

Sincerely,

A handwritten signature in cursive script that reads "Donald Clegg". Below the signature is a small, stylized mark that appears to be the initials "DC".

Donald Clegg
President



PHONE (BUS) (808) 536-5695
PHONE (RES) (808) 732-7261
FAX (808) 599-1553

ANALYTICAL PLANNING CONSULTANTS, INC.
84 N. KING STREET • HONOLULU, HI 96817

October 7, 1997

Mr. Jonathan K. Shimada, PhD
Director and Chief Engineer
Department of Public Works
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Dear Dr. Shimada,

Thank you for your comments in your memorandum dated July 1, 1997 regarding the proposed McDonald's Restaurant at 2237 Kuhio Avenue in Waikiki. In accordance with Chapter 343, HRS we are responding in the following way:

1. "Direct runoff from service corridor to the planted area."

Response:

The rear portion of the "service corridor" for the HECO transformer area will be surfaced with fine gravel. The front portion of the corridor will be landscaped with Kupu Kupu fern. It is possible that water from the corridor will run into the landscaped area. McDonald's does not see a problem with this.

2. Describe trash collection and floor washing activities, and measures to mitigate discharge of pollutants into the city right-of-way from these activities.

Response:

Trash will be compacted and stored inside the restaurant in sealed plastic containers. The containers will be collected from the trash storage area by private trash collection company when they collect trash from other establishments on Kuhio Avenue. There will be no trash left on the sidewalk.

All waste water from interior floor washing will be

disposed of into the City sewer system. Water used to wash the surface of the outdoor dining area will be kept on the property and disposed of into the City sewer system.

3. The driveway fronting the property on Kuhio avenue would be constructed in accordance with city standards.

Response:

There will be no driveway on the property. All parking will be supplied off site.

This response and your memo was included in the Final Environmental Assessment.

Sincerely,

Donald Clegg
for

Donald Clegg
President

PHONE (BUS) (808) 536-5695
PHONE (RES) (808) 732-7261
FAX (808) 599-1553



ANALYTICAL PLANNING CONSULTANTS, INC.
84 N. KING STREET • HONOLULU, HI 96817

October 7, 1997

Mr. Patrick Onishi
Chief Planning Officer
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Dear Mr. Onishi,

Thank you for your memorandum dated July 1, 1997 regarding the proposed McDonald's Restaurant at 2237 Kuhio Avenue in Waikiki. In accordance with Chapter 343, HRS, your memo and comment that "the project is consistent with the Resort Mixed Use Development Plan Land Use Designation and conforms to the urban design principles and controls for the Waikiki Special Area of the DP Special Provisions for the Primary Urban Center", were included in the Final Environmental Assessment.

Sincerely,

Donald Clegg
Donald Clegg
President



PHONE (BUS) (808) 536-5695
PHONE (RES) (808) 732-7261
FAX (808) 599-1553

ANALYTICAL PLANNING CONSULTANTS, INC.
84 N. KING STREET • HONOLULU, HI 96817

October 7, 1997

Mr. Robert Agres, Jr., Director
Department of Housing and Community Development
City and County of Honolulu
650 South King Street, 5th floor
Honolulu, Hawaii 96813

Dear Mr. Agres,

Thank you for your memorandum dated June 19, 1997 regarding the proposed McDonald's Restaurant at 2237 Kuhio Avenue in Waikiki. In accordance with Chapter 343, HRS, your memo and comments that:

"The proposed project will have no impact on any existing or planned DHCD facilities or programs and DHCD has no objections to the project considering that the existing structure is in disrepair and that the exiting use is non-conforming."

were included in the Final Environmental Assessment.

Regarding your comment that loading space should be provided on the property and that accessible public bathrooms be provided on the ground floor our response was as follows:

Response:

The property is too small to provide loading space on site. As stated in the response to the Department of Transportation Services, loading will be done from the street at times posted for commercial deliveries. McDonald's will follow the procedures used by other properties in Waikiki that do not have onsite loading facilities.

(2)

McDonald's does not provide customer restrooms at any of its Waikiki restaurants. In their experience, providing restroom facilities has not been necessary.

Sincerely,

Donald Clegg
Donald Clegg
President

PHONE (BUS) (808) 536-5695
PHONE (RES) (808) 732-7261
FAX (808) 599-1553



ANALYTICAL PLANNING CONSULTANTS, INC.
84 N. KING STREET • HONOLULU, HI 96817

October 7, 1997

Mr. Don Hibbard, Administrator
State Historic Preservation Division
State of Hawaii
Department of Land and natural Resources
33 South King Street, 6th Floor
Honolulu, Hawaii 96813


Dear Mr. Hibbard,

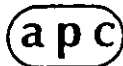
Thank you for your letter dated July 9, 1997 regarding the proposed McDonald's Restaurant at 2237 Kuhio Avenue in Waikiki. In accordance with Chapter 343, HRS, your letter and comment that:

"a review of our records shows that there are no known historic sites on this parcel. We believe that the proposed project should have no effect on any known historic sites"

were included in the Final Environmental Assessment.

Sincerely,


Donald Clegg
President



PHONE (BUS) (808) 536-5695
PHONE (RES) (808) 732-7261
FAX (808) 599-1553

ANALYTICAL PLANNING CONSULTANTS, INC.
84 N. KING STREET • HONOLULU, HI 96817

October 7, 1997

Mr. Raymond H. Sato
Manager and Chief Engineer
Board of Water Supply
City and County of Honolulu
630 South Beretania Street
Honolulu, Hawaii 96813

Dear Mr. Sato,

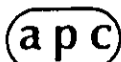
Thank you for your memorandum dated July 8, 1997 regarding the proposed McDonald's Restaurant at 2237 Kuhio Avenue in Waikiki. In accordance with Chapter 343, HRS, your letter and comments that:

"the existing water system is adequate to accommodate the proposed development and that the applicant would be required to pay a Water System Facilities Charge and to install a Reduce Pressure Principle Backflow Prevention Assembly after the water meter."

were included in the Final Environmental Assessment.

Sincerely,

Donald Clegg
Donald Clegg
President



PHONE (BUS) (808) 536-5695
PHONE (RES) (808) 732-7261
FAX (808) 599-1553

ANALYTICAL PLANNING CONSULTANTS, INC.
84 N. KING STREET • HONOLULU, HI 96817

October 7, 1997

Ms. Cheryl D. Soon, Director
Department of Transportation
Pacific Park Plaza
711 Kapiolani Blvd., Suite 1200
Honolulu, Hawaii 96813

Dear Ms. Soon,

Thank you for your memorandum dated July 14, 1997 regarding the proposed McDonald's Restaurant at 2237 Kuhio Avenue in Waikiki. In accordance with Chapter 343, HRS, we are responding in the following way:

DTS commented that they were concerned about trash pick-up and loading activities. They stated that "If the lot configuration will not accommodate off-street trash pick-up and loading activities, then a traffic assessment should be done to determine the appropriate hour for these activities to minimize the traffic impact on streets and pedestrians."

Response:

The property is too small to provide for trash pick up on site. There will be no driveway and no vehicles will go on the property. Trash pick-up will be accomplished in the same manner and at the same time as trash is picked up now from properties on Kuhio Avenue that do not have on site trash pick-up facilities.

Deliveries will be made in accordance with posted delivery times which are between 10:30 PM and 7:00 AM.

If a traffic assessment is required, this will be done.

This response and your memo were included in the Final Environmental Assessment.

Sincerely,

Donald Clegg
Donald Clegg
President

JUL-17-97 THU 15:02

LAND UTILIZATION

FAX NO. 8085276743

P.02
11 - 00 - 1

POLICE DEPARTMENT

CITY AND COUNTY OF HONOLULU

801 SOUTH BERETANIA STREET
HONOLULU, HAWAII 96813 - AREA CODE (808) 529-3111



JEREMY HARRIS
MAYOR

MICHAEL S. NAKAMURA
CHIEF

LEE DONOHUE
WILLIAM D. CLARK
DEPUTY CHIEFS

OUR REFERENCE BS-DL

June 13, 1997

TO: JAN NAOE SULLIVAN, DIRECTOR
DEPARTMENT OF LAND UTILIZATION

FROM: MICHAEL S. NAKAMURA, CHIEF OF POLICE
HONOLULU POLICE DEPARTMENT

SUBJECT: ENVIRONMENTAL ASSESSMENT, CHAPTER 343, HRS,
PROJECT WITHIN THE WAIKIKI SPECIAL DISTRICT

1997 JUN 17 09 26 AM
CITY & COUNTY OF HONOLULU

This is in response to your memo of June 10, 1997, concerning the subject above for the McDonald's Restaurant located at 2237 Kuhio Avenue.

This project should have no significant impact on the operations of the Honolulu Police Department.

Thank you for the opportunity to review this document.

Sincerely,

MICHAEL S. NAKAMURA
Chief of Police

By 
JAMES FEMIA, Assistant Chief
Administrative Bureau

JUL-11-97 THU 15:07

LAND UTILIZATION

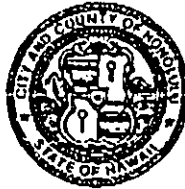
FAX NO. 8085276743

P.02
41-04121

DEPARTMENT OF PLANNING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 8TH FLOOR • HONOLULU, HAWAII 96813-3017
PHONE: (808) 523-4711 • FAX: (808) 523-4060

JEREMY HARRIS
MAYOR



PATRICK T. ONISHI
CHIEF PLANNING OFFICER
DONA L. HANAIKE
DEPUTY CHIEF PLANNING OFFICER

TH 6/97-1246

July 1, 1997

TO: JAN SULLIVAN, DIRECTOR
DEPARTMENT OF LAND UTILIZATION
FROM: PATRICK T. ONISHI *[Signature]*
CHIEF PLANNING OFFICER
SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT (DEA) FOR A
MCDONALD'S RESTAURANT PROPOSED FOR 2237 KUHIO
AVENUE, WAIKIKI, OAHU, HAWAII, TAX MAP KEY: 2-6-19: 52

1997 Jul -2 PM 1:33
City & County of Honolulu

We have reviewed the subject DEA and offer the following comments.

1. The proposed project is consistent with the site's Resort Mixed Use Development Plan (DP) Land Use Designation.
2. The proposed project conforms to the urban design principles and controls for the Waikiki Special Area under Section 24-2.2(b)(2) of the DP Special Provisions for the Primary Urban Center.

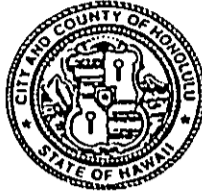
Thank you for the opportunity to comment on this matter. Should you have any questions, please contact Tim Hata of our staff at 527-6070.

PTO:ft

c: Analytical Planning Consultants, Inc.
McDonald's Restaurants of Hawaii

DEPARTMENT OF PUBLIC WORKS
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET
HONOLULU, HAWAII 96813



JEREMY HARRIS
MAYOR

JONATHAN K. SHIMADA, PHD
DIRECTOR AND CHIEF ENGINEER
ROLAND D. LIBBY, JR.
DEPUTY DIRECTOR
ENV 97-109

July 1, 1997

MEMORANDUM:

TO: JAN NAOE SULLIVAN, DIRECTOR
DEPARTMENT OF LAND UTILIZATION

FROM: JONATHAN K. SHIMADA, PhD
DIRECTOR AND CHIEF ENGINEER *J. Shimada*

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT (DEA)
MCDONALD'S RESTAURANT
TMK: 2-6-19:52

1997 OCT -9 AM 11:37
DEPT. OF LAND UTILIZATION
CITY & COUNTY OF HONOLULU

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

1. Direct runoff from service corridor to planted area.
2. Describe trash collection and floor washing activities, and measures to mitigate discharge of pollutants into the City right-of-way from those activities.
3. The driveway apron fronting the property on Kuhio Avenue should be constructed in accordance with City standards.

Should you have any questions, please contact Alex Ho at Local 4150.

JUL-17-97 THU 10:03
3:4 3:25

LAND UTILIZATION

FAX NO. 8085216743

P. 07
97-05036

DEPARTMENT OF TRANSPORTATION SERVICES
CITY AND COUNTY OF HONOLULU

PACIFIC PARK PLAZA • 711 KAPIOLANI BOULEVARD, SUITE 1200 • HONOLULU, HAWAII 96813
PHONE: (808) 523-4525 • FAX: (808) 523-4720

1997 JUL 16 10:00 AM
CITY & COUNTY OF HONOLULU

JEREMY HARRIS
MAYOR



CHERYL D. SOON
DIRECTOR

JOSEPH M. MAGALDI, JR.
DEPUTY DIRECTOR

July 14, 1997

TSP6/97-02929R

MEMORANDUM

TO: JAN NAOE SULLIVAN, DIRECTOR
DEPARTMENT OF LAND UTILIZATION

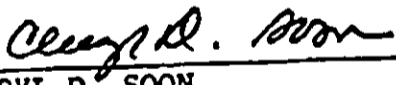
ATTN: STEVE TAGAWA

FROM: CHERYL D. SOON, DIRECTOR

SUBJECT: MCDONALD'S RESTAURANT, 2237 KUHIO AVENUE, WAIKIKI, OAHU

In response to your June 10, 1997 memorandum, the environmental assessment for the subject project was reviewed. We are concerned about trash pick-up and loading activities associated with the proposed project. All efforts should be made to confine these activities to off-street areas. If the lot configuration will not accommodate off-street trash pick-up and loading activities, then a traffic assessment should be done to determine the appropriate hours for these activities to minimize the traffic impact on streets and pedestrians.

Should you have any questions regarding this matter, please contact Faith Miyamoto of the Transportation System Planning Division at Local 6976.


CHERYL D. SOON

JUL-17-97 THU 15:04

LAND UTILIZATION

FAX NO. 8085276743

P. 06
97-04413

BENJAMIN F. CAYETANO
GOVERNOR OF HAWAII

RECEIVED JUL 14 10:13:24

CITY & COUNTY OF HONOLULU



MICHAEL D. WILSON, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

DEPUTY

Gilbert Coloma-Agaran

AQUACULTURE DEVELOPMENT
PROGRAM

AQUATIC RESOURCES
CONSERVATION AND

ENVIRONMENTAL AFFAIRS
CONSERVATION AND
RESOURCES ENFORCEMENT

CONVEYANCES
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
DIVISION

LAND MANAGEMENT
STATE PARKS
WATER AND LAND DEVELOPMENT

STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION
33 SOUTH KING STREET, 6TH FLOOR
HONOLULU, HAWAII 96813

July 9, 1997

LOG NO: 19659
DOC NO: 9707co06
Architecture

Ms. Jan Naoe Sullivan
Department of Land Utilization
City and County of Honolulu
Honolulu Municipal Building
650 South King Street
Honolulu, Hawaii 96813

Dear Ms. Sullivan:

SUBJECT: Environmental Assessment
McDonald's Restaurant
TMK 2-6-19:52, Waikiki, Honolulu, Oahu

Thank you for the letter dated June 10, 1997, regarding the Environmental Assessment for McDonald's Restaurant at 2237 Kuhio Avenue. A review of our records shown that there are no known historic sites on this parcel. We believe that the proposed project should have 'no effect' on any known historic sites.

Thank you for the opportunity to comment. If you have any questions, please contact Carol Ogata at 587-0004.

Aloha,

DON HIBBARD, Administrator
State Historic Preservation Division

CO:jk

BOARD OF WATER SUPPLY

CITY AND COUNTY OF HONOLULU
630 SOUTH BERETANIA STREET
HONOLULU, HAWAII 96843
PHONE (808) 527-6180
FAX (808) 533-2714



July 8, 1997

JEREMY HARRIS, Mayor
WALTER O. WATSON, JR., Chairman
MAURICE H. YAMASATO, Vice Chairman
KAZU HAYASHIDA
MELISSA Y.J. LUM
FORREST C. MURPHY
JONATHAN K. SHIMADA, PhD
BARBARA KIM STANTON

RAYMOND H. SATO
Manager and Chief Engineer

TO: JAN SULLIVAN, DIRECTOR
DEPARTMENT OF LAND UTILIZATION

ATTN: STEVE TAGAWA
Raymond H. Sato

FROM: RAYMOND H. SATO, MANAGER AND CHIEF ENGINEER
BOARD OF WATER SUPPLY

SUBJECT: YOUR MEMORANDUM OF JUNE 10, 1997 ON THE DRAFT ENVIRONMENTAL
ASSESSMENT, CHAPTER 343, HRS, FOR THE NEW WAIKIKI MCDONALD'S
2237 KUHIO AVENUE, WAIKIKI, OAHU, TMK: 2-6-19: 52

1997 JUL - 8 PM 1:07
CITY & COUNTY OF HONOLULU

Thank you for the opportunity to review and comment on the Draft Environmental Assessment for the subject project.

We have the following comments to offer:

1. The existing water system is presently adequate to accommodate the proposed development.
2. The availability of water will be determined when the Building Permit Application is submitted for our review and approval. If water is made available, the applicant will be required to pay our Water System Facilities Charges for resource development, transmission and daily storage.
3. There is a 1½-inch domestic water meter currently serving the proposed project site.
4. If a three-inch or larger water meter is required, the construction drawings showing the installation of the meter should be submitted for our review and approval.
5. Board of Water Supply approved Reduce Pressure Principle Backflow Prevention Assemblies are required to be installed immediately after all water meters serving the property.

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

9703922

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
CITY AND COUNTY OF HONOLULU

850 SOUTH KING STREET, 5TH FLOOR • HONOLULU, HAWAII 96813
PHONE: (808) 523-4427 • FAX: (808) 527-5498

JEREMY HARRIS
MAYOR



ROBERT AGRES JR
DIRECTOR

DARWIN J. HAMAMOTO
DEPUTY DIRECTOR

June 19, 1997

MEMORANDUM

TO: JAN NAOE SULLIVAN, DIRECTOR
DEPARTMENT OF LAND UTILIZATION

FROM: ROBERT AGRES, JR., DIRECTOR

SUBJECT: ENVIRONMENTAL ASSESSMENT, CHAPTER 343, HRS
PROJECT WITHIN THE WAIKIKI SPECIAL DISTRICT

1997 JUN 23 PM 1:10
OFFICE OF THE DIRECTOR
CITY & COUNTY OF HONOLULU

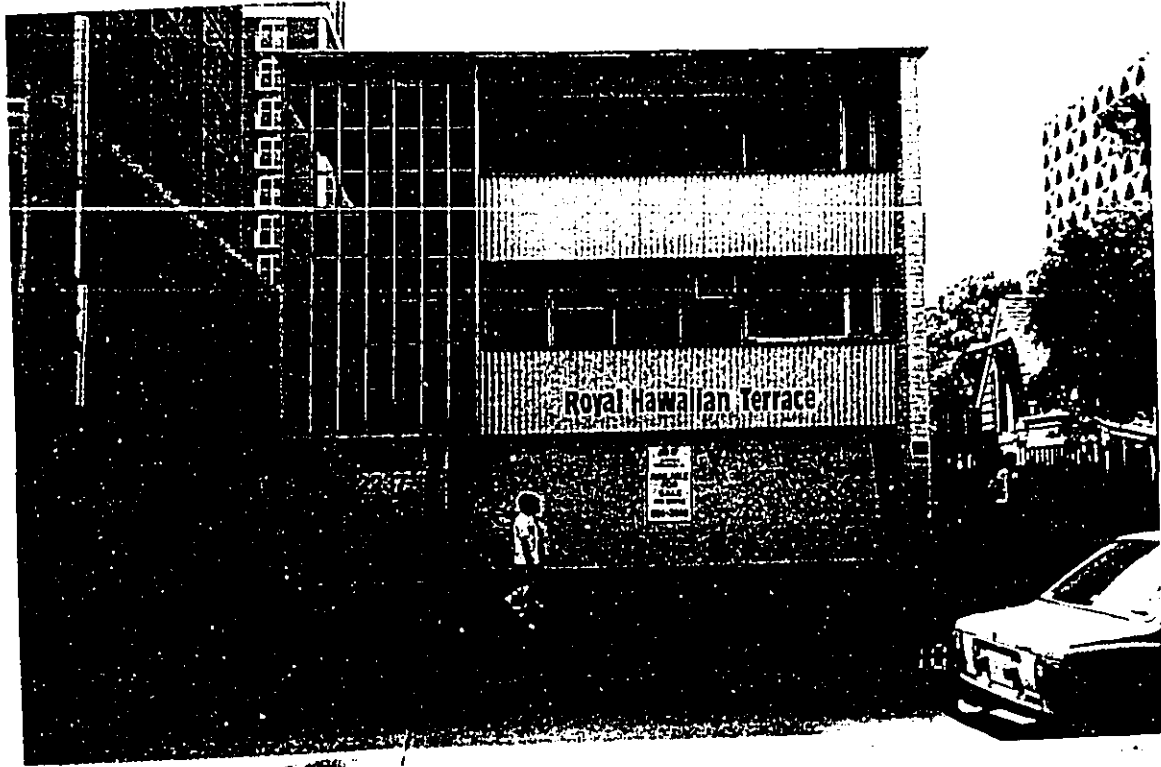
Thank you for the opportunity to review the subject Environmental Assessment.

The proposed project will have no impact on any existing or planned DHCD facilities or programs and DHCD has no objections to the project considering that the existing structure is in disrepair and that the existing use is non-conforming.

We do suggest, however, that a loading space be located on the property eliminating the need for trucks to be parked within the right-of-way for pedestrian safety and that accessible public bathrooms be provided on the ground floor for the customer's convenience.

Should you have any questions, please contact Lorna Uesato at X4162.

ROBERT AGRES, JR.
Director

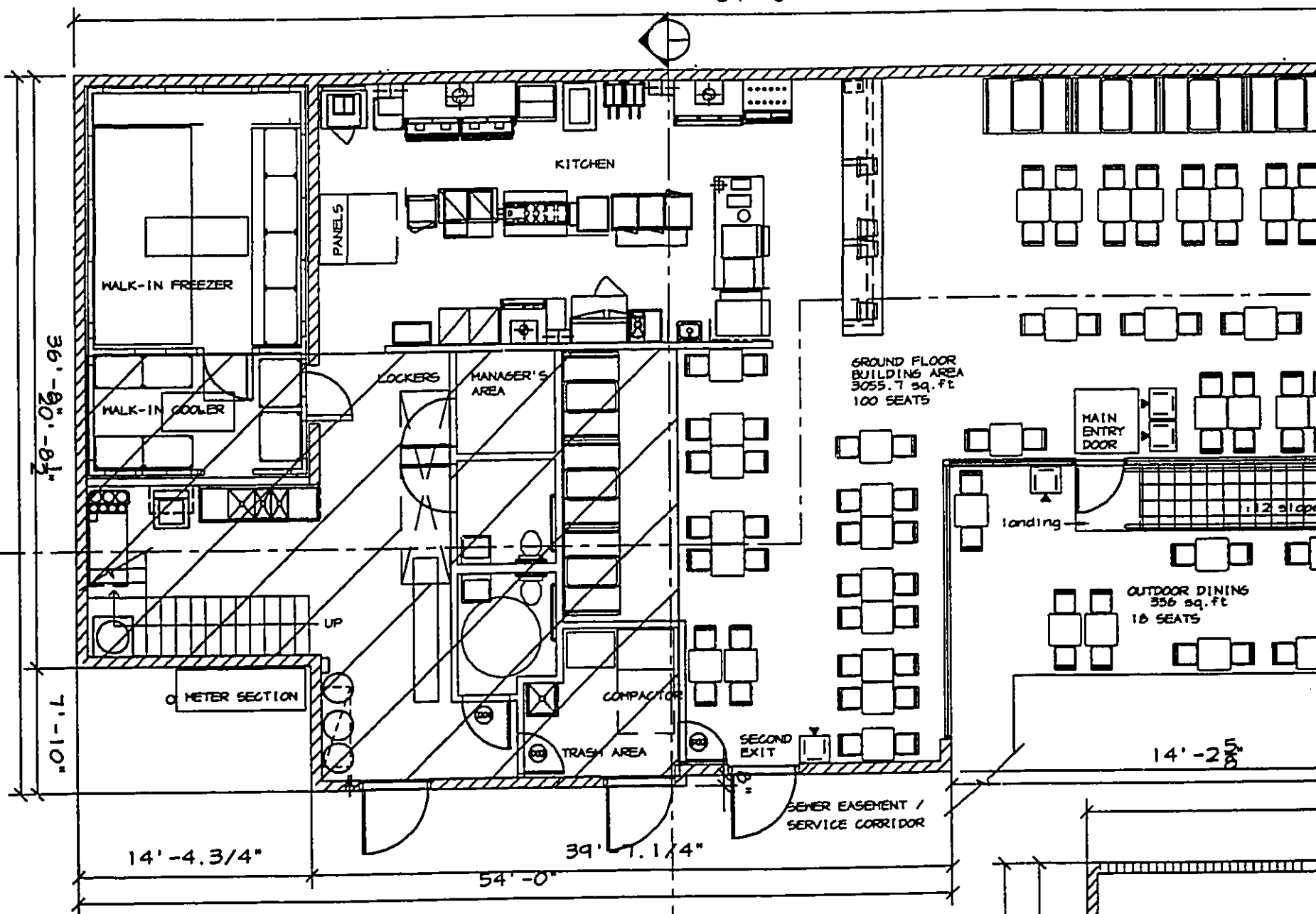


BUILDING TO BE DEMOLISHED



10 24 96

84'-0"



GROUND FLOOR BUILDING AREA 3055.7 sq. ft 100 SEATS

MAIN ENTRY DOOR

OUTDOOR DINING 356 sq. ft 16 SEATS

METER SECTION

COMPACTOR

TRASH AREA

SECOND EXIT

SEWER EASEMENT / SERVICE CORRIDOR

14'-4.3/4"

54'-0"

39'-1.1/4"

14'-2 5/8"

FLOOR PLAN



CROSS SECTION

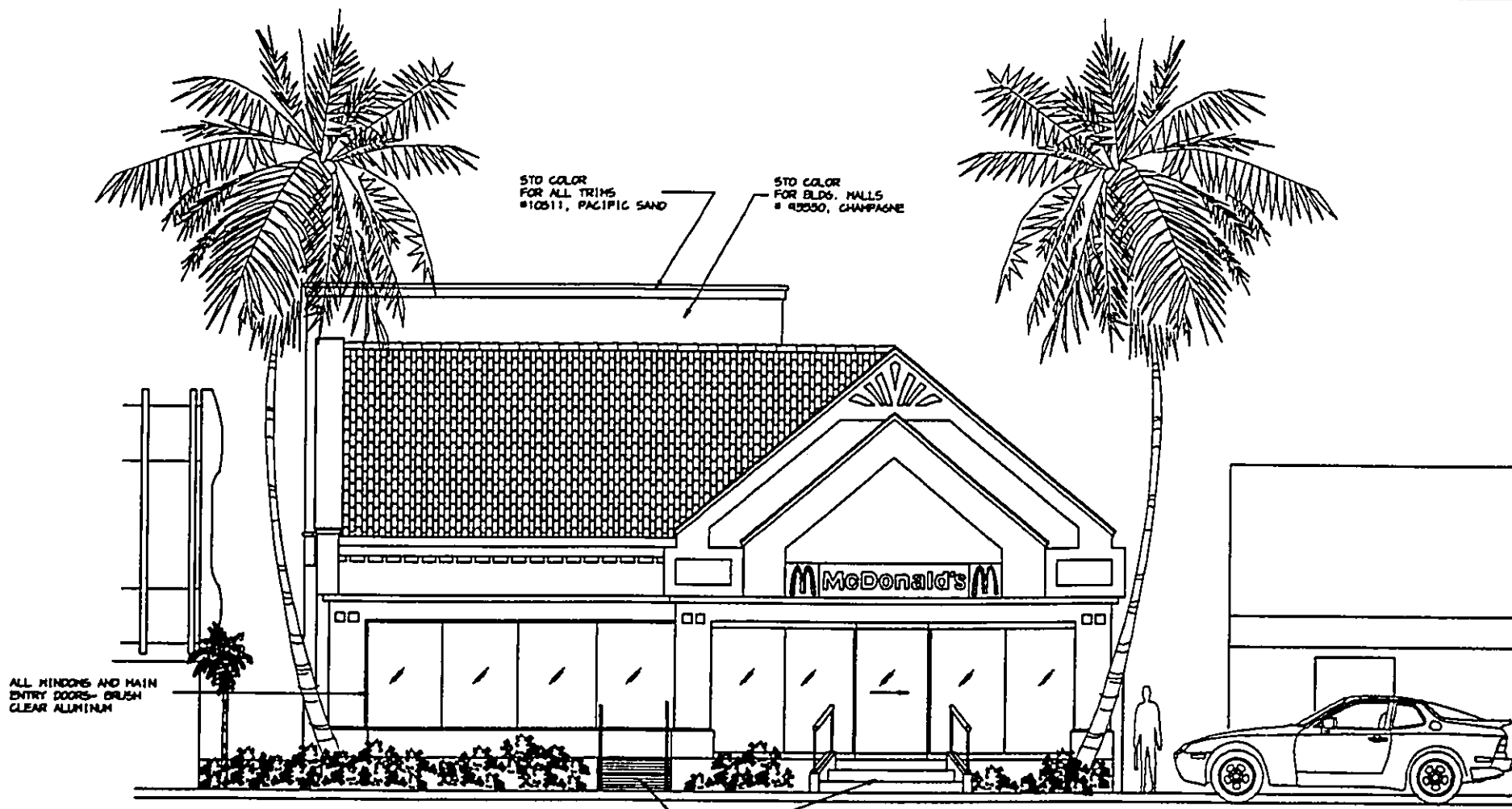
MEZZANINE AREA 450 SQ. FT.

19'-6"

21'-4"

7'-10"

6'-0 5/8"



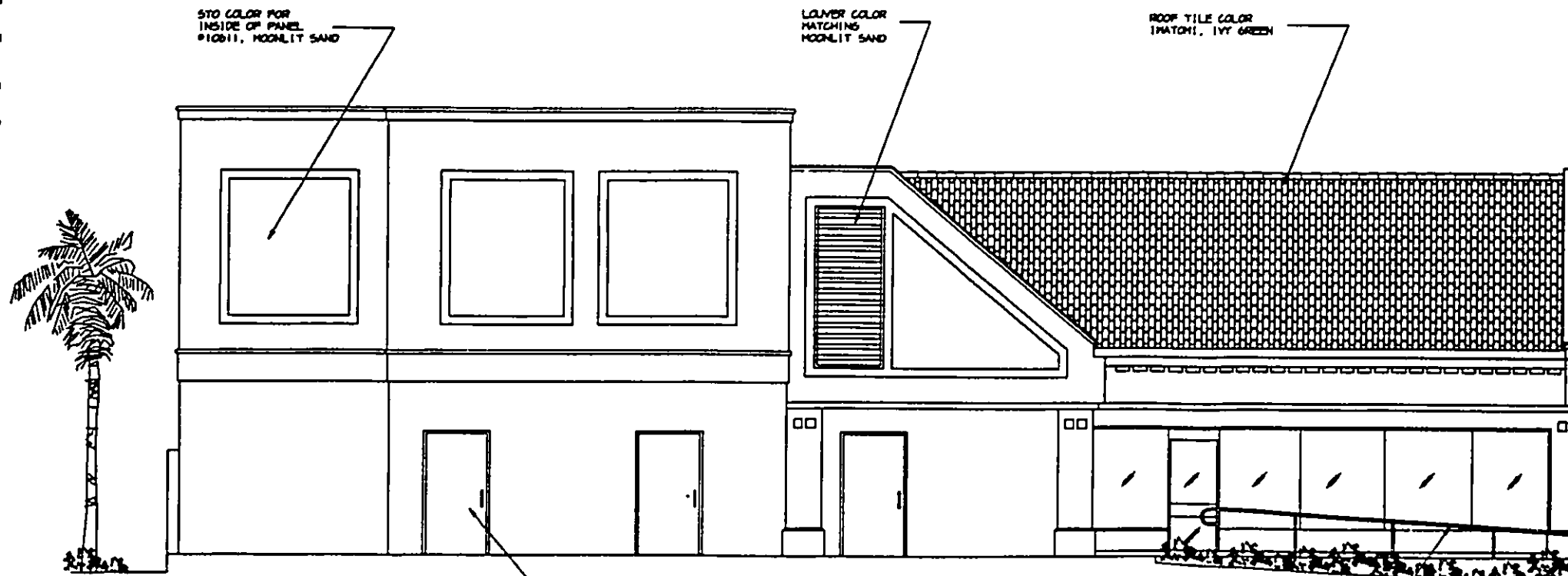
STO COLOR FOR ALL TRIMS
#10511, PACIFIC SAND

STO COLOR FOR BLDG. WALLS
40050, CHAMPAGNE

ALL WINDOWS AND MAIN
ENTRY DOORS - BRUSH
CLEAR ALUMINUM

SAND-BASTED CONC.
WITH BASALT AGGREGATE

FRONT ELEVATION
1/4"=1'-0"



STO COLOR FOR INSIDE OF PANEL
#10511, MOONLIT SAND

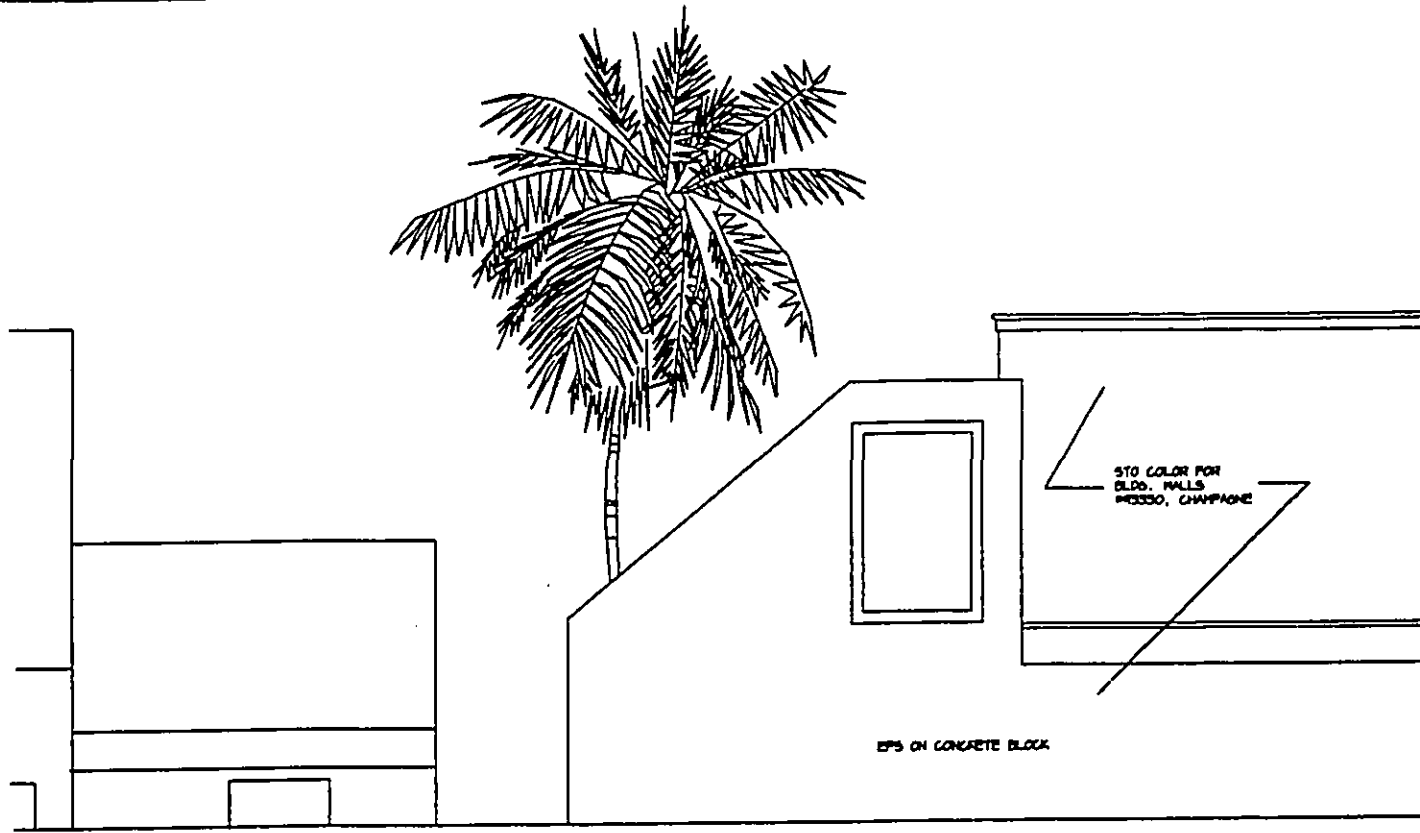
LOUVER COLOR MATCHING
MOONLIT SAND

ROOF TILE COLOR (MATCH),
IVY GREEN

DOOR COLOR SAME AS
MOONLIT SAND

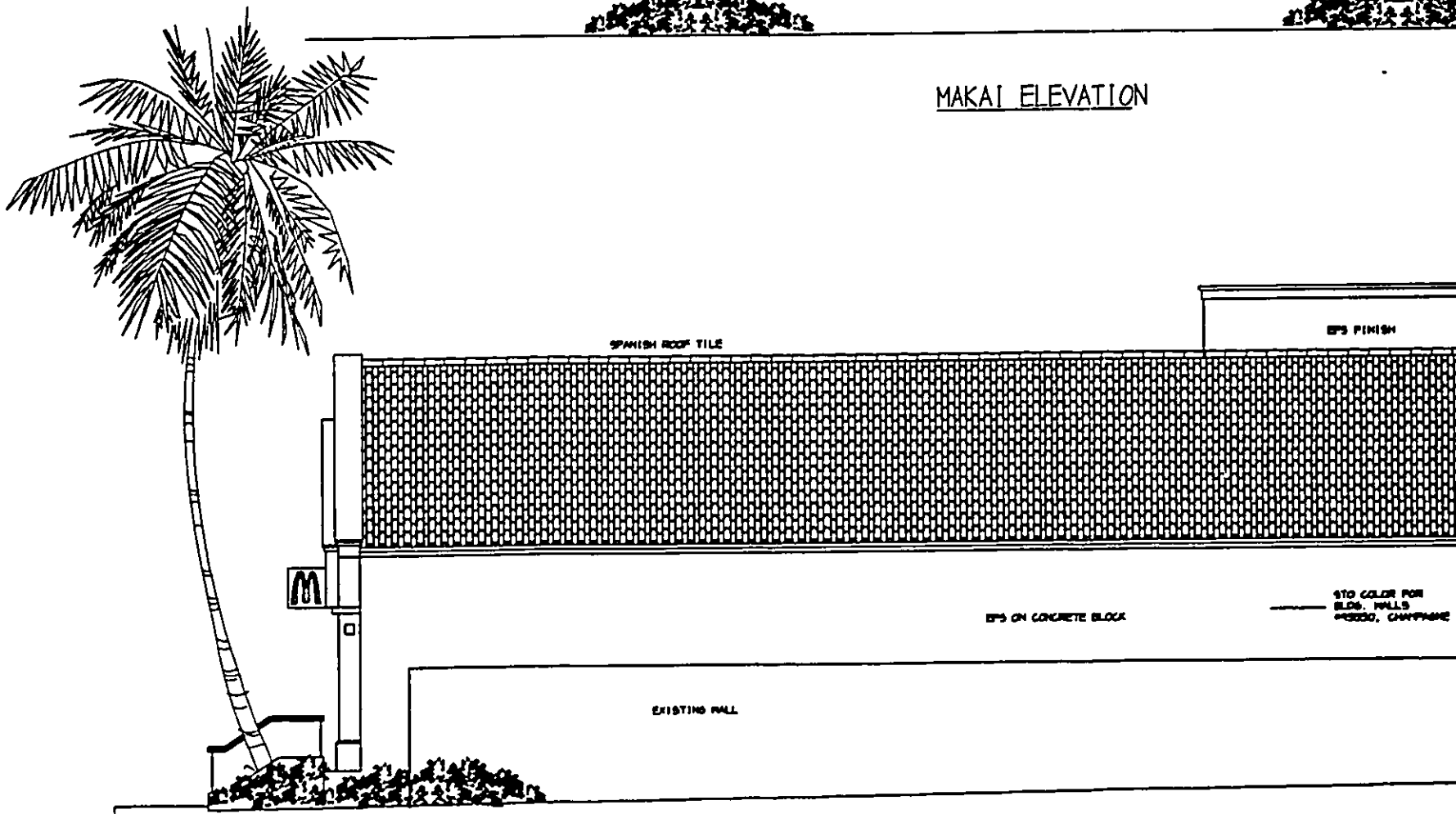
SIDE ELEVATION
1/4"=1'-0"

RAILINGS COLOR TO MATCH ALUM.
FRAME



EXISTING WALL

MAKAI ELEVATION



EXISTING WALL

EWA ELEVATION

1997 SEP 1
DEPT. OF LAND
CITY & COUNTY


McDonald's
3055.7 sq. ft

PROPERTY LINE

PROPERTY LINE

HECO
Vault #54

SEWER EASEMENT

GATE

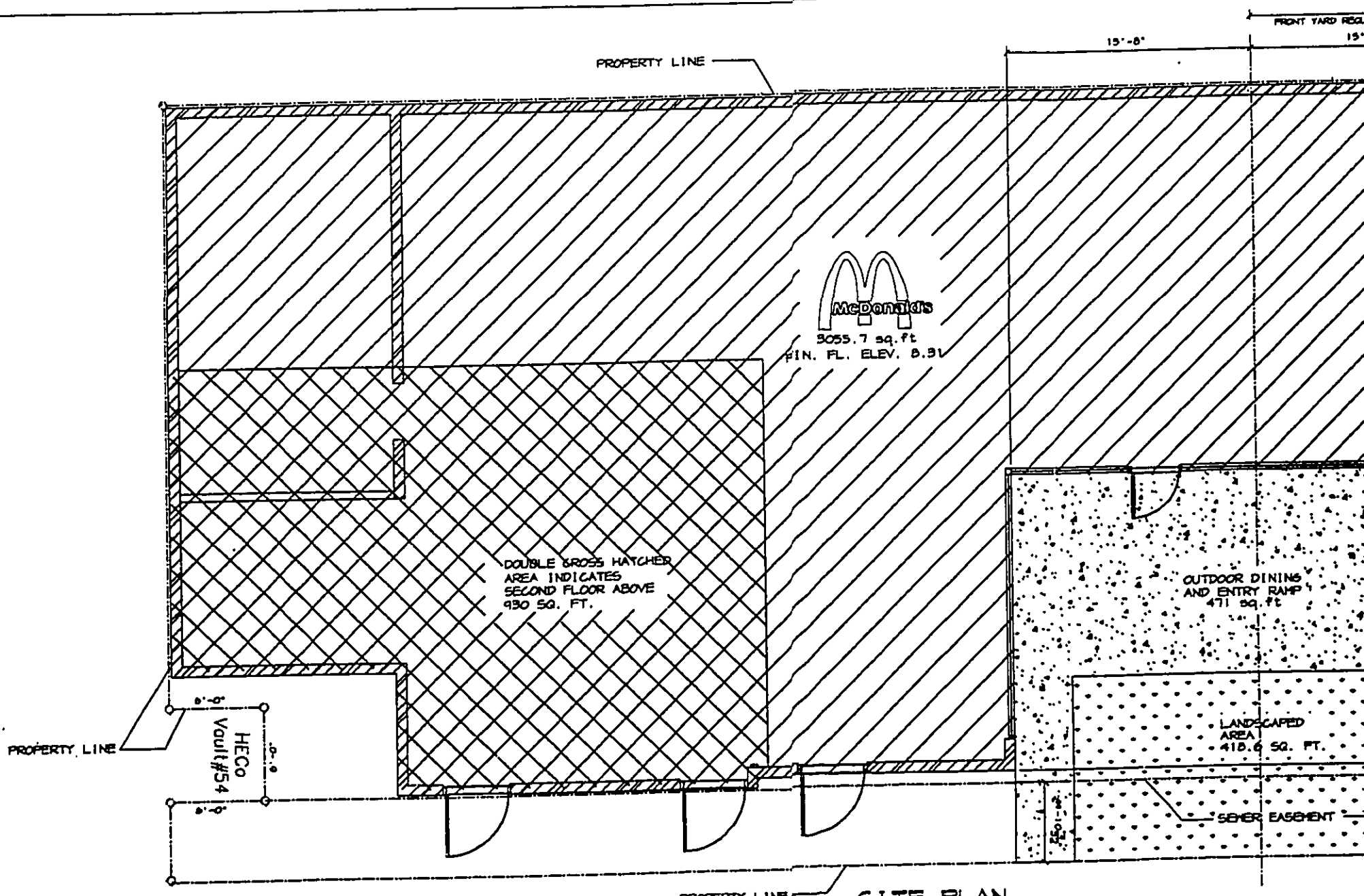
PROPERTY LINE

LIGUSTRUM INDICUM
PRIVET

NO. 3 FINE GRAVEL

LANDSCAPE PLAN

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SITE PLAN

CODE INFORMATION

LOCATION	MA
LOT AREA	4484
T. H.K.	2
LOT ZONING	RES
MAXIMUM DENSITY (PAR)	1.75
PROJECT CLASSIFICATION	MA
MAXIMUM BUILDING HEIGHT	280
PERMISSIBLE FLOOR AREA	7,812 SQ. FT.
	1.75 X 4484 = 7,812 SQ. FT.
BUILDING AREA	3986.7 SQ. FT.
GROUND FLOOR	3055.7 SQ. FT.
SECOND FLOOR	430 SQ. FT.
TOTAL BLDG. AREA	3986.7 SQ. FT.
FRONT YARD AREA REQUIRED (20' X 50')	1,018.5 SQ. FT.
FRONT YARD AREA PROVIDED	1,018.5 SQ. FT.
LANDSCAPED AREA	500 SQ. FT.
OUTSIDE DINING	506 SQ. FT.
PARKWAYS	180.9 SQ. FT.
TOTAL	1,018.5 SQ. FT.
PARKING REQUIREMENT	3
PARKING STALLS REQUIRED	3
3986 DIVIDED BY 800 = 4.9 OR 5	
PARKING STALLS PROVIDED	3
LOADING ZONE NOT REQUIRED, LOT < 5,000 SQ. FT.	

5-10-1
 5-10-2
 5-10-3
 5-10-4
 5-10-5

1997-08-23-0A-PEA-Nimitz
Highway Reconstructed Sewer

AUG 23 1997

FILE COPY

**Final
Environmental Assessment**

NIMITZ HIGHWAY RECONSTRUCTED SEWER

(AUAHI STREET TO HOTEL STREET)

**TMK: 1-7-02, 03 and 2-1-02, 13,
14, 15, 16, 25, 27, 29, 30, 31, 32**

CORRECTION

THE PRECEDING DOCUMENT(S) HAS
BEEN REPHOTOGRAPHED TO ASSURE
LEGIBILITY
SEE FRAME(S)
IMMEDIATELY FOLLOWING