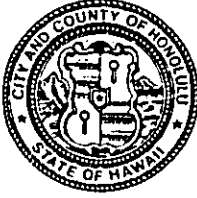


Rodick-Walker Estate  
Wedding Chapel

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

'97 NOV 13 A8:08

JAN NAOE SULLIVAN  
DIRECTOR

LORETTA K.C. CHEE  
DEPUTY DIRECTOR

97/CUP2-8 (JT)

November 10, 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, HRS  
Environmental Assessment (EA)/Determination  
Finding of No Significant Impact

Recorded Owner: Minami Group (USA), Inc.  
Applicant : FSR Partners  
Agent : Rick Fried  
Location : 2616 Pali Highway, Nuuanu, Oahu  
Tax Map Key : 1-8-08: 01  
Request : Conditional Use Permit, Type 2 for  
Use of Historic Structures  
Proposal : The applicant proposes to establish a  
wedding chapel at the Rodiek-Walker Estate.  
Construction of a 2,500-square foot wedding  
chapel and other improvements are proposed.  
The property, also known as the Walker  
Estate, is listed on both the National and  
Hawaii Register of Historic Places.  
Determination : A Finding of No Significant Impact is Issued

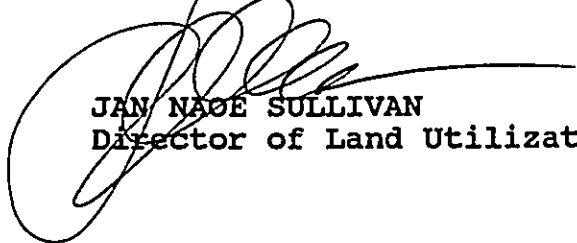
Attached and incorporated by reference is the Final EA prepared by  
the applicant for the project. Based on the significance criteria  
outlined in Chapter 200, State Administrative Rules, we have  
determined that preparation of an Environmental Impact Statement is  
not required.

114

The Honorable Gary Gill, Director  
Page 2  
November 10, 1997

We have enclosed a completed OEQC Bulletin Publication Form and four copies of the Final EA. If you have any questions, please contact Joan Takano of our staff at 527-5038.

Very truly yours,



JAN NADE SULLIVAN  
Director of Land Utilization

JNS:am  
Encls.

g:\ludd\fonsl.jht

1997-11-23-0A-PEA-Rodiek-Walker

NOV 23 1997

Estate Wedding Chapel

**FILE COPY**

**Final Environmental Assessment**

**Rodiek-Walker Estate Wedding Chapel**

**Nuuanu, Oahu, Hawaii**

**Prepared for:**

**FSR Partners**

**Prepared by:**

**Wilson Okamoto & Associates, Inc.  
Engineers and Planners**

**October 1997**

1997 OCT 29 PM 3 20  
DEPARTMENT OF LAND UTILIZATION  
CITY & COUNTY OF HONOLULU

**Final Environmental Assessment**

**Rodiek-Walker Estate Wedding Chapel  
Nuuanu, Oahu, Hawaii**

Prepared for:  
FSR Partners  
841 Bishop Street, Suite 1900  
Honolulu, Hawaii, 96813

Prepared by:  
Wilson Okamoto & Associates, Inc.  
Engineers and Planners  
1907 South Beretania Street, Suite 400  
Honolulu, Hawaii 96826

October 1997

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**APPENDICES**

Appendix A	Traffic Assessment
Appendix B	Pre-Consultation Letters
Appendix C	Draft Environmental Assessment Comment and Response Letters

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## PREFACE

This Final Environmental Assessment (EA) has been prepared pursuant to Chapter 343, Hawaii Revised Statutes, and Title 11, Chapter 200, Hawaii Administrative Rules, Department of Health, State of Hawaii. Proposed is an applicant action for the use of a historic property listed on the National and State Register of Historic Places. The accepting agency for this EA is the Department of Land Utilization, City and County of Honolulu in conjunction with the processing of a Conditional Use Permit - Type 2 (CUP-2) for the use of a historic property pursuant to Section 4.40-18 (Use of Historic Properties) of the Land Use Ordinance. The intent of Section 4.40-18 is "to provide an incentive for owners of historic structures to retain them by allowing uses not otherwise permitted in the underlying zoning district."

The applicant, FSR Partners, proposes to construct a 2,500 square-foot wedding chapel and to conduct wedding ceremonies as a commercial activity on the property. An existing caretaker's cottage will be demolished to extend the internal driveway system to serve the proposed wedding chapel. Other improvements associated with the chapel include landscape improvements, including a water feature, and driveway and parking improvements. A new maintenance area with storage sheds and an overhead shelter serving the entire property is also proposed.

Subsequent to the preparation of the Draft EA, the applicant modified the proposed project in response to community concerns, as follows:

1. The existing CUP-2 permit for the corporate retreat will be relinquished upon approval of the CUP-2 permit for the wedding chapel operation;
2. The frequency of wedding ceremonies to be conducted will be reduced from two per hour to one per hour;
3. The wedding ceremonies will begin no earlier than 8:30 A.M.; and,
4. The maximum number of people in a wedding party will be limited to sixteen.

**SUMMARY**

**Applicant:** FSR Partners  
841 Bishop Street, Suite 1900  
Honolulu, Hawaii 96813  
Phone: (808) 524-1433

**EA Preparer:** Wilson Okamoto & Associates, Inc.  
1907 South Beretania Street, Suite 400  
Honolulu, Hawaii 96826  
Contact: Earl Matsukawa, AICP  
Project Manager  
Phone: (808) 946-2277

**Approving Agency:** Department of Land Utilization,  
City and County of Honolulu  
Conditional Permit Type 2 for  
Use of Historic Property

**Project Location:** 2616 Pali Highway  
Nuuanu Valley, Honolulu, Hawaii

**Tax Map Key:** 1-8-8:01

**Area:** 5.691 acres

**Recorded Fee Owner:** Minami Group (USA), Inc.  
2616 Pali Highway  
Honolulu, Hawaii 96813  
Phone: (808) 595-4145

**Existing Land Use:** Corporate Retreat

**State Land Use  
Classification:** Urban District

**Development Plan  
Land Use Map:** Residential



Development Plan

Public Facilities Map: No symbols in the vicinity

Zoning: R-10 Residential

Proposed Action: Construct a 2,500 square-foot wedding chapel and conduct wedding ceremonies as a commercial activity on the property. An existing caretaker's cottage will be demolished to extend the internal driveway system to serve the proposed wedding chapel. Other improvements associated with the chapel include landscape improvements, including a water feature, and driveway and parking improvements. A new maintenance area with storage sheds and an overhead shelter serving the entire property is also proposed. An existing CUP-2 allows use of the property as a corporate retreat for up to 16 people. This permit will be relinquished upon approval of the proposed wedding chapel use. Planned improvements associated solely with the residence include a new swimming pool and relocation of the tennis court.

Impacts: No significant impacts are anticipated from the construction and operation of the proposed wedding chapel. Proposed mitigation measures include the following:

1. The wedding chapel will be sealed and air-conditioned to attenuate sounds and music emanating from the wedding ceremonies.
2. All ten trees on the property which were designated by the City Council and are listed on the City and County of Honolulu Register of Exceptional Trees will be preserved and incorporated into the proposed landscaping.
3. Limousines entering the subject property will be required to approach the driveway from the Honolulu-bound direction of the Pali Highway and the entrance driveway will be reconfigured to allow limousines to make the right turn without encroaching in adjoining through-traffic lanes of the highway.

**Parties Consulted**

**During Pre-Assessment:**

State of Hawaii

Department of Land and Natural Resources, Historic Preservation  
Division

City and County of Honolulu

Department of Land Utilization

Elected Officials

State Senator Rod Tam, 13th District

State Senator Suzanne Chun-Oakland, 14th District

State Representative Lei Isa, 27th District

City Councilmember Jon C. Yoshimura, District VI

## 1. PROJECT DESCRIPTION

### 1.1 Project Location

The property is located at 2616 Pali Highway, in Nuuanu Valley, Oahu (See Figure 1). It is identified as Tax Map Key 1-8-8:01 and encompasses approximately 5.691 acres (See Figure 2). The property is bounded by Pali Highway to the east, Jack Lane to the south and, single-family residences to the west and north. Vehicular access to the property is available from Pali Highway with separate access and egress driveways on the eastern boundary. A rear service gate opens onto Jack Lane. The property is currently owned by the Minami Group (USA), Inc.

### 1.2 Existing and Surrounding Uses

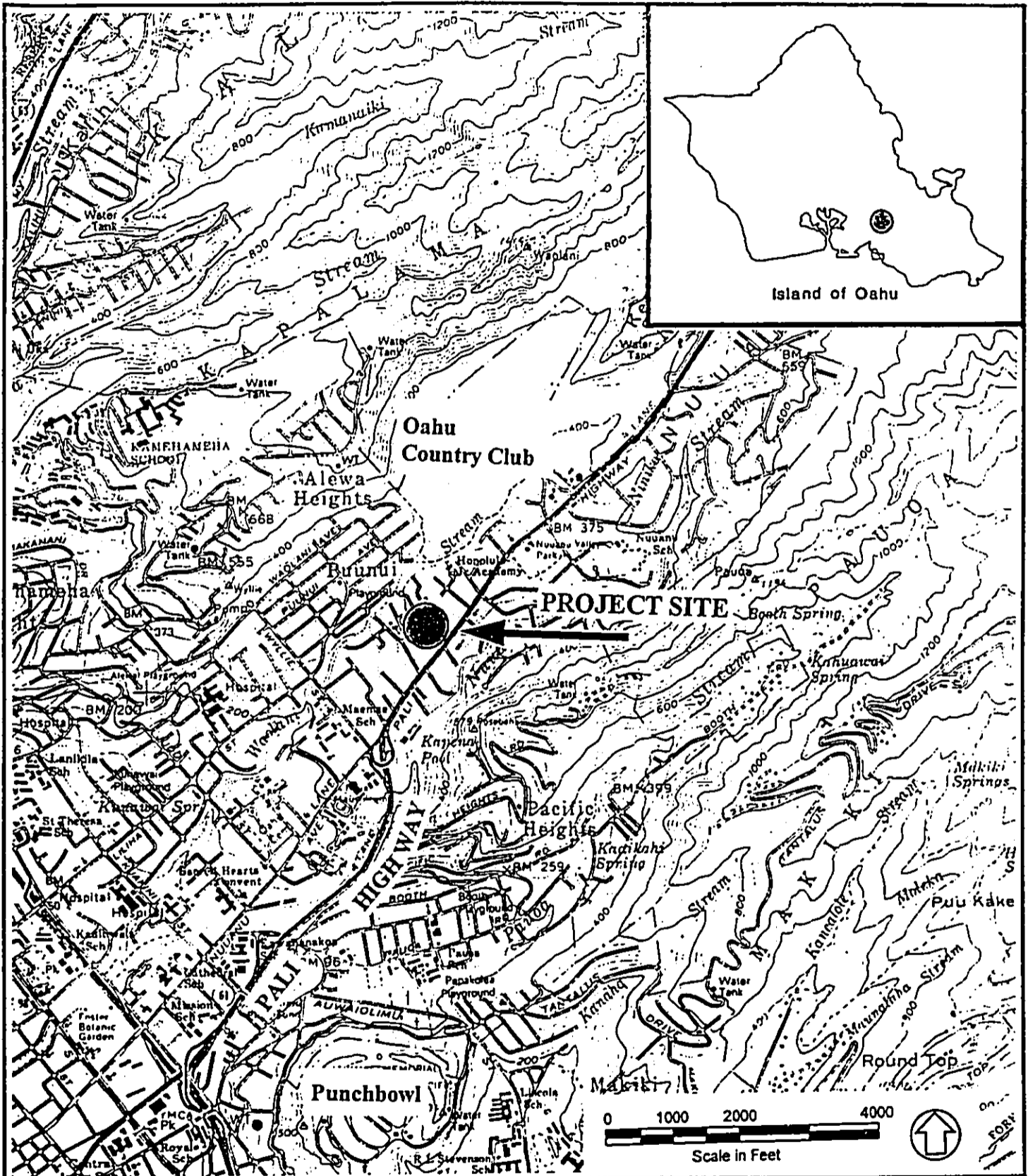
The property is a former residence constructed in 1905 for the Rodiek family, headed by a leading businessman in Honolulu. In 1918, the home was sold to Alan Wilcox and then in the 1930's was taken over by H. Alexander Walker, President and Chairman of the Board of Amfac. Structures include the Main House and a caretaker's cottage. Other existing improvements include a tennis court, and internal driveway system with space for parallel parking, extensive landscaping and perimeter rock walls and fences (See Photos 1 to 4). The property is currently used as a corporate retreat by the owners under an existing Conditional Use Permit - Type 2 (CUP-2). The permit allows up to 16 persons to occupy the retreat at any time.

Most of the immediately surrounding uses are residential, including properties to the west, north and south, and east beyond Pali Highway (See Figure 3). The Temple Emanu-El is adjacent to the south of the property across Jack Lane while the Nuuanu Congregational Church is located across Pali Highway to the east. The Hawaii Conference of Seventh Day Adventists, Taipei Economic Cultural Office and the Consulate General of the Republic of Korea occupy adjoining parcels approximately 400 feet to the north of the subject property and, across Pali Highway from these uses is the St. Stephens Church. The Philippine Consulate General is located approximately a quarter-mile to the southeast. Within a third of a mile radius of the property are Oahu Country Club and Nuuanu Valley Park to the north and Maemae Elementary school to the south.

### 1.3 Project Need

The proposed wedding chapel is intended to allow the applicant to retain and restore the historic value of the property by providing an economic benefit. The proposed use is particularly appropriate since it is inherently enhanced by a setting that emphasizes the aesthetic and historic value of the property.

DOCUMENT CAPTURED AS RECEIVED



**RODIEK-WALKER ESTATE  
WEDDING CHAPEL**

**LOCATION MAP**

Prepared For:  
FSR Partners

Prepared By:  
WILSON OKAMOTO &  
ASSOCIATES, INC.

**FIG. 1**

DOCUMENT CAPTURED AS RECEIVED

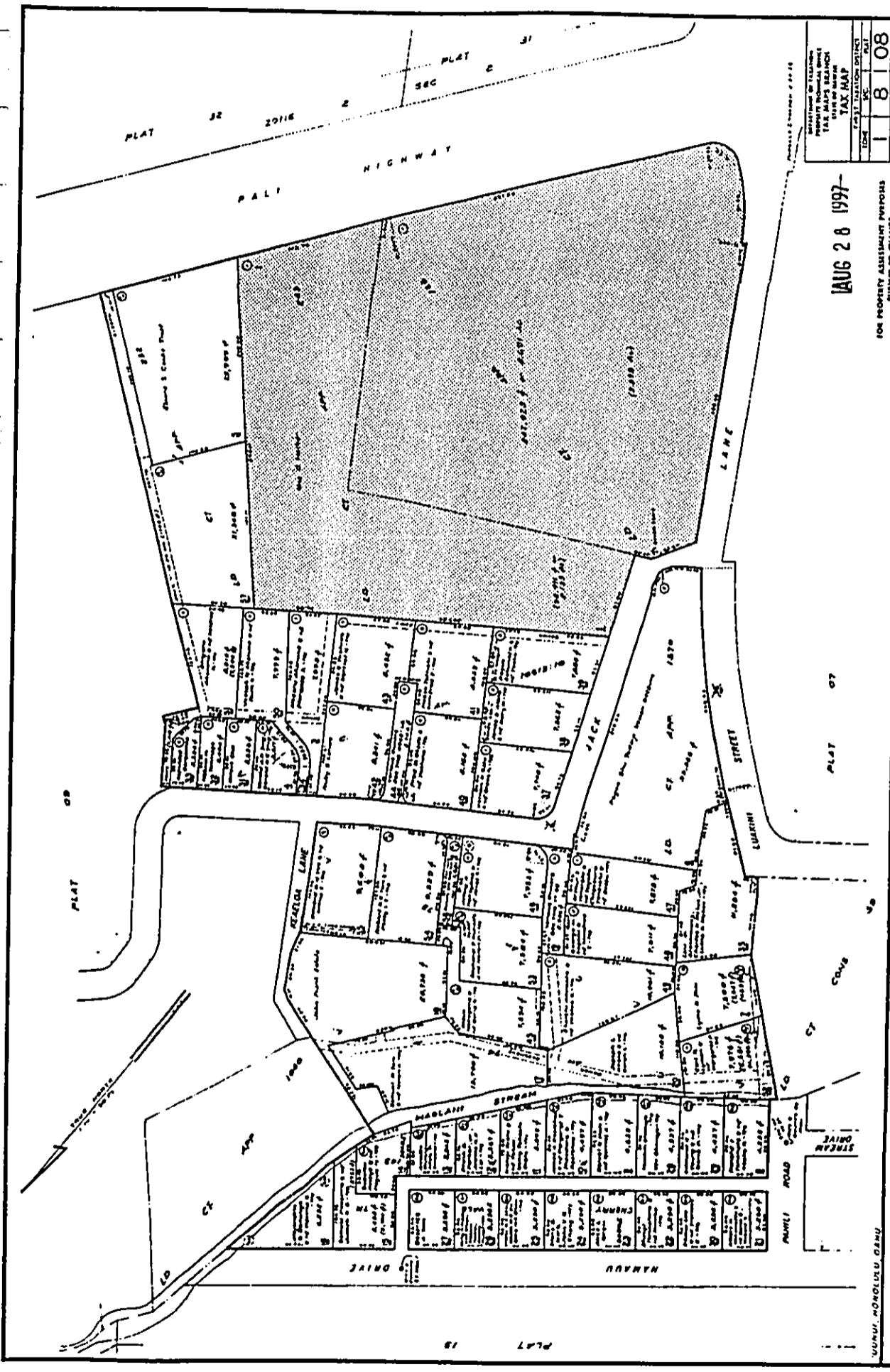


FIG. 2

TAX MAP

RODIEK-WALKER ESTATE  
WEDDING CHAPEL

Prepared For:  
FSR Partners

Prepared By:  
WILSON OKAMOTO &  
ASSOCIATES, INC.

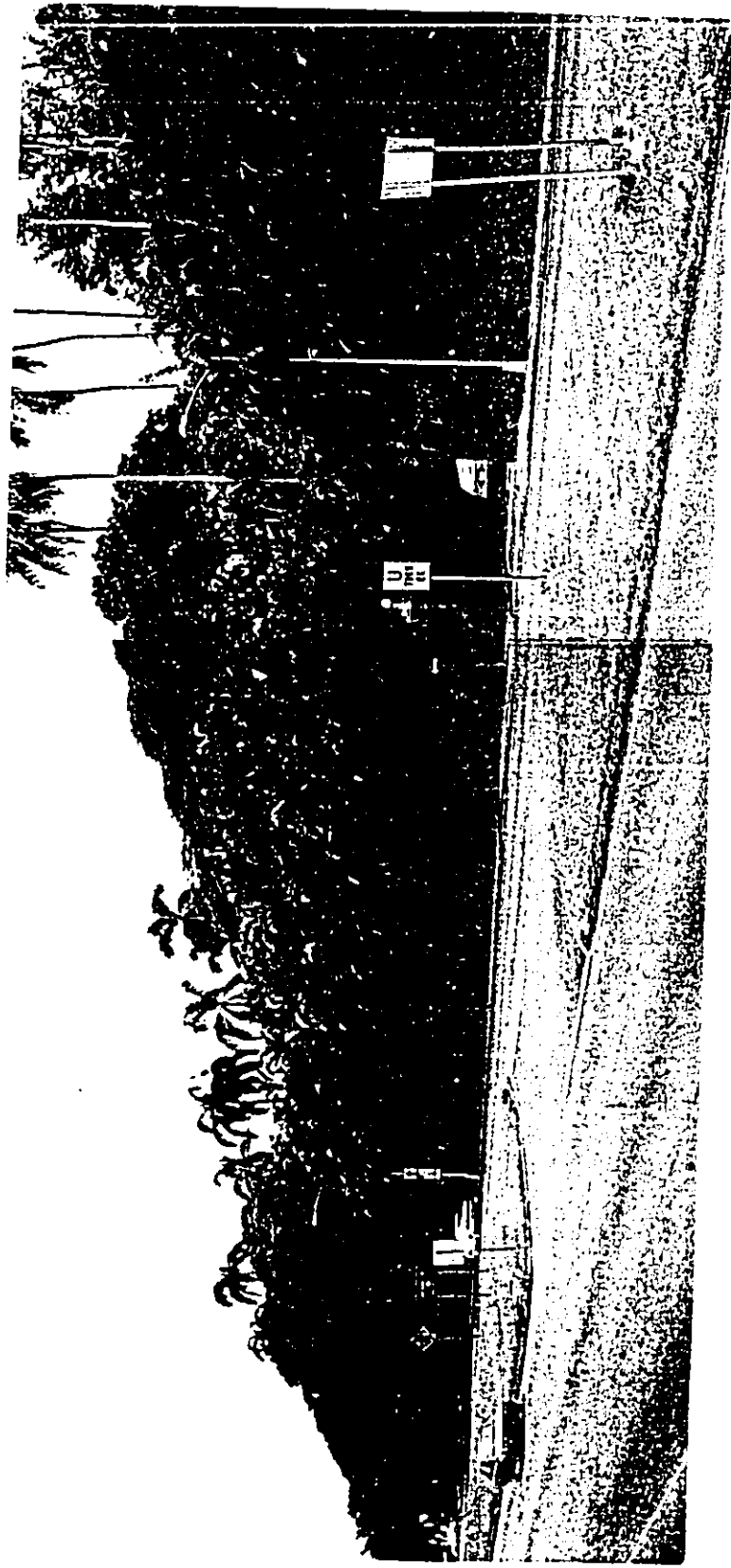


Photo 1 View of property from Pali Highway. Entry Driveway at right-center.



Photo 2 Rear View of Main House.



Photo 3 Proposed Chapel Site.



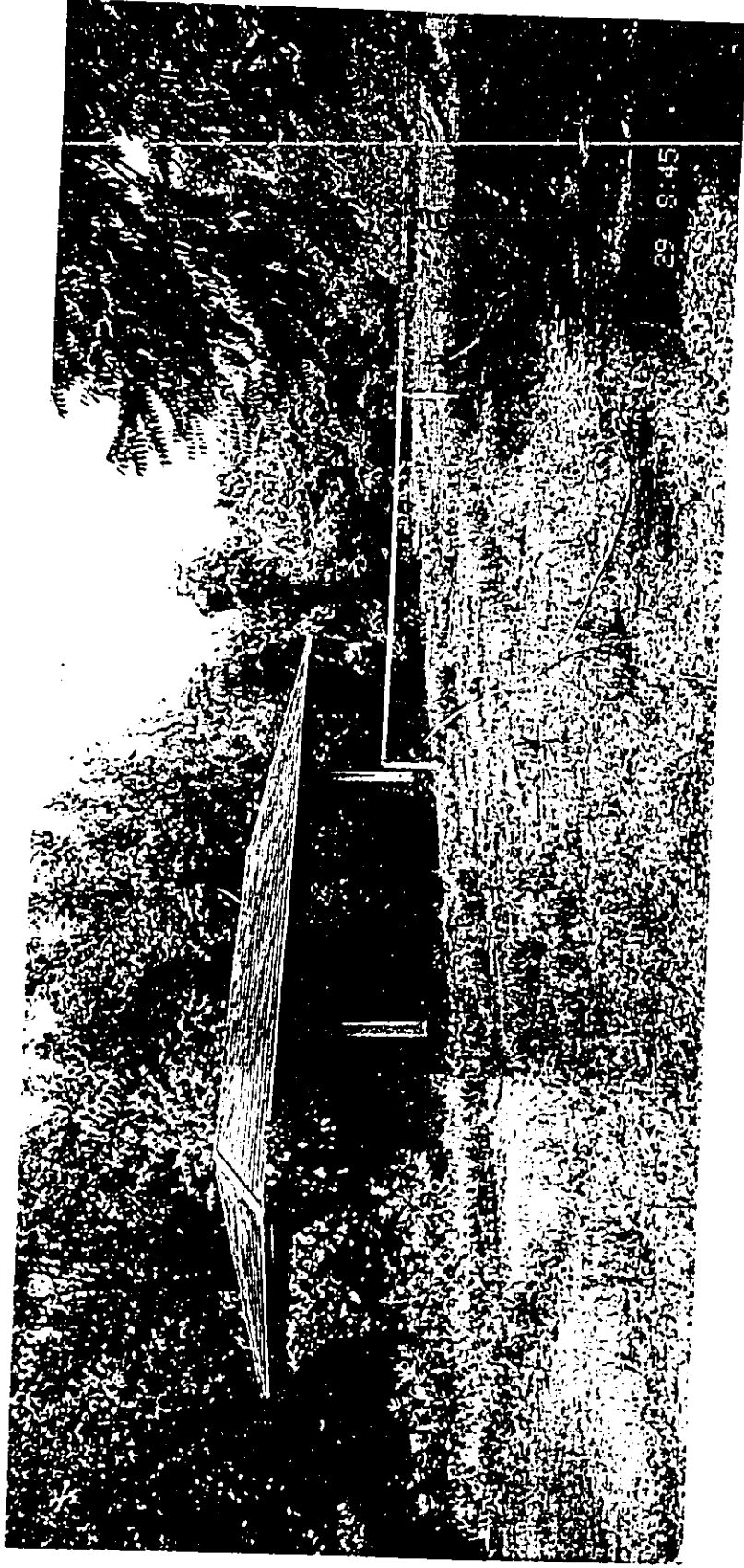


Photo 4 Existing Tennis Court.

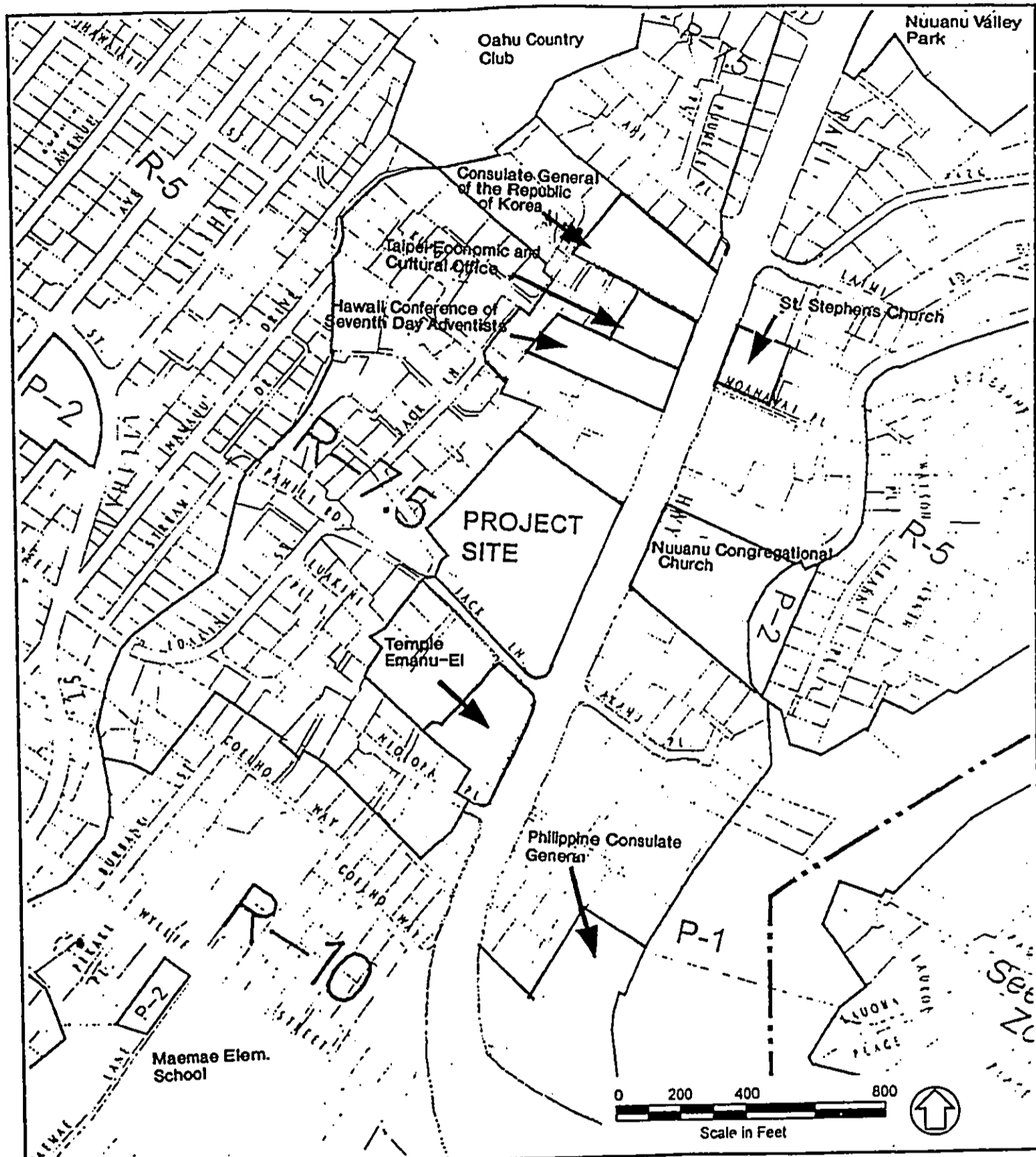


FIG. 3

RODIEK-WALKER ESTATE  
WEDDING CHAPEL

**SURROUNDING USES**

Prepared For  
FSR Partners

Prepared By  
WILSON CKANOTC &  
ASSOCIATES, INC

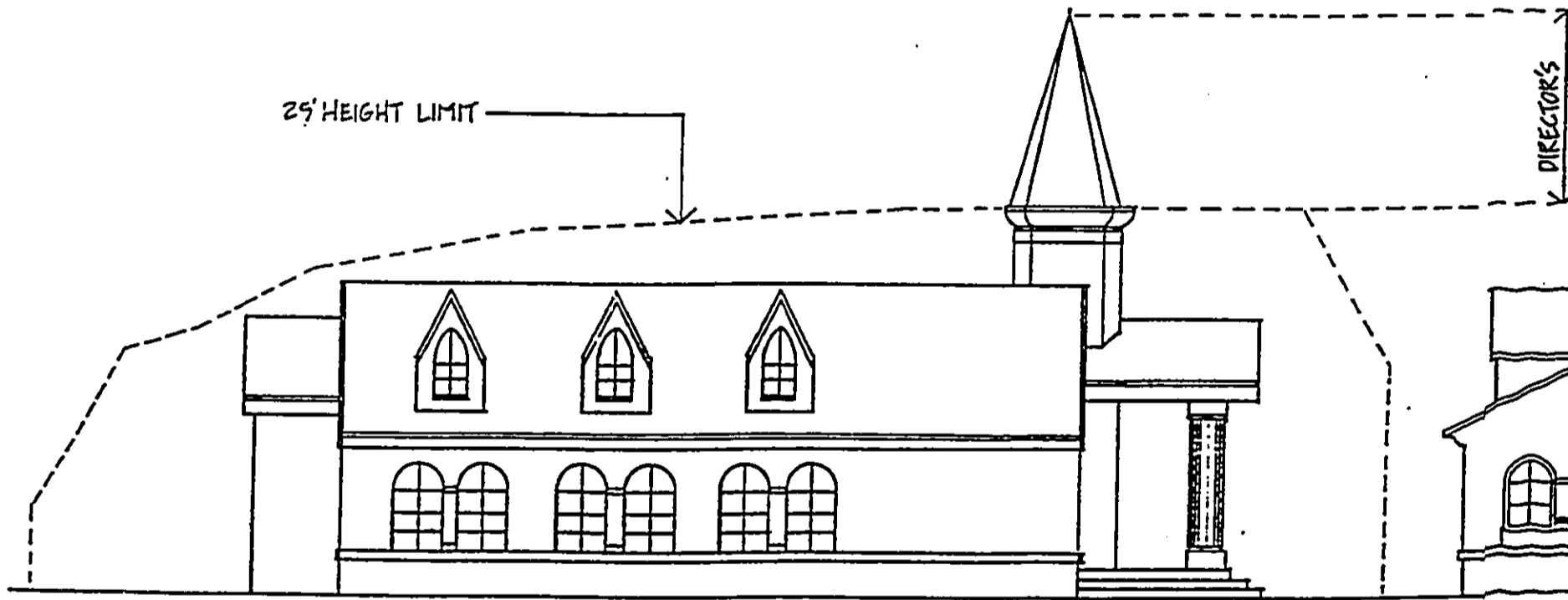
#### 1.4 Project Features

The only building proposed in conjunction with the wedding chapel project is the chapel itself, which will be no larger than 2,500 square feet in area. The proposed height of the wedding chapel will comply with the 25-foot height limit as established by the LUO for the R-10 residential zone. The only exception is for the proposed steeple, which is exempt as a "spire" under Section 3.60(c)(5). The proposed height of the steeple is 12 feet above the current height limit but is subject to modification by the Director of Land Utilization as a condition of the CUP-2 (See Figure 4). The proposed floor plan of the chapel will measure approximately 33.5-feet wide by 60-feet long (See Figure 5). Additional improvements associated with the chapel include landscape improvements, including a water feature, and driveway and parking improvements (See Figure 6). The water feature will include a six-foot waterfall cascading into a pond that partially surrounds the chapel.

The applicant will reside in the Main House which will no longer be used as a corporate retreat. A new maintenance area with storage sheds and an overhead shelter serving the entire property is also proposed. Improvements associated solely with the residence include a new swimming pool and relocation of an existing tennis court.

To minimize the impacts of vehicles entering the subject property, limousines will not be allowed to make a left turn into the driveway from the Windward-bound direction of the Pali Highway. Instead, limousines would make a U-turn at the Laimi Street intersection and approach the driveway from the Honolulu-bound direction. The driveway will be reconfigured to allow the limousines to turn right onto the property without encroaching in adjoining lanes of through-traffic. This will be accomplished by providing a wider turning radius for the driveway based on the requirements of limousines. A portion of the front wall of the property will be demolished to accommodate the wider radius and, as needed, a highway lighting fixture may be relocated further mauka. The restored sidewalk will meet all current State highway design requirements.

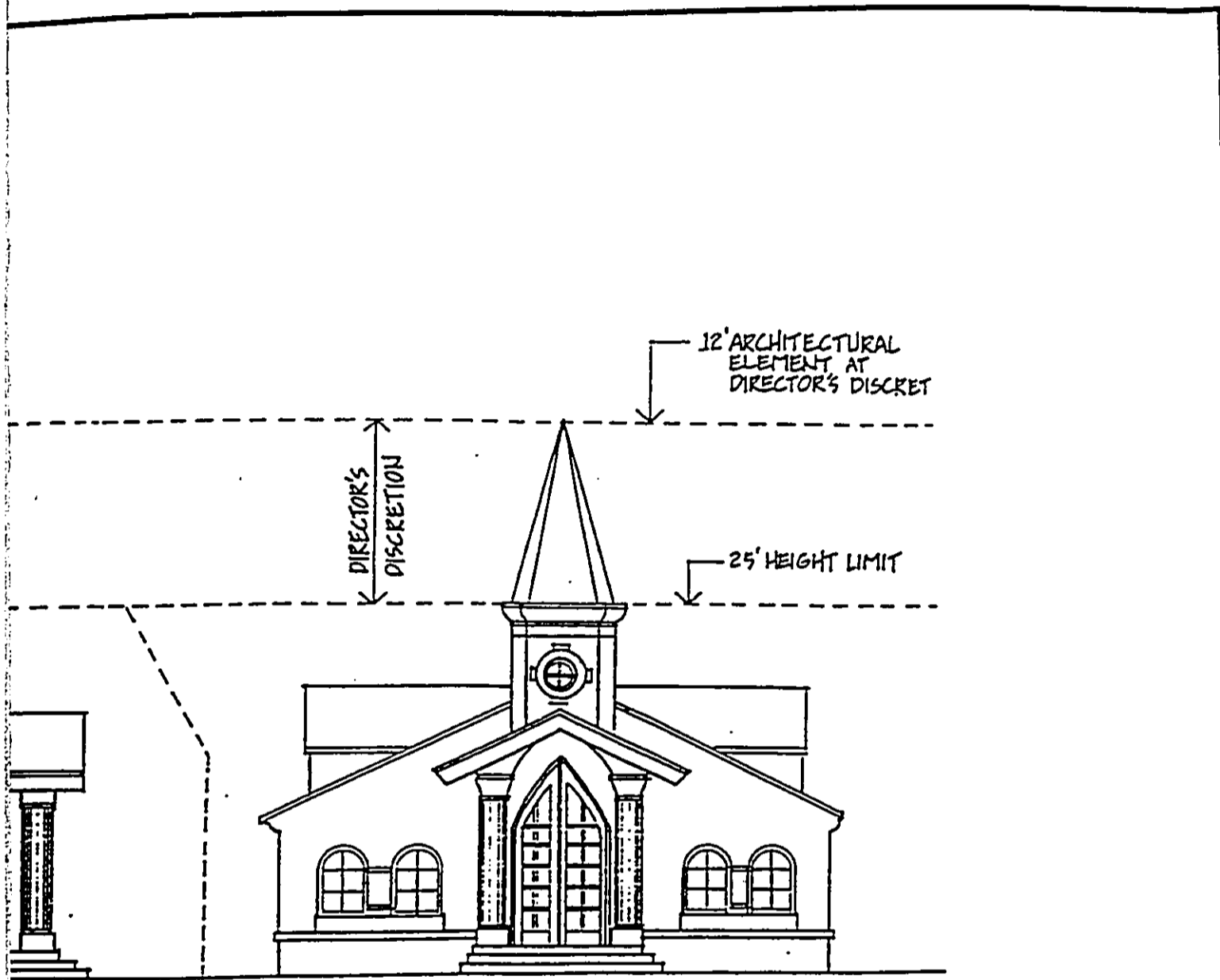
The proposed wedding chapel would be used exclusively for small wedding ceremonies catering primarily to foreign visitors. The wedding ceremonies will be conducted during daytime hours at a frequency of one per hour. Most wedding parties would only include the bride and groom. Typically, a chauffeur-driven limousine will bring the wedding party, remain on the premises during the ceremony and subsequent photography session, then leave with the party. The ceremony and photography will take approximately an hour. A subsequent wedding party could arrive while the preceding party is finishing its photography. If there are any guests, they would typically be the immediate family. All parking for guests will be accommodated within the property.



**RODIEK-WALKER ESTATE  
WEDDING CHAPEL**

Prepared for:  
FSR PARTNERS

**CONCEPTUAL ELEVATIONS**



CONCEPTUAL ELEVATIONS

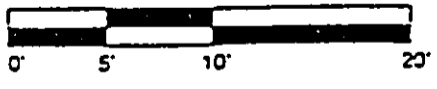


FIG. 4

PTUAL ELEVATIONS

Prepared by:  
WILSON OKAMOTO &  
ASSOCIATES, INC.

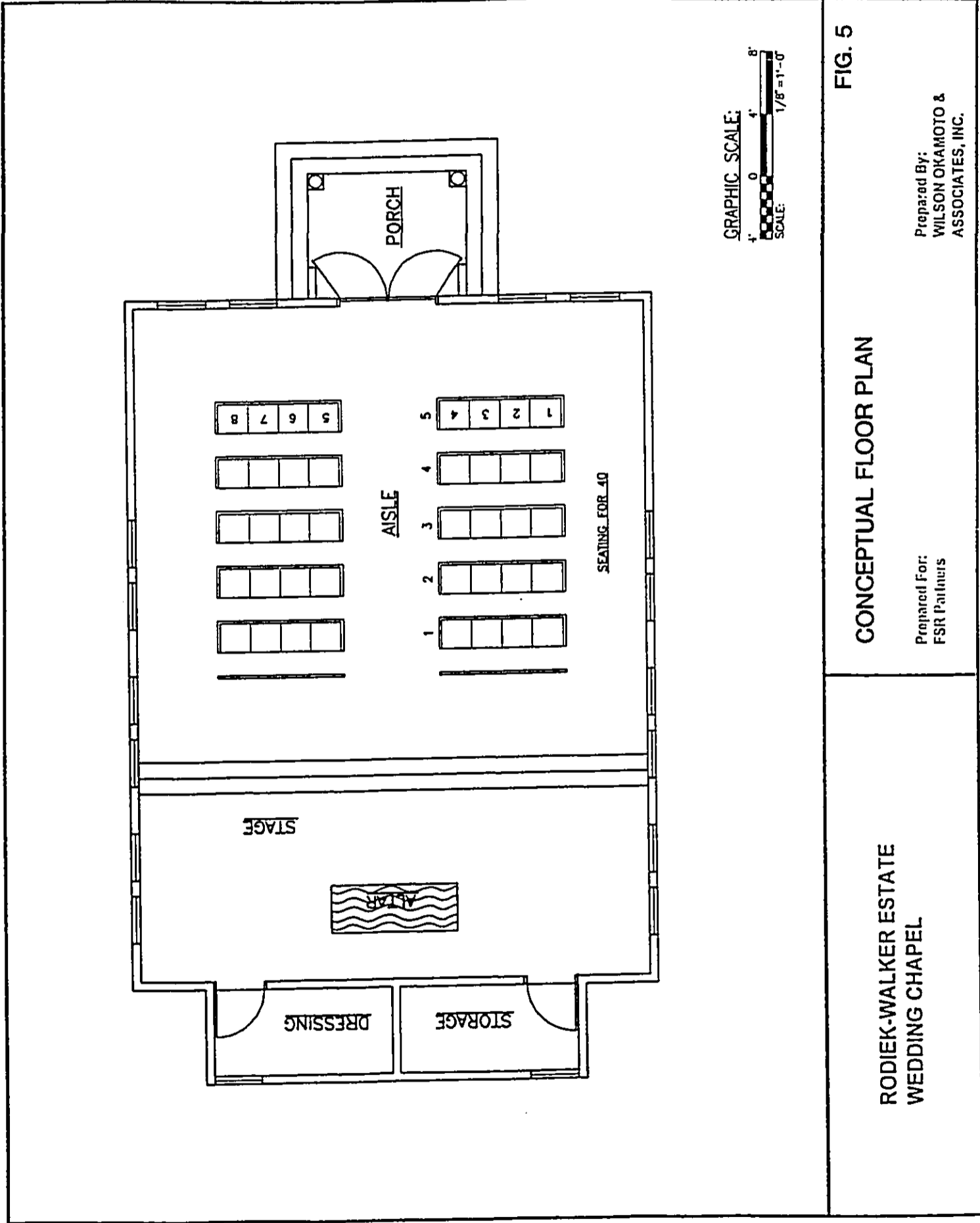


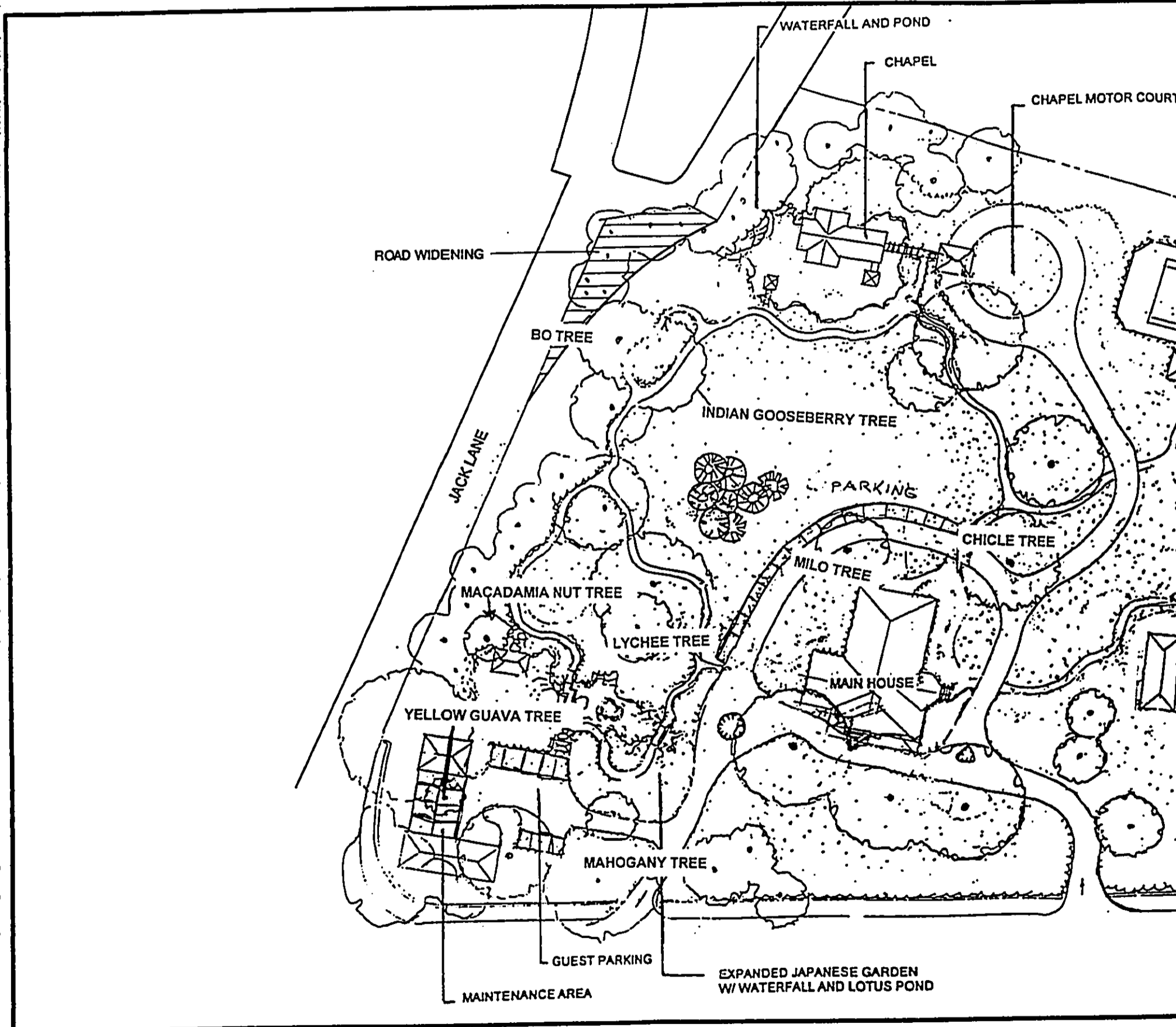
FIG. 5

CONCEPTUAL FLOOR PLAN

RODIEK-WALKER ESTATE  
WEDDING CHAPEL

Prepared For:  
FSR Partners

Prepared By:  
WILSON OKAMOTO &  
ASSOCIATES, INC.



**RODIEK-WALKER ESTATE  
WEDDING CHAPEL**

**CONCEPTUAL SITE PLAN**

Prepared for:  
FSR PARTNERS

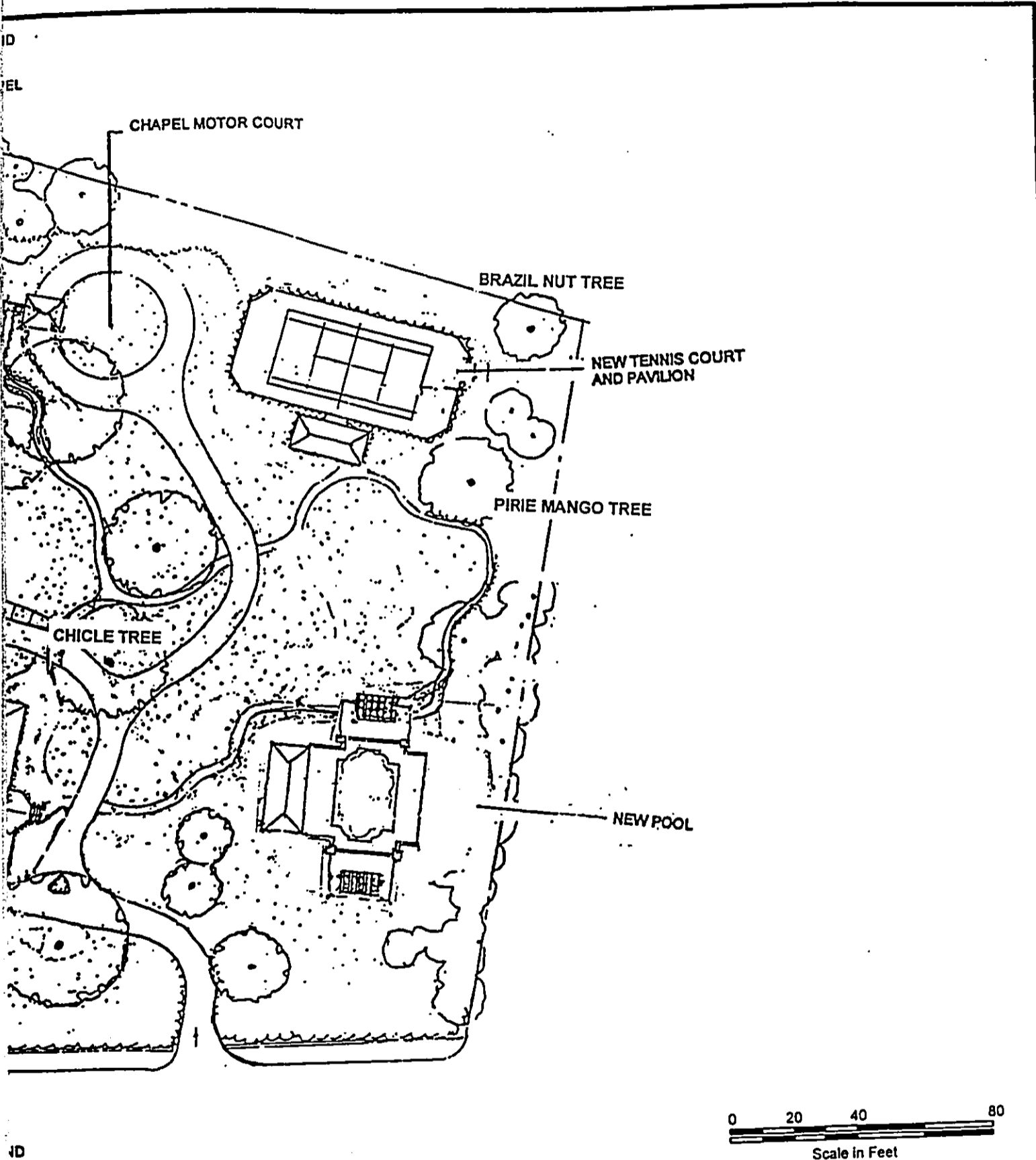


FIG. 6

CEPTUAL SITE PLAN

Prepared by:  
 WILSON OKAMOTO &  
 ASSOCIATES, INC.



A florist service will provide floral arrangements daily prior to beginning the wedding ceremonies. No large wedding parties or reception-type activities would be accommodated. The maximum number of people associated with a wedding party would be limited to sixteen people.

Jack Lane, which serves the residences to the west of the subject property will not be used in conjunction with the wedding chapel operation. Nevertheless, in response to comments received from neighbors about a sight-distance limitation at a corner of Jack Lane, the applicant will dedicate a small portion of land at the corner of the subject property and make road improvements to resolve this potential hazard if the wedding chapel project is implemented. Hence, an improvement in traffic conditions would be realized in the neighborhood. The City and County of Honolulu Department of Transportation Services is being consulted regarding this improvement.

## 2. DESCRIPTION OF THE EXISTING ENVIRONMENT, PROJECT IMPACTS AND MITIGATION MEASURES

The following is an description of the existing environment, assessment of potential project impacts and measures proposed to mitigate potential impacts.

### 2.1 Climate

The climate of Nuuanu Valley is relatively mild. Average temperatures range from a low of approximately 70 degrees in the coolest month to a high of 76 degrees in the warmest month. Average annual rainfall is about 47 inches. Light northeasterly tradewinds of about 12 to 15 knots are present most of the year.

#### Impacts

The relatively high rainfall will sustain the lush landscaping on the property without significant reliance on irrigation using domestic water supplies.

### 2.2 Soils and Topography

According to the U.S. Department of Agriculture Soil Conservation Service, the soil at the project site is classified as Ewa stony silty clay. It generally occurs on land with 6- to 12-percent slopes, and has a slow to medium runoff, and slight erosion hazard characteristics. The topography of the property at the proposed wedding chapel site is relatively level with a slope of approximately three percent towards Jack Lane (See Figure 7).

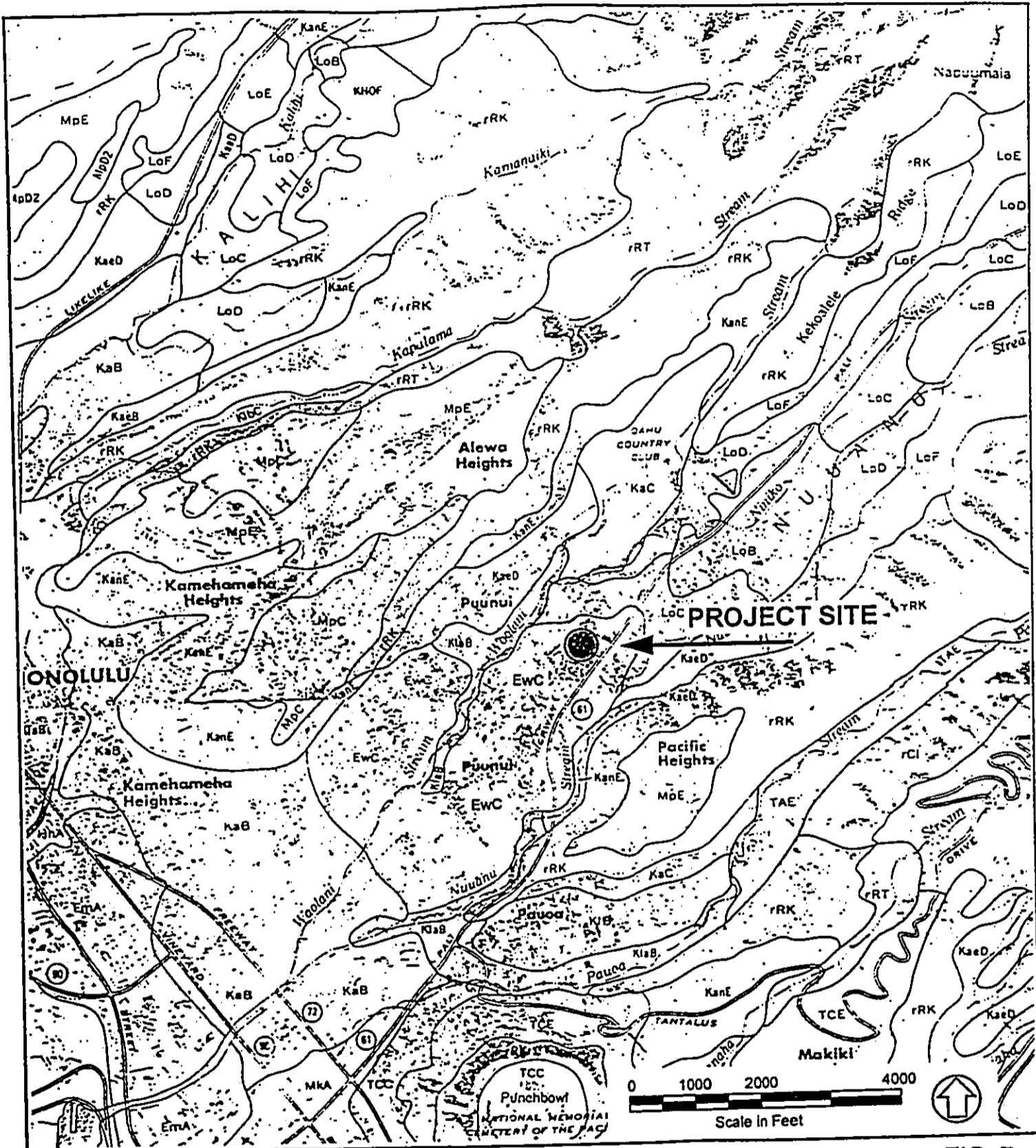


FIG. 7

RODIEK-WALKER ESTATE  
WEDDING CHAPEL

SOILS MAP

Prepared For:  
FSR Partners

Prepared By:  
WILSON OKAMOTO &  
ASSOCIATES, INC.

### Impacts and Mitigation Measures

No significant impacts on soils at the site are anticipated with the construction and operation of the proposed wedding chapel. Grading will be limited to the area to be occupied by the chapel structure, adjoining water feature, maintenance area, relocated tennis court and swimming pool and will comply with City ordinances pertaining to grading grubbing, stockpiling, soil erosion and sedimentation.

Excavation will be limited to the swimming pool and the shallow water feature. Following construction, exposed soils will have been built over, paved over, or landscaped to control erosion.

### 2.3 Flood Hazard

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Number 150001 0120 C (Revised September 4, 1987), the subject property is designated in Zone X, "outside the 500 year flood plain." There are no known drainage problems in the vicinity.

### Impacts

Construction and operation of the proposed wedding chapel and associated improvements will not significantly alter the amount of permeable surface area on the property. Thus, no significant increase in storm runoff volume from the property is anticipated.

### 2.4 Flora and Fauna

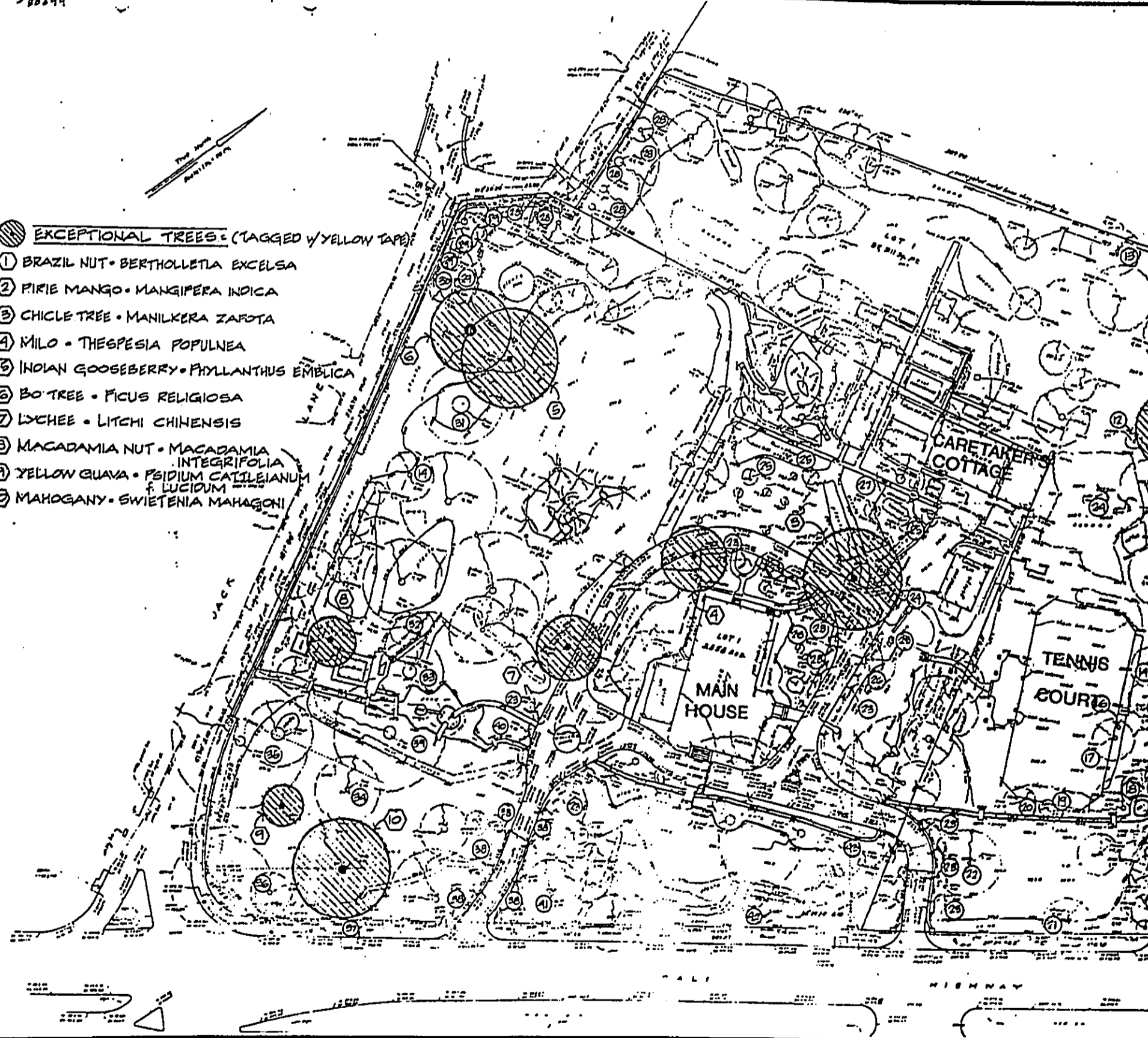
The property is lushly landscaped with a variety of mostly exotic trees, as well as various common shrubs and grasses. A survey was conducted of the various trees on the property to identify ten which are registered as Exceptional Trees (See Figure 8). In addition, at least 33 other trees, mostly exotic, were identified. It is highly unlikely that any rare or endangered native species occupy the property.

Mammal species that may occupy the site include mice, rats, mongoose and feral cats. Avifauna that are probably present include common urban species such as the myna, doves, sparrows, finches and cardinals. Recently, the applicant engaged pest control services to address a reported vermin problem.

7 00699



- EXCEPTIONAL TREES - (TAGGED w/YELLOW TAPE)**
- ① BRAZIL NUT • *BERTHOLLETTA EXCELSA*
  - ② PINE MANGO • *MANGIFERA INDICA*
  - ③ CHICLE TREE • *MANILKERA ZAPOTA*
  - ④ MILO • *THESPIESIA POPULNEA*
  - ⑤ INDIAN GOOSEBERRY • *PHYLLANTHUS EMBLICA*
  - ⑥ BO TREE • *FICUS RELIGIOSA*
  - ⑦ LYCHEE • *LITCHI CHINENSIS*
  - ⑧ MACADAMIA NUT • *MACADAMIA INTEGRIFOLIA*
  - ⑨ YELLOW GUAVA • *PSIDIUM CATILLEIANUM*  
f. *LUCIDUM*
  - ⑩ MAHOGANY • *SWIETENIA MAHAGONI*



**RODIEK-WALKER ESTATE  
WEDDING CHAPEL**

Prepared for:  
FSR PARTNERS

**EXCEPTIONAL TREES**

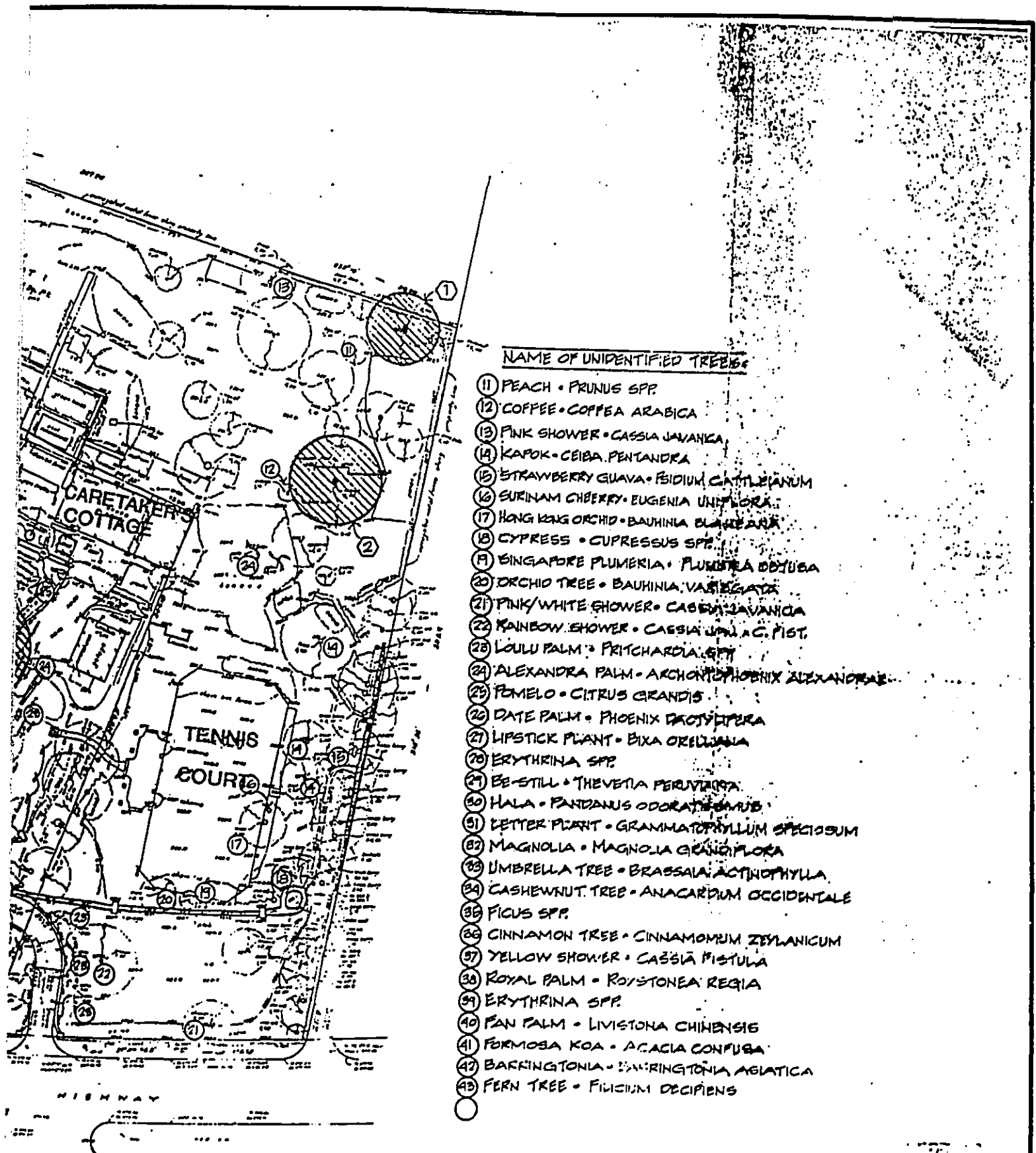



FIG. 8

ONAL TREES

Prepared by:  
 WILSON OKAMOTO &  
 ASSOCIATES, INC.

### Impacts and Mitigation Measures

Most of the existing trees, including all ten Exceptional Trees, will be incorporated in the landscape of the property. The ten Exceptional Trees will be tagged to assure that they are protected during construction and landscaping activities.

The conceptual plan in Figure 6 depicts the location of the various proposed facilities in relation to the Exceptional Trees. The exact location of the facilities, however, has yet to be determined. If there are any concerns regarding the proximity of a proposed structure or facility to an Exceptional Tree, the structure of facility will be located to avoid any potential adverse impacts. The landscape architect for the project will provide an initial opinion on the safe distance that should be maintained. If less distance is desired, a Certified Arborist will be consulted to determine any necessary mitigation measures.

### 2.5 Cultural Resources

The property is variously referred to as the Rodiek-Walker Estate, the H. Alexander Residence or the Walker Estate and was listed on the National Register of Historic Places as Site No. 5080-14-9983 on April 24, 1973 and on the Hawaii Register of Historic Places on July 30, 1982. The residence was built in 1905 for the Rodiek family, headed by a leading businessman in Honolulu. Due to war-time pressures on the family, who were German citizens, the home was sold in 1918 to Alan Wilcox who remained in it until the 1930's when it was taken over by H. Alexander Walker, President and Chairman of the Board of Amfac, one of the Big Five businesses in Hawaii. The architectural significance of the property is described in the National Register nomination form as follows:

*The Walker residence is one of the few intact estates that were built in the upper Nuuanu Valley before and after the turn of the century. The imposing Classical Revival style reflects an era of gracious living that for various reasons has passed from existence except in a few areas. The excellent condition of the house and superbly cared for grounds create an atmosphere of timelessness and certainly recall an important portion of our physical heritage.*

### Impacts and Mitigation Measures

The preliminary site plans for the proposed project were reviewed by the State Historic Preservation Division of the Department of Land and Natural Resources. In a letter dated June 13, 1997, Dr. Don Hibbard, Administrator, found them to be sensitive to the historic character of the property... and should have 'no effect' on the historic character of the property.

## 2.6 Traffic and Parking

Vehicular access and egress for the property is provided by two separate driveways located on Pali Highway (State Route 61) which links Honolulu with Windward Oahu communities, including Kailua and Kaneohe. In the vicinity of the property, the highway is divided by a raised-curb median and has three lanes in each direction. The posted speed limit is 35 mph. An opening in the median allows left turns from the windward-bound direction into the property. Fronting the property are curbs, gutters, sidewalks and a highway lighting fixture.

Based on State Department of Transportation traffic counts taken in March 1994, there was a daily total of 66,753 vehicles on Pali Highway, 30,448 windward-bound and 36,305 Honolulu-bound. During the morning commuter peak hour, which begins at 6:45 AM, 1,078 vehicles were windward-bound while 3,716 were Honolulu-bound. This pattern was reversed in the afternoon commuter peak-hour, which begins at 4:45 PM, with 3,138 windward-bound vehicles and 1,829 Honolulu-bound vehicles.

A service entrance to the property is available on Jack Lane which is a narrow two-way road serving residences to the west of the property. Jack Lane will not be used in conjunction with the wedding chapel operation. Nevertheless, in response to comments received from neighbors about a sight-distance limitation at a corner of Jack Lane, the applicant will dedicate a small portion of land at the corner of the subject property and make road improvements to resolve this potential hazard if the wedding chapel project is implemented.

There is presently enough space on the property to accommodate 50 parked cars.

### Impacts and Mitigation Measures

According to a traffic assessment prepared for the wedding chapel operation, the additional traffic generated would account for approximately one-tenth of one percent of the total morning and afternoon commuter peak hour volumes on Pali Highway (See Appendix A). Significantly, most of the traffic for the wedding chapel will be during off-peak hours. On a daily basis, the total number of trips entering the property would represent approximately one-tenth of one percent of the daily traffic volume on the Highway.

To minimize the traffic impact of vehicles entering the subject property, limousines will not be allowed to make a left turn into the driveway from the windward-bound lane of the Pali Highway. Instead, limousines would make a U-turn at the Laimi Street intersection and approach the driveway from the Honolulu-bound direction. The driveway will be reconfigured to allow the limousines to turn right onto the property without encroaching in adjoining lanes of through-traffic. This will be accomplished by providing a wider turning radius for the driveway based on

the requirements of limousines. A portion of the front wall of the property will be demolished to accommodate the wider radius and, as needed, a highway lighting fixture may need to be relocated further mauka. The restored sidewalk will meet all current State highway design requirements.

A sight-distance problem on Jack Lane will be resolved as a result of proposed road improvements which will be implemented in conjunction with the proposed project.

The off-street parking requirement for the maximum 2,500 square foot wedding chapel (with 2,000 square feet of assembly area) will be a minimum of 27 spaces, based on the requirements for a "meeting facility" (1 stall per 75 square feet of assembly area). Currently, the property can accommodate up to 50 cars, which will more than meet the requirements of both the proposed chapel and the two stalls required for use of the Main House as a residence. Operation of the wedding chapel is anticipated to require far fewer than the available parking spaces since most of the wedding parties and guests will be arriving by limousine.

## 2.7 Noise

Noise in the vicinity of project site is predominantly attributable to vehicular traffic traveling along Pali Highway.

### Impacts and Mitigation Measures

Noise from construction activities associated with the wedding chapel and other proposed improvements will be unavoidable during the construction period. Noise impacts upon nearby residences will be mitigated to some degree by the existing perimeter rock-wall and fencing. In addition, the construction contractor is required to comply with the provisions of State Department of Health Administrative Rules, Title 11, Chapter 43, "Community Noise Control for Oahu." These rules require a noise permit if the noise levels from construction activities are expected to exceed the allowable limits. It is unlikely that such a permit will be required for the proposed construction activities. Construction equipment and on-site vehicles requiring an exhaust for gas or air must be equipped with mufflers. Also, the guidelines for hours of heavy equipment operation and noise curfew times, as set forth by the DOH noise control regulations must be adhered to.

Sounds and music associated with the operation of the wedding chapel will be attenuated by enclosing and air conditioning the wedding chapel. Vehicular noise and voices on the property will be attenuated by the distance from driveways and other places on the property people will normally be present, to the nearest residences. The extensive landscaping on the property and perimeter rock walls and fencing will also help to attenuate this noise.



## 2.8 Air Quality

Within the immediate project vicinity, vehicular-related emissions are generated from traffic along the Pali Highway. During peak commuter traffic hours, slowdowns and stop-and-go movements can produce greater volumes of emissions. In general, due to good exposure to winds, air quality in the vicinity has not been identified as a health concern.

### Impacts and Mitigation Measures

Potential air quality impacts during construction at the property will be mitigated by compliance with the State of Hawaii DOH Administrative Rules, Title 11, Chapter 60, Air Pollution Control. During construction, two potential sources of emissions could affect air quality: 1) fugitive dust associated with grading; and 2) emissions from construction equipment and commuting construction workers. Compliance with State regulations will require adequate measures to control fugitive dust by methods such as water spraying and sprinkling of loose or exposed soils. The volume of traffic associated with construction equipment and commuting construction workers will be negligible.

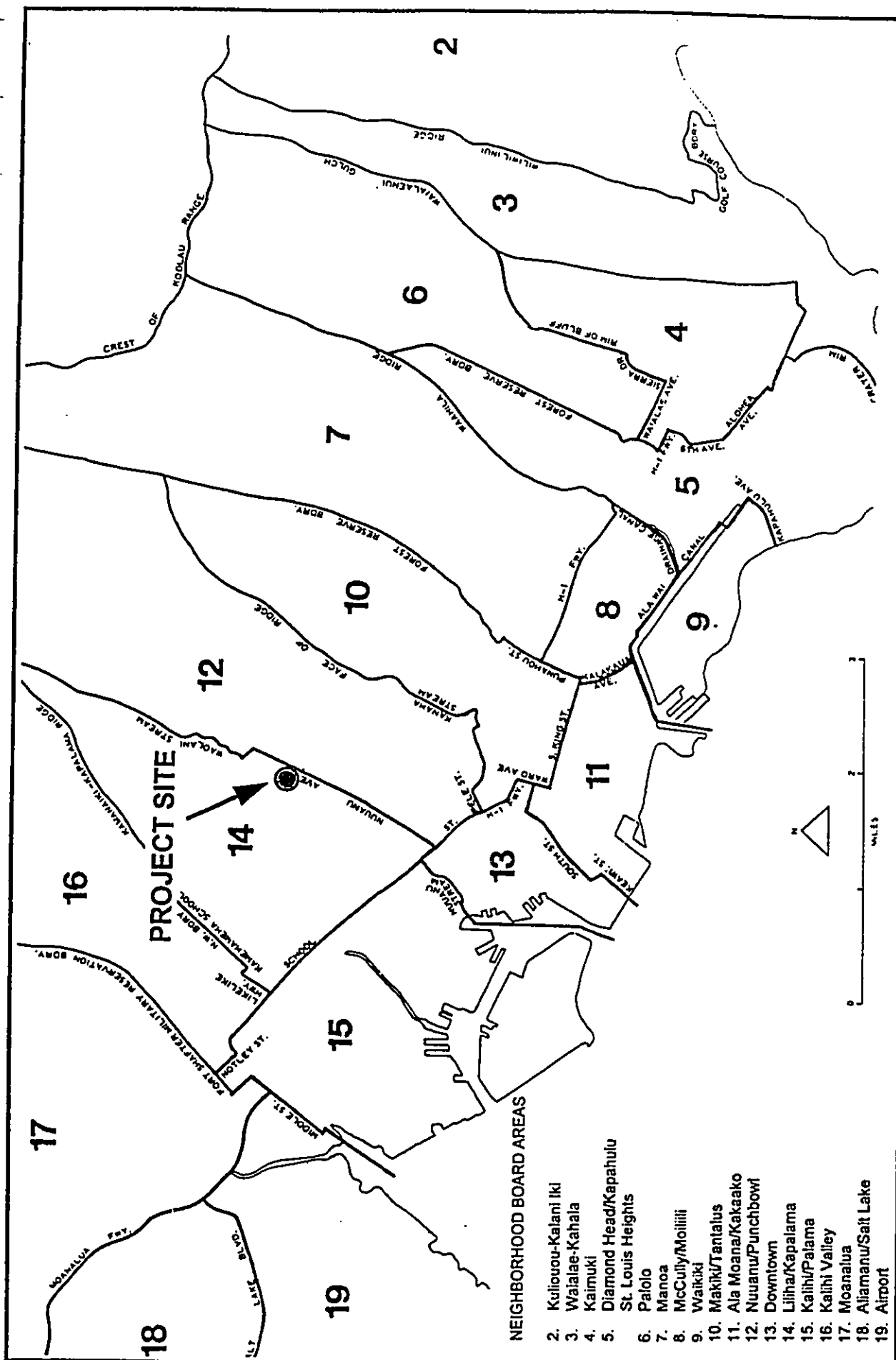
Operation of the wedding chapel will have negligible impact on air quality since the volume of traffic generated is two-tenths of one percent of the total morning and afternoon commuter peak hour volumes on Pali Highway. Significantly, most of the traffic for the wedding chapel will be during off-peak hours when vehicular emissions are low.

## 2.9 Community

The property is located in Neighborhood Board Area No. 14 - Liliha/Kapalama. Across Pali Highway to the east is Neighborhood Board Area No. 12 - Nuuanu Punchbowl (See Figure 9). In the past, large weddings and receptions held at the property generated concerns about traffic congestion, reliance on-street parking, noise and hundreds of people converging on the neighborhood.

### Impacts and Mitigation Measures

The proposed wedding chapel will not accommodate large weddings or receptions. Vehicular access will be from Pali Highway and all parking will be accommodated on-site. As discussed previously, the wedding chapel will cater to foreign visitors and the wedding parties would be limited to a maximum of 16 people. More than ninety percent of the ceremonies would involve four to ten people. Noise impacts will be mitigated as described in Section 2.7. Since all activities, including parking, will be accommodated on-site there will be no "outsiders" drawn into the neighboring streets.



**FIG. 9**

**NEIGHBORHOOD BOARD AREAS**

Prepared For:  
FSR Partners

Prepared By:  
WILSON OKAMOTO &  
ASSOCIATES, INC.

**RODIEK-WALKER ESTATE  
WEDDING CHAPEL**

Construction of the wedding chapel and other improvements will confer some short-term positive benefits with the addition of construction jobs and through the purchase of materials from local suppliers. Once operational, the wedding chapel is anticipated to create employment for approximately 10 people including a minister, photographer, organist and vocalist, as well as for photographic services, chauffeur services, florist services, property caretakers, and administration.

#### 2.10 Public Services

**Police:** The property is within the area served by the Honolulu Police Department, District 5 - Kalihi Office at 1865 Kamehameha IV Road.

**Fire:** The property is within the area served by the Nuuanu Fire Station on Wyllie Street.

**Hospitals:** Hospitals in the vicinity of the property include St. Francis Medical Center at a distance of 1.0 mile, Kuakini Medical Center at a distance of 1.5 miles and Queen's Medical Center at a distance of 2.0 miles.

**Refuse Collection:** Refuse is collected by the Honolulu Department of Public Works, Refuse Collection and Disposal Division.

#### Impacts and Mitigation Measures

No significant impacts on the provision of public services are anticipated as result of the wedding chapel operation. Refuse collection for the chapel will, if necessary, be contracted with a private firm.

#### 2.11 Utilities

**Water:** Potable water is provided by the Honolulu Board of Water Supply.

**Wastewater:** Wastewater is collected by the municipal wastewater sewer system and treated and disposed of at the City's Sand Island Wastewater Treatment Plant.

**Electricity:** Electrical service in the area is provided by Hawaiian Electric Company.

#### Impacts and Mitigation Measures

Since the wedding chapel will not increase the plumbing fixture count on the property, the potential demand for water and wastewater services may be reduced. Irrigation for landscaping

is not anticipated to significantly increase the demand for potable water due to the generally wet climate of the area. Irrigation will be required only during extended periods of dry weather.

Potential wastewater generation at the property will be reduced as the applicant will use the Main House as a single-family residence instead of the existing corporate retreat. In particular, the potential for peaks in wastewater generation, which tend to dictate the required capacity of wastewater systems, will be significantly reduced.

The wedding chapel operation will be limited to one ceremony per hour and sixteen people per wedding party. This schedule minimizes the potential for significant contribution to existing peak flow periods. Since none of the wedding participants will be staying at the property overnight, there will be no demand associated with meal preparation and bathing which are major contributors to daily peaks and the total volume of wastewater generated.

#### 2.12 Aesthetics

The property is heavily landscaped with mature vegetation, including many large trees. It is also enclosed by perimeter rock walls and fencing on the north, south and east sides. Neither the Main House nor the Caretaker's Cottage are readily visible from the Pali Highway or other publicly accessible areas in the vicinity.

#### Impacts and Mitigation Measures

Due to the existing landscaping and perimeter walls and fencing, it is not anticipated that the proposed wedding chapel or the other improvements will be visible from publicly accessible areas. Only the steeple may project high enough to be noticeable from residential area to the south and west of the property. The most significant visual change will be at the mauka driveway which will be curved to facilitate right turns by limousines entering the property from Pali Highway. This reconfiguration will require demolishing and reconstructing a portion of the rock wall fronting Pali Highway. The architectural style of the reconstructed wall will be consistent with the existing walls.

### 3. RELATIONSHIP TO PLANS, POLICIES AND CONTROLS

#### 3.1 State Land Use Law

The Hawaii Land Use Law of Chapter 205, Hawaii Revised Statutes (HRS), classifies all lands in the State into four land use districts: Urban, Agricultural, Conservation and Rural. The property is designated within the Urban District and the proposed wedding chapel operation and residence are consistent with this designation.

### 3.2 City and County of Honolulu General Plan

The General Plan for the City and County of Honolulu, (adopted 1977) was amended by the City Council in 1992. The Plan is a statement of the long-range social, economic, environmental and design objectives for the general welfare and prosperity of the people of Oahu. The Plan is also a statement of broad policies which facilitate the attainment of the objectives of the Plan. Eleven subject areas provide the framework for the City's expression of public policy concerning the needs of the people and the functions of government. These areas include population; economic activity; the natural environment; housing; transportation and utilities; energy; physical development and urban design; public safety; health and education; culture and recreation; and, government operations and fiscal management. The proposed wedding chapel operation is most directly related to the subject area of Culture and Recreation, specifically, to Objective B *To protect Oahu's cultural, historic, architectural, and archaeological resources*. Several of the policies supporting this objective are consistent with the intent of the CUP-2 permit to accommodate uses not normally allowed under zoning as an incentive and to provide economic support to preserve historic resources:

*Policy 2 - Identify, and to the extent possible, preserve and restore buildings, sites, and areas of social, cultural, historic, architectural, and archaeological significance.*

*Policy 5 - Seek public and private funds, and public participation and support, to protect social, cultural, historic, architectural, and archaeological resources.*

*Policy 6 - Provide incentives for the restoration, preservation, and maintenance of social, cultural, historic, architectural, and archaeological resources.*

In addition, the wedding services to be offered will include providing interpretive information on the historical aspects of the property; and, the property will be made available for limited public access for interpretation and education. Hence, it would be consistent with the following policy:

*Policy 4 - Promote the interpretive and educational use of cultural, historic architectural, and archaeological sites, buildings, and artifacts.*

### 3.3 City and County of Honolulu Development Plan

The City and County of Honolulu's Development Plan (DP) program provides a relatively detailed framework for implementing the objectives and policies of the General Plan on an areawide basis. Eight Development Plans have been adopted covering the entire island. Each Development Plan Ordinance consists of Common Provisions applicable to all Development Plan areas, Special

Provisions for each area, Land Use Map, and Public Facilities Map. The DP Land Use Maps depict land use patterns which are consistent with the objectives and policies of the General Plan.

The property is located within the Primary Urban Center (PUC) DP area which includes the communities from Waialae-Kahala to Pearl City. The PUC DP Land Use Map designates the property as "Residential" (See Figure 10). The DP Common Provisions define Residential lands as areas which are for *single-family detached residences, duplexes, and other types of low-density cluster or common wall housing apartments*. Normally, the proposed wedding chapel operation would be inconsistent with this designation; however, the CUP-2 would allow the use as "an incentive for owners of historic structures to retain them by allowing uses not otherwise permitted in the underlying zoning district."

The property is not within any of the twelve Special Areas designated in the PUC with associated special provisions.

The PUC DP Public Facilities Map does not indicate any public facilities in the vicinity of the property (See Figure 11).

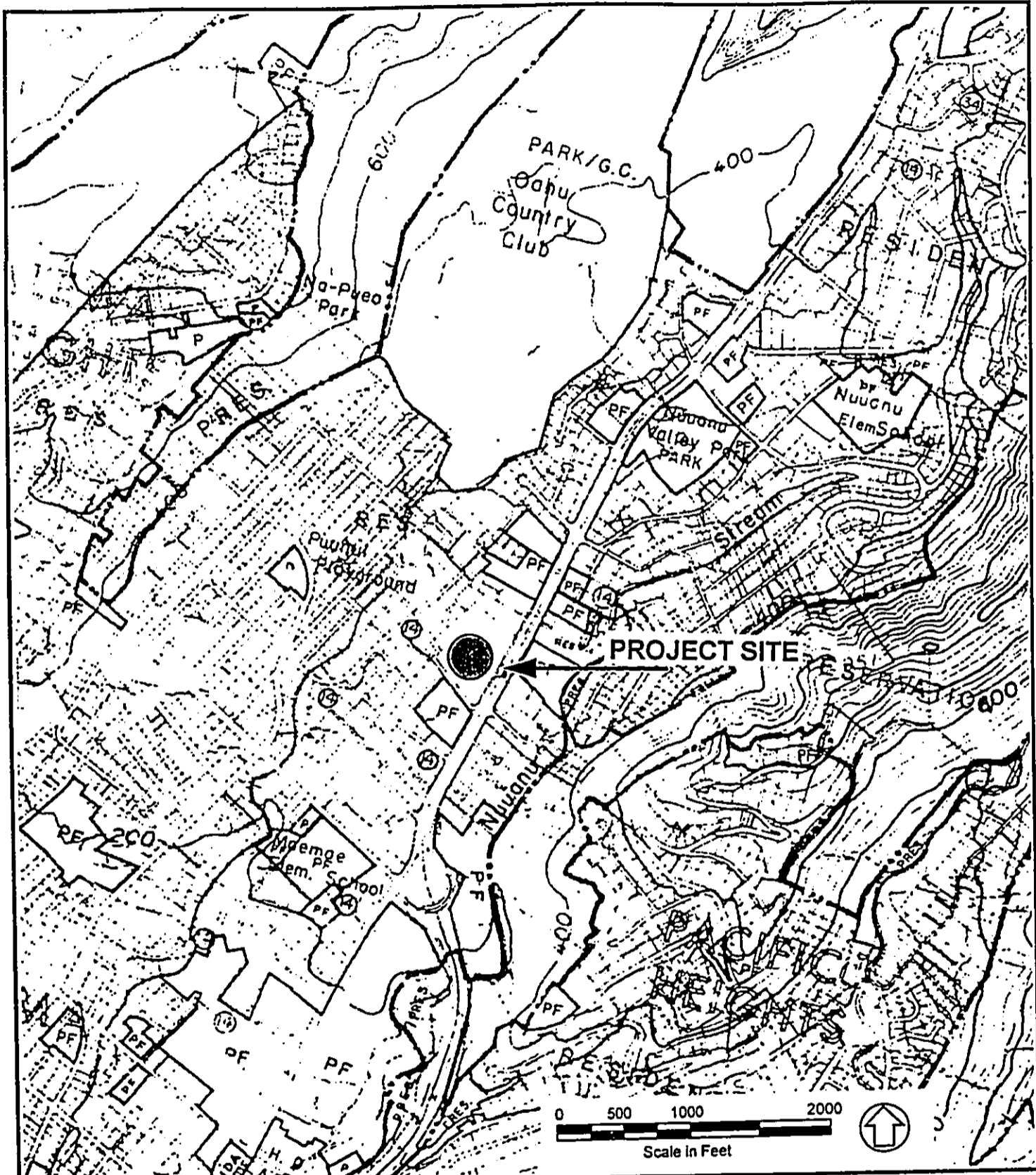
### 3.4 City and County of Honolulu Land Use Ordinance and Zoning

The City and County of Honolulu Land Use Ordinance (LUO) regulates land use in accordance with adopted land use policies, including the Oahu General Plan and Development Plans. The provisions are also referred to as the zoning ordinance. Zoning designations are shown on the zoning maps for the City.

The property is zoned R-10 Residential (See Figure 12). The intent of the R-10 district is to provide areas for large lot developments. These areas would be located typically at the outskirts of urban development and may be applied as a transitional district between preservation, agricultural or country districts and urban districts.

As mentioned previously, the proposed wedding chapel use would not normally be permitted; however, the CUP-2 would allow the use as an incentive for owners of historic structures to retain them by allowing uses not otherwise permitted in the underlying zoning district.

The proposed height of the wedding chapel will comply with the 25-foot height limit as established by the LUO for the R-10 residential zone. The only exception is for the proposed steeple, which is exempt as a "spire" under Section 3.60(c)(5). The proposed height of the steeple is 12 feet above the current height limit but is subject to modification by the Director of Land Utilization as a condition of the CUP-2 (See Figure 4).



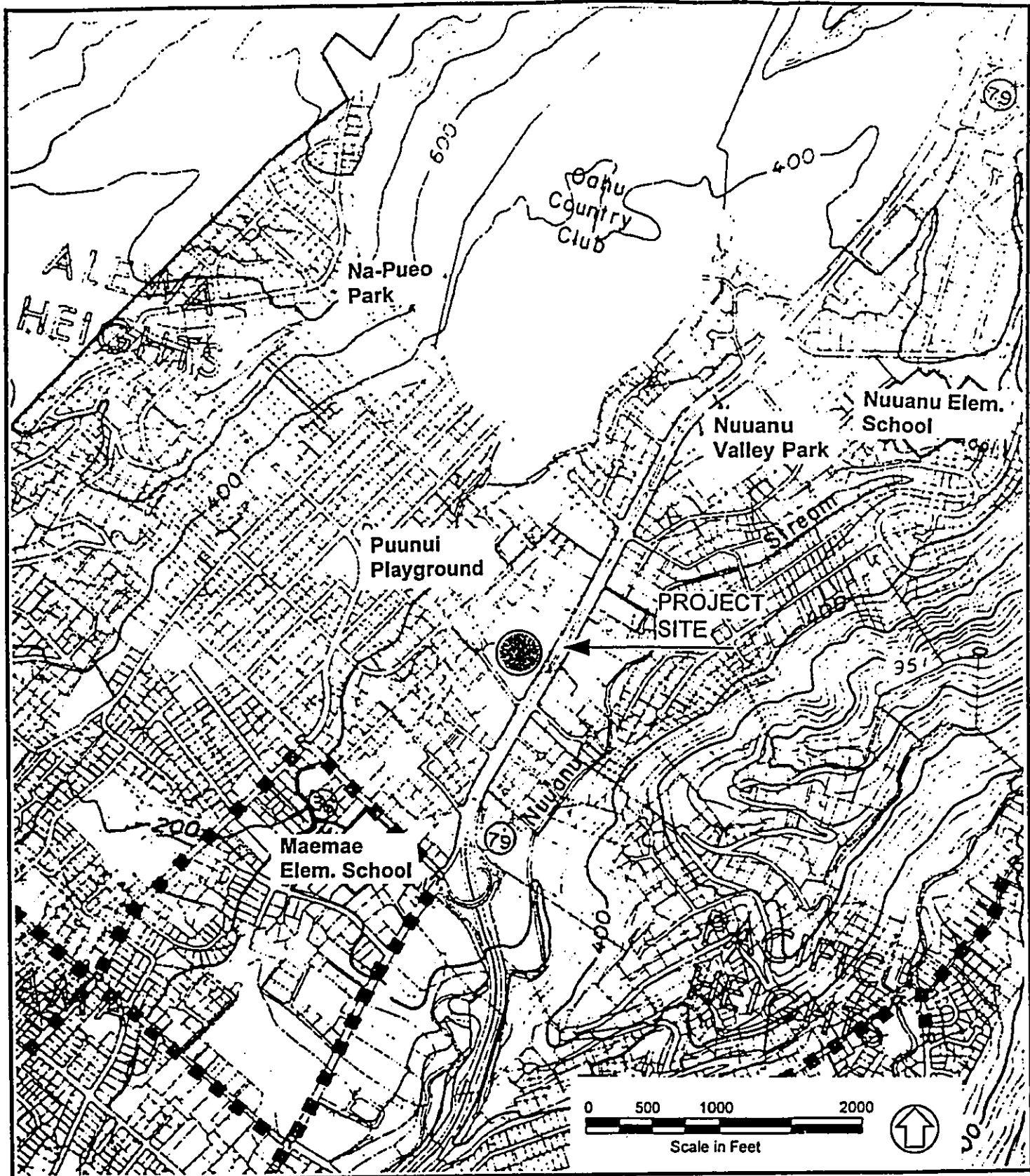
**RODIEK-WALKER ESTATE  
WEDDING CHAPEL**

**DEVELOPMENT PLAN  
LAND USE MAP**

Prepared For:  
FSR Partners

**FIG. 10**

Prepared By:  
WILSON OKAMOTO &  
ASSOCIATES, INC.



RODIEK-WALKER ESTATE  
WEDDING CHAPEL

DEVELOPMENT PLAN  
PUBLIC FACILITIES MAP

Prepared For:  
FSR Partners

Prepared By:  
WILSON OKAMOTO &  
ASSOCIATES, INC.

FIG. 11





The off-street parking requirement for the maximum 2,500 square foot wedding chapel (with 2,000 square feet of assembly area) will be a minimum of 27 spaces, based on the requirements for a "meeting facility" (1 stall per 75 square feet of assembly area). Currently, the property can accommodate up to 50 cars, which will more than meet the requirements of both the proposed chapel and the six stalls required for eight lodging units in the existing corporate retreat (0.75 stalls per unit). Operation of the wedding chapel is anticipated to require far fewer than the available parking spaces since most of the wedding parties and guests will be arriving by limousine.

#### 4. ALTERNATIVES TO THE PROPOSED ACTION

##### 4.1 No Action Alternative

The no-action alternative would preserve the use of the property as a corporate retreat. This use alone is not an economically viable means of preserving and maintaining the historic property and the Exceptional Trees.

##### 4.2 Residential Subdivision

If the proposed wedding chapel is not approved, it would be economically unfeasible to preserve the existing historic property and the Exceptional Trees. Currently, R-10 zoning for the 5.691 acres would allow approximately 21 lots in a standard subdivision, or 19 lots if the Rodiek-Walker house was retained. If Planned Development-Housing approach were pursued, up to 50 townhouse units could be built. Access for such a subdivision would probably not be allowed from Pali Highway. Jack Lane would be the likely vehicular access point. The potential magnitude of development would be significantly greater as would the corresponding environmental and social impacts.

#### 5. AGENCIES AND INDIVIDUALS CONSULTED IN PREPARATION OF THE FINAL ENVIRONMENTAL ASSESSMENT

##### 5.1 Pre-Assessment Consultation

The following agencies, elected officials and neighbors were consulted:

State of Hawaii

Department of Land and Natural Resources, Historic Preservation Division  
(See attached letter in Appendix B)

City and County of Honolulu  
Department of Land Utilization

Elected Officials

State Senator Rod Tam, 13th District (See attached letter in Appendix B)

State Senator Suzanne Chun-Oakland, 14th District

State Representative Lei Isa, 27th District

City Councilmember Jon C. Yoshimura, District VI (See attached letter in Appendix B)

Public Informational Meeting

A public informational meeting was convened and chaired by State Senator Rod Tam on July 9, 1997 at Maemae Elementary School to discuss any comments and concerns. Attendees included State Senator Suzanne Chun-Oakland, Kyle Chock representing Councilmember Jon C. Yoshimura's office, a representative from State Representative Lei Isa's office, Deputy Corporation Counsel Gary Takeuchi, and approximately 40 residents. No objections to the project were voiced at the meeting but concerns were expressed about the sight-distance traffic problem on Jack Lane. As a result of this input, the applicant is proposing to dedicate a small portion of land at the corner of the subject property and to make road improvements to resolve this potential hazard if the wedding chapel project is implemented.

5.2 Agencies and Organizations Commenting on the Draft EA

A notice of availability of the EA was published in the September 23, 1997 issue of the Office of Environmental Quality Control's Environmental Notice. The Federal, State and City and County of Honolulu agencies and interested parties listed below were sent copies of the Draft EA with a request for their comments on the project. Of the 24 respondents who formally replied during the EA review period, some had no comments or no significant impact comments, while others provided substantive comments as indicated by the ✓ and ✓✓, respectively. All written comments and responses are reproduced in Appendix C.

STATE

- ✓✓ Office of Environmental Quality Control
- ✓ Department of Education
- ✓ Department of Land and Natural Resources
- ✓✓ Office of Hawaiian Affairs
- ✓✓ Department of Transportation

CITY AND COUNTY OF HONOLULU

- Board of Water Supply
- ✓✓ Honolulu Fire Department
- ✓ Honolulu Police Department
- ✓ Department of Parks and Recreation
- ✓✓ Department of Public Works
- ✓✓ Department of Wastewater Management
- ✓ Department of Housing and Community Development
- ✓ Planning Department
- ✓✓ Department of Transportation Services

OTHER

- ✓✓ Wilma and Walter Chang
- ✓✓ Ben Taguchi, Trustee for Kiku Taguchi Trust
- ✓✓ City Councilmember Jon Yoshimura, District VI
- ✓✓ Muneo Hamada
- ✓✓ William Yee
- ✓✓ State Representative Lei Ahu Isa, 27th House District
- ✓✓ Wilbur K.S. Ing
- ✓✓ Annette S. Floyd
- ✓✓ The Outdoor Circle
- ✓✓ Gordon Ching
- ✓✓ Liliha/Kapalama Neighborhood Board No. 14
- Nuuanu Neighborhood Board No. 12
- Ala Moana Satellite City Hall
- Fort Street Mall Satellite City Hall
- Liliha Public Library

6. ANTICIPATED DETERMINATION

This Final Environmental Assessment (EA) was prepared and reviewed in accordance with the consultation process of Chapter 343, Hawaii Revised Statutes. Based on the significance criteria set forth in Section 11-200-12 of Title 11 Chapter 200, Administration Rules, Department of Health, State of Hawaii, it is anticipated that the proposed project will not have a significant effect on the environment, and that a Finding of No Significant Impact (FONSI) will be filed with the State Office of Environmental Quality Control (OEQC) by the accepting agency, the Department of Land Utilization.

A. Findings and Reasons Supporting Anticipated FONSI Determination

The effect of the proposed action on the environment is anticipated to be insignificant. In general, construction and operation of the proposed wedding chapel and other improvements will not:

1. *Involve the loss or destruction of any natural or cultural resource.*

The proposed action will not involve any construction activity which might lead to a loss or destruction of any natural or cultural resource. The historic H. Alexander Walker Residence (Site No. 50-80-14-9983) will be preserved, along with the registered ten Exceptional Trees listed by the City.

2. *Curtail the range of beneficial use of the environment.*

The proposed project will not curtail the beneficial uses of the environment. The State Historic Preservation Division has indicated that the proposed development is "sensitive to the historic character of the property..." and, further, that it "supports the preservation of the house and grounds." (See attached letter dated June 13, 1997)

3. *Conflict with the State's long-term goals or guidelines as expressed in Chapter 344, HRS.*

The proposed project does not conflict with long-term environmental policies, goals, and guidelines of the State of Hawaii. Temporary impacts associated with construction activity of the proposed project can be adequately mitigated.

4. *Substantially affect the economic or social welfare of the community or state.*

The proposed project would provide short-term economic benefits in the form of construction jobs, and long-term social benefits to the State by preserving a historic property and ten Exceptional Trees.

5. *Substantially affect public health.*

The proposed project will not affect public health.

6. *Involve substantial secondary effects, such as population changes or infrastructure demands.*

No substantial secondary effects are anticipated with the construction or operation of the proposed wedding chapel and other improvements.

7. *Involve a substantial degradation of environmental quality.*

Construction activities associated with the proposed project are anticipated to result in relatively insignificant short-term impacts to noise, air quality, and traffic in the immediate project vicinity.

8. *Cumulatively have considerable effect upon the environment.*

The proposed project is not anticipated to have a considerable cumulative effect upon the environment.

9. *Substantially affect a rare, threatened or endangered species or its habitat.*

There are no known rare, threatened or endangered flora or fauna on the property that could be adversely affected by the construction and operation of the proposed wedding chapel.

10. *Detrimentially affect air or water quality or ambient noise levels.*

Operation of construction equipment would temporarily elevate ambient noise and concentrations of exhaust emission in the immediate vicinity of the project site. Operation of the proposed facility will have no significant impact on air or water quality or ambient noise levels in the vicinity. Sounds and music associated with the operation of the wedding chapel will be attenuated by enclosing and air conditioning the wedding chapel. Vehicular noise and voices on the property will be attenuated by the distance from the driveways and other places on the property people will normally be present to the nearest residences. The extensive landscaping on the property and surrounding perimeter rock walls and fencing will also help to attenuate this noise.

11. *Affect or is likely to suffer damage by being located in an environmentally sensitive area, such as a flood plain, tsunami zone, erosion-prone area, geologically hazardous land, estuary, freshwater area, or coastal waters.*

The project site is not located in an environmentally sensitive area.

12. *Substantially affect scenic vistas and viewplanes identified in county or state plans or studies.*

The proposed project will not affect any scenic vistas and viewplanes identified in county or state plans or studies.

13. *Require substantial energy consumption.*

Construction and operation of the proposed project will not require substantial energy consumption.

Appendix A  
Traffic Assessment

Prepared by:

Wilson Okamoto & Associates, Inc.

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6063-01  
August 19, 1997

**WILSON**  
**OKAMOTO**  
ASSOCIATES, INC.



ENGINEERS  
PLANNERS  
1907 S. BERETAMA STREET  
HONOLULU, HAWAII 96826  
H: (808) 946-2277  
FAX: (808) 946-2253  
Billing address:  
O. B. O. O. O.  
Honolulu, Hawaii 96811

Mr. L. Richard Fried, esq.  
Cronin, Fried, Sekiya, Kekina and Fairbanks  
1900 Davies Pacific Center  
841 Bishop Street  
Honolulu, Hawaii 96813-3962

Subject: Rodiek-Walker Estate - Traffic Assessment and Access  
Requirements  
TMK: 1-8-8:01

Dear Mr. Fried:

This letter report evaluates traffic and access requirements of the proposed wedding chapel project at the Rodiek-Walker Estate. Findings are reported and recommendations are offered for your consideration.

The Rodiek-Walker Estate is located at the corner of Pali Highway and Jack Lane in Honolulu with existing driveways on Pali Highway. The proposed site improvements include a 2,500 square foot commercial Wedding Chapel addition to an existing corporate retreat. An existing caretaker's cottage will be demolished and may be rebuilt within the property. An existing tennis court will be renovated or relocated within the property and landscaping on the property will be enhanced. Exhibit A is the proposed concept site plan.

**Existing Roadway Conditions:** Pali Highway (State Route 61) is, for most of its length, a six-lane, two-way divided arterial oriented in the northeast and southwest directions. It is a State arterial that links Honolulu at the south west to the windward towns of Kailua and Kaneohe to the northeast. Pali Highway is one of three "Trans-Koolau" roadways linking the leeward and windward communities on the island of Oahu. The other two roadways are Likelike Highway (State Route 63) and the Interstate Route H-3 which is scheduled to open in the near future. Travel lane widths on Pali Highway are approximately 12 feet wide in each direction with a posted speed limit of 35 mph in the vicinity of the Rodiek-Walker Estate. Fronting the project site are roadway curb and gutters, and sidewalks.

Vehicular access and egress for the property site is provided by two separate driveways located on Pali Highway. Entry to the property is gained via the mauka (northeast) driveway by making a left turn from the Windward-bound lane of the highway or a right turn from the Honolulu-bound lane. An opening in the raised-curb median allows the left-turn movement and a single vehicle can pull out of the traffic lane to wait for an opening in traffic in the Honolulu-bound lanes to execute the turn into the driveway. Since there is no storage lane for left turns, any more than one vehicle waiting to make the left turn would queue into the through-traffic travel lanes.

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**OKAMOTO**  
**& ASSOCIATES, INC.**

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Letter to Mr. L. Richard Fried, esq.  
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Vehicles egressing the property use the makai (southwest) driveway, turning right into the Honolulu-bound lanes. Left turns into the Windward-bound lanes are prevented by the median inasmuch as the aforementioned opening does not extend to the makai driveway.

Based on State Department of Transportation traffic counts taken in March, 1994, there was a daily total of 66,753 vehicles on Pali Highway, 30,448 Windward-bound and 36,305 Honolulu-bound. During the morning commuter peak hour, which begins at 6:45 AM, 1,078 vehicles were Windward-bound while 3,716 were Honolulu-bound. This pattern was reversed in the afternoon commuter peak hour, which begins at 4:45 PM, with 3,138 Windward-bound vehicles and 1,829 Honolulu-bound vehicles.

**Proposed Facility Operations:** The proposed new traffic generator on the site is the commercial Wedding Chapel. The Chapel hours will be from 8:00 AM to 7:00 PM daily during which time up to two wedding ceremonies per hour will be conducted. The minister, photographer and florist will arrive prior to operating hours. The florist will leave shortly thereafter while the minister and photographer will generally remain at the property throughout the day. More than ninety percent (90%) of the wedding ceremonies will be comprised of a bride, groom and escort arriving via a chauffeured limousine. Guests, if any, will mostly be limited to immediate family members. The largest wedding parties will number no more than 20 to 30 guests but such events will be infrequent. No food service or catering will be provided in conjunction with the ceremonies. Based on wedding functions at similar existing facilities, traffic generated by guests averaged approximately five vehicles per event. Table 1 shows a summary of the expected trips generated per hour of a typical day operating at capacity. The table accounts for overlapping trips.

Table 1. Hourly vehicular trip generating characteristics

	Enter	Exit
Bride and Groom	2	2
Minister/Photographer	4	4
Florist	2	2
Guests	4	4
<b>TOTAL</b>	<b>12</b>	<b>12</b>

**Conclusion and Recommendations:** The total number of trips entering the proposed project site is based upon the Wedding Chapel operating at capacity. It represents just two-tenths of one percent of the total morning commuter peak hour traffic volumes on Pali Highway. During the

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afternoon commuter peak hour, the total number of trips entering the project site also represent just two-tenths of one percent of the total afternoon traffic volumes. On a daily basis, the total number of trips entering the project site would represent approximately one-tenth of one percent. The relatively low traffic volumes generated by the project site are within the assumed daily fluctuation of Pali Highway traffic demands. The entrance volumes are negligible and should not require any roadway improvements.

To improve access driveway conditions, it is recommended that the curb return radius on the northeast side of the entrance driveway be increased from approximately 20 feet to 30 feet to accommodate limousines. These vehicles require the greater turning radius to safely maneuver on to the property without having to encroach into through-traffic lanes on the highway. These driveway improvements may include the reconstruction of an existing rock wall, the relocation of a street light standard, the reconstruction of sidewalk and curb ramps, and constructing roadway curbs for channelization.

In addition, limousine drivers approaching the property from Windward-bound lane of the Pali Highway should be instructed to enter the property from the Honolulu-bound lane by making a U-turn at Laimi Street. This route will avoid using the left-turn opening in the median since limousines cannot get out of the through-traffic lane to wait for an opportunity to make the left turn. The entrance driveway may be designed with roadway channelization favoring the Honolulu-bound approach to discourage left-turn entries.

Should you have any questions regarding the information presented, please contact Mr. Earl Matsukawa or myself at 946-2277.

Sincerely,



Pete G. Pascua, P.E.  
Project Engineer

Enclosure

3163-01  
October 28, 1997

**WILSON  
OKAMOTO**

**& ASSOCIATES, INC.**



**ENGINEERS  
PLANNERS**

1907 S. BERETANIA STREET  
HONOLULU, HAWAII 96826  
PH: (808) 946-2277  
FAX: (808) 946-2253

Mailing address:  
P. O. Box 3530  
Honolulu, Hawaii 96811

Mr. L. Richard Fried  
FSR Partners  
c/o Cronin, Fried, Sekiya, Kekina and Fairbanks  
1900 Davies Pacific Center  
841 Bishop Street  
Honolulu, Hawaii 96813-3962

Subject: Rodiek-Walker Estate - Traffic Assessment and Access  
Requirements (Addendum)  
TMK: 1-8-8:01

Dear Mr. Fried:

We understand that the proposed wedding operation has been modified as follows to address community concerns:

1. The existing CUP-2 permit for the corporate retreat will be relinquished upon approval of the CUP-2 permit for the wedding chapel operation;
2. The frequency of wedding ceremonies to be conducted will be reduced from two per hour to one per hour;
3. The wedding ceremonies will begin no earlier than 8:30 A.M.; and,
4. The maximum number of people in a wedding party will be limited to sixteen.

These modifications will reduce potential traffic impacts relative to the findings of the earlier assessment, however, neither would be significant in relation to the volume of traffic on Pali Highway. The termination of the corporate retreat will slightly reduce the morning peak hour demand created by the single-family residential use, floral deliveries and staff commuting to the wedding chapel. Delaying wedding ceremonies until 8:30 AM would avoid limousine transportation from the morning peak hour. Reducing the number of ceremonies conducted from two per hour to one per hour essentially halves the volume of limousines through the day and the 16-person limit on the wedding party size reduces the potential number of guest vehicles. Table 1 depicts the peak-hour traffic associated with the wedding chapel operation.

Table 1 - Peak Hour Vehicular Trip Generation

	AM Trips	PM Trips
Staff	4	0
Florist	1	0
Wedding Party	0	2
Guests	0	2
Resident	<u>2</u>	<u>2</u>
Total	7	6
Corporate Retreat	(2)	(2)
Net	5	4

Conclusion: The modified wedding chapel operation should reduce the potential traffic impact associated with the property. The net volume of trips without the corporate retreat represents just one-tenths of one percent of the total morning commuter peak hour traffic volume on the Pali Highway. During the afternoon commuter peak hour, this volume is less than one-tenths of one percent. On a daily basis, halving the number of ceremonies conducted per hour would reduce the total number of trips to approximately one-tenth of one percent of the daily traffic on the Highway. As in the earlier assessment, the relatively low traffic volume generated by the project is within the assumed daily fluctuation of traffic on the Pali Highway.

Should you have any questions regarding information presented please contact Earl Matsukawa or myself at 946-2277.

Sincerely,

  
Pete G. Pascua, P.E.

## Appendix B

### Pre-Assessment Consultation Letters

---



**CITY COUNCIL**  
CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII 96813-3085 / TELEPHONE 647-7000

**JON C. YOSHIMURA**  
Chair, Policy Committee  
Councilmember, District VI  
Phone 647-7006  
Fax (808) 523-4228  
email: yoshimura@cc.honolulu.hi.us

July 1, 1997

**FSR Partners**  
1164 Bishop Street, Suite 1012  
Honolulu, HI 96813

Gentlemen:

Thank you for informing me of your plans for the Walker Estate located at 2616 Pali Highway. In general, I found the plans to be interesting and sensitive to the historic value of the property. I have always viewed the Walker Estate as a valuable treasure for the local community.

I am aware of the need for an income stream to maintain and preserve this magnificent estate. Therefore, I support the concept of allowing the estate to hold daytime weddings as long as there is no significant negative impact to the community. Should any problems arise as a result of this effort, I will be happy to work with you in resolving them.

Sincerely,

A handwritten signature in black ink, appearing to be "J. Yoshimura", written over a printed name and title.

**JON C. YOSHIMURA**  
Councilmember

JCY:dsf

DOCUMENT CAPTURED AS RECEIVED

BENJAMIN J. CAYETANO  
GOVERNOR OF HAWAII



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

DEPUTY  
Gilbert Coloma-Agaran

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

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

June 13, 1997

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

LOG NO: 19638  
DOC NO: 9706co08  
Architecture

Dear Ms. Sullivan:

SUBJECT: Walker Estate Conditional Use Permit and Environmental Assessment  
Proposed Wedding Chapel  
TMK 1-8-08:01, Honolulu, Oahu

Our department has reviewed the preliminary site plans (Figure 1) for this project with the developer and find them to be sensitive to the historic character of the property and very similar to the previously approved project (Preliminary Master Plan, phase 2), for a Conditional Use Permit. The previous proposal had two structures, a caretakers house/garage and an owners residence. The revised proposes two chapel structures, one approx. 1200 sq. ft. and one approx. 1700 sq. ft. The proposal supports the preservation of the house and the grounds. We would concur with a negative declaration on the environmental assessment as it relates to historic properties. We believe the site plan as proposed should have 'no effect' on the historic character of the property.

Thank you for your attention. If you have any questions, please contact Carol Ogata at 587-0004.

Aloha,

DON HIBBARD, Administrator  
State Historic Preservation Division

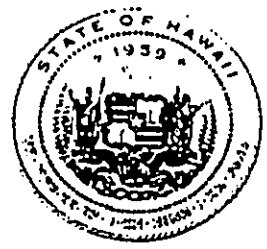
CO:jk

JUN 17 1997



THE SENATE  
 THE NINETEENTH LEGISLATURE  
 OF THE STATE OF HAWAII  
 STATE CAPITOL  
 HONOLULU, HAWAII 96813

The Senate  
 The Nineteenth Legislature  
 of the  
 State of Hawaii  
 STATE CAPITOL  
 HONOLULU, HAWAII 96813



- FIRST DISTRICT  
MALAMA SOLOMON
- SECOND DISTRICT  
WAYNE METCALF
- THIRD DISTRICT  
ANDREW LEVIN
- FOURTH DISTRICT  
ROSALYN M. BAKER
- FIFTH DISTRICT  
JOE TANAKA
- SIXTH DISTRICT  
AVERY CHUMBLEY
- SEVENTH DISTRICT  
LEHUA FERNANDES SALLING
- EIGHTH DISTRICT  
SAM SLOM
- NINTH DISTRICT  
MATT MATSUNAGA
- TENTH DISTRICT  
LES IHARA, JR.
- ELEVENTH DISTRICT  
BRIAN TANIGUCHI
- TWELFTH DISTRICT  
CAROL FUKUNAGA
- THIRTEENTH DISTRICT  
ROD TAM
- FOURTEENTH DISTRICT  
SUZANNE CHUN OAKLAND
- FIFTEENTH DISTRICT  
NORMAN MIZUGUCHI
- SIXTEENTH DISTRICT  
NORMAN SAKAMOTO
- SEVENTEENTH DISTRICT  
DAVID ICE
- EIGHTEENTH DISTRICT  
RANDY IWASE
- NINETEENTH DISTRICT  
CALVIN KAWAMOTO
- TWENTIETH DISTRICT  
BRIAN KANNO
- SEVENTY-FIRST DISTRICT  
JAMES AKI
- TWENTY-SECOND DISTRICT  
ROBERT SUNDI
- TWENTY-THIRD DISTRICT  
MIKE MCCARTNEY
- TWENTY-FOURTH DISTRICT  
MARS-ALLICE
- TWENTY-FIFTH DISTRICT  
ANTHONY ANDERSON
- TWENTY-SIXTH DISTRICT  
PAUL KAWAGUCHI


June 30, 1997

FSR Partners  
 1164 Bishop Street, Suite 1012  
 Honolulu, Hawaii 96813

Gentlemen:

I am the State Senator, a long time resident for the district which adjoins the Walker Estate at 2616 Pali Highway and I have reviewed your plans for the Walker Estate. I find that they are sensitive to and support the preservation of the property. As well as showing your concern for the neighborhood, I appreciate your offer to widen Jack Lane, which has always been a danger to and a concern of the residents of that street.

I can support your plans to hold daytime weddings at the Walker Estate. If I can be of further assistance, please let me know.

Very truly yours,  


Rod Tam  
 State Senator, 13th District

Appendix C

Draft Environmental Assessment  
Comment and Response Letters

---

BENJAMIN J. CAYETANO  
Director



STATE OF HAWAII  
OFFICE OF ENVIRONMENTAL QUALITY CONTROL  
206 SOUTH MERTLAND AVENUE  
SUITE 703  
HONOLULU, HAWAII 96813  
TELEPHONE (808) 534-1100  
FACSIMILE (808) 534-1100

September 19, 1997

Jan Nace Sullivan, Director  
Department of Land Utilization  
650 South King Street  
Honolulu, Hawaii 96813

Attention: Joan Takano

Dear Ms. Sullivan:

RE: Draft Environmental Assessment (EA) for Rodiek-Walker Estate Wedding  
Chapel, Honolulu

We have the following comments to offer:

1. Water feature: One of the improvements listed in Section 1.4, "Project Features," is a water feature. No details are given about this improvement. Please include a full description of the water feature, including construction and operational impacts, in the final EA.
2. Landscaping: Describe the additional landscaping that is planned. We encourage the use of native Hawaiian trees and plants.
3. Notify the Historic Hawaii Foundation and document your contact in the final EA.
4. Site improvements: Describe in detail any improvements to Jack Lane and the effect of those improvements on existing trees and landscaping on the property.

97-0699

GARY GILL  
DIRECTOR

1997 SEP 24 AM 7:56  
DEPT. OF LAND UTILIZATION  
CITY & COUNTY OF HONOLULU

Jan Nace Sullivan  
September 19, 1997  
Page 2

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

Sincerely,

Gary Gill  
Director

c: Rick Fried  
Earl Matsukawa

1997 SEP 24 AM 7:56  
DEPT. OF LAND UTILIZATION  
CITY & COUNTY OF HONOLULU

**WILSON**  
**OKAMOTO**  
A ASSOCIATES, INC.

6136-01  
Letter to Mr. Gary Gill  
Page 2  
October 28, 1997

6136-01  
October 28, 1997

**WILSON**  
**OKAMOTO**  
A ASSOCIATES, INC.

Mr. Gary Gill, Director  
Office of Environmental Quality Control  
235 South Beretania Street, Suite 702  
Honolulu, Hawaii 96813

Attention: Ms. Nancy Heinarich  
Subject: Draft Environmental Assessment  
Rodiek-Walker Estate Wedding Chapel  
Nuuanu, Oahu, Hawaii



ENGINEERS  
PLANNERS  
1715 BERETANIA STREET  
HONOLULU, HAWAII 96828  
PH. (808) 948-2277  
FAX. (808) 948-2253  
WILSON OKAMOTO ASSOCIATES, INC.

Dear Mr. Gill:

Thank you for your letter dated September 19, 1997 commenting on the subject Draft EA. We offer the following responses in the respective order of your comments:

- Water Feature:** The water feature is envisioned to include a waterfall cascading approximately 6 feet into a shallow pond that partially surrounds the chapel. The pond will be approximately 60 feet long and 40 feet wide. Together with the chapel and landscaping, it will serve as a scenic backdrop for wedding photography. Some excavation will be required to achieve the required depth. No significant construction or operational impacts are anticipated.
- Landscaping:** Most of the existing mature landscaping will be preserved, including the ten exceptional trees, most of which are exotic. Likewise, while many of the other existing trees on the site are exotic they, nevertheless, contribute to the lush ambience of the property. Added landscaping will include species that are appropriate for the growing conditions of the site and which are aesthetically appealing. While we acknowledge your preference for native vegetation, its use is not a significant environmental consideration for this project.
- Historic Hawaii Foundation:** The applicant has been in contact with the Hawaii Historic Foundation regarding the project since its inception. The Foundation held its October 22, 1997 Board meeting at the Rodiek-Walker Estate at the invitation of the applicant. The Foundation supports the project as a means of preserving and restoring this historic property.

- Site Improvements:** The Conceptual Site Plan in the Final EA will indicate the area affected by the proposed improvement of Jack Lane. None of the ten Exceptional Trees will be affected. A portion of the original perimeter wall will be realigned to accommodate the widened road.

Your letter, along with this response will be reproduced in the forthcoming Final Environmental Assessment. We appreciate your interest and participation in the consultation phase of the environmental review process.

Sincerely,

Earl K. Matsukawa, AICP, Project Manager

cc: Ms. Joan Takano, Department of Land Utilization  
Mr. Rick Fried, FSR Partners  
Mr. John Groark, John Groark & Associates, Inc.  
Mr. Steven F. Meckler, ASLA, The Meckler Corporation

DEPARTMENT OF LAND UTILIZATION

October 23 PM 12 31



OFFICE OF THE SUPERINTENDENT  
DEPARTMENT OF LAND UTILIZATION  
STATE OF HAWAII  
CITY & COUNTY OF HONOLULU  
P.O. BOX 2749  
HONOLULU, HAWAII 96813

97-07861

HERMAN M. AIZAWA, Ph.D.  
SUPERINTENDENT

October 9, 1997

Ms. Jan Naoe Sullivan, Director  
Department of Land Utilization  
City and County of Honolulu  
650 South King Street, 7th Floor  
Honolulu, Hawaii 96813

Dear Ms. Sullivan:

Subject: Draft EA for Rodiek-Walker Estate, TMK 1-8-8-1

The Department of Education has no comment on the proposal for a wedding chapel and other improvements on the subject property.

Thank you for the opportunity to respond.

Sincerely,

Herman M. Aizawa, Ph.D.  
Superintendent

HMA by

cc: A Suga, OBS

6136-01  
October 28, 1997

Mr. Herman Aizawa, Ph.D.  
Superintendent  
Department of Education,  
State of Hawaii  
P.O. Box 2360  
Honolulu, Hawaii 96804

Subject: Draft Environmental Assessment  
Rodiek-Walker Estate Wedding Chapel  
Nuuanu, Oahu, Hawaii

Dear Dr. Aizawa:

Thank you for your letter dated October 9, 1997 indicating that your Department has no comment on the subject Draft Environmental Assessment.

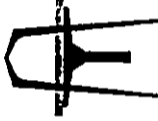
Your letter, along with this response will be reproduced in the forthcoming Final Environmental Assessment. We appreciate your interest and participation in the consultation phase of the environmental review process.

Sincerely,

Earl K. Matsukawa, AICP, Project Manager

cc: Ms. Joan Takano, Department of Land Utilization  
Mr. Rick Fried, FSR Partners

WILSON  
OKAMOTO  
A ASSOCIATES, INC.



ENGINEERS  
PLANNERS  
1307 S. BERETANIA STREET  
HONOLULU, HAWAII 96813  
PH: (808) 946-2277  
FAX: (808) 946-2253  
MAILING ADDRESS:  
P.O. BOX 1000  
HONOLULU, HAWAII 96810

11- U 1019



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
LAND DIVISION  
P.O. BOX 871  
HONOLULU, HAWAII 96813

ENVIRONMENTAL DEVELOPMENT  
PROGRAM  
PLANNING AND DESIGN  
CONSULTING AND REGULATION  
CONSTRUCTION AND  
RECONSTRUCTION SUPERVISORY  
CONSULTING AND  
PLANNING AND DESIGN  
LAND USE AND  
PLANNING  
LAND USE AND  
PLANNING

LD-NAV  
OCT 13 1997  
REP.: 97CUP2-8.RCM

Honorable Jan Naoe Sullivan  
Director of Land Utilization  
City and County of Honolulu  
650 S. King Street 7th Floor  
Honolulu, Hawaii 96813

Dear Ms. Sullivan:

SUBJECT: Review : Draft Environmental Assessment  
Application for Conditional Use Permit  
File No. : 97/CUP2-8  
Project : Rodiek-Walker Estate Wedding Chapel  
Proposal : Construct a 2,500 square foot chapel and  
conduct wedding ceremonies as a commercial  
activity on the property  
Applicant: FSR Partners  
Location : 2616 Pali Highway, Nuuanu Valley  
Honolulu, Oahu, Hawaii  
TMK : 1-8-081-01

1997 OCT 15 AM 7:59  
CITY & COUNTY OF HONOLULU

Thank you for the opportunity to review and comment on the subject Application for Conditional Use Permit.

The Department of Land and Natural Resources has no comments to offer on the subject matter at this time.

Should you have any questions, please contact Nick Vaccaro of our Land Division's Support Services Branch at 587-0438.

Very truly yours,

*Dean Y. Uchida*  
DEAN Y. UCHIDA  
Administrator

c: Oahu Land Board Member  
At Large Land Board Member  
Oahu District Land Office

6136-01  
October 28, 1997

Mr. Dean Y. Uchida, Administrator  
Land Division  
Department of Land and Natural Resources  
State of Hawaii  
P.O. Box 621  
Honolulu, Hawaii 96809

Attention: Mr. Nick Vaccaro  
Support Services Branch

Subject: Draft Environmental Assessment  
Rodiek-Walker Estate Wedding Chapel  
Nuuanu, Oahu, Hawaii

Dear Mr. Uchida:

Thank you for your letter dated October 13, 1997 (Ref.: 97CUP2-8.RCM) indicating that your Department has no comments to offer on the subject EA.

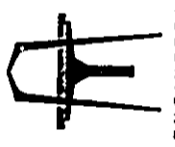
Your letter, along with this response will be reproduced in the forthcoming Final Environmental Assessment. We appreciate your interest and participation in the consultation phase of the environmental review process.

Sincerely,

*Earl K. Matsukawa*  
Earl K. Matsukawa, AICP, Project Manager

cc: Ms. Joan Takano, Department of Land Utilization  
Mr. Rick Fried, FSR Partners

WILSON  
OKAMOTO  
& ASSOCIATES, INC.



ENGINEERS  
PLANNERS  
1907 S. WERTZMAN STREET  
HONOLULU, HAWAII 96825  
PH: (808) 946-2277  
FAX: (808) 946-2253

EM



STATE OF HAWAII  
 OFFICE OF HAWAIIAN AFFAIRS  
 1111 KAPOLANE BOULEVARD, SUITE 500  
 HONOLULU, HAWAII 96813-4400  
 PHONE (808) 551-1843  
 FAX (808) 551-1845

October 13, 1997

Mr. Earl Matsukawa  
 Wilson Okamoto & Associates, Inc.  
 Engineers and Planners, Inc.  
 1907 South Beretania Street, Suite 400  
 Honolulu, HI 96826

Subject: Draft Environmental Assessment (DEA) for  
 Fodiek-Walker Estate Wedding Chapel, Nuuanu, Island  
 of Oahu.

Dear Mr. Matsukawa:

Thank you for the opportunity to review the Draft Environmental Assessment (DEA) for Fodiek-Walker Estate Wedding Chapel, Nuuanu, Island of Oahu. The applicant proposes to build a chapel and related facilities within the Fodiek-Walker Estate to conduct year round 16 weddings per day with a potential yearly gross income of \$11.5 million (assuming a conservative fee of \$2,000 per wedding).

The Office of Hawaiian Affairs (OHA) has serious objections to the proposed chapel. First, OHA concern is for the commercial nature of the proposed operation in a residential area. OHA views the commercialization of this historical landmark as an attempt to profit from a fashionable and booming wedding business rather than to generate income to conserve and preserve the "aesthetic and historic value of the estate".

According to the DEA, the estate is presently used as a corporate retreat by the owners. OHA believes the estate's present use is consistent with provisions defining residential lands in the City and County of Honolulu Development Plan.

Letter to Mr. Matsukawa  
 Page two

Second, OHA foresees a major traffic increase along Pali Highway and nearby areas. Despite of the applicant's assurances that a maximum of 20 persons will be allowed per wedding, it is unlikely that the applicant will be able to enforce such restriction. After all, customers will be paying a handsome fee for having their wedding in a historical landmark. Therefore, from a practical standpoint, the proposed serial wedding operation will generate unavoidable traffic and would create additional vehicular congestion, particularly near Maemae Elementary School, which already experiences severe traffic jams during peak hours.

Please contact Lynn Lege, Acting Officer of the Land and Natural Resources Division, or Luis A. Manrique, should you have any questions on this matter.

Sincerely yours,

Randall Ogata  
 Administrator

Lynn Lege  
 Acting Officer,  
 Land and Natural  
 Resources Division

- LM:lm  
 cc Trustee Clayton Kee, Board Chair  
 Trustee Abraham Akana, Board Vice-Chair  
 Trustee Rowena Akana, Land & Sovereignty Chair  
 Trustee Haunani Apoliona  
 Trustee Frenchy DeSoto  
 Trustee Moses Keale  
 Trustee Colette Machado  
 Trustee Hannah Springer

**WILSON  
OKAMOTO**  
A ASSOCIATES, INC.

6136-01  
Letter to Mr. Randall Ogata  
Page 2  
October 28, 1997

6136-01  
October 28, 1997

**WILSON  
OKAMOTO**  
A ASSOCIATES, INC.



ENGINEERS  
PLANNERS  
1805 S. BERKELEY STREET  
HONOLULU, HAWAII 96813  
PH (808) 948-2222  
FAX (808) 948-2223  
MAILING ADDRESS:  
P.O. BOX 11000  
HONOLULU, HAWAII 96811

Mr. Randall Ogata, Administrator  
Office of Hawaiian Affairs  
State of Hawaii  
711 Kapiolani Boulevard, Suite 500  
Honolulu, Hawaii 96813-5249

Attention: Mr. Colin Kippen, Officer  
Land and Natural Resources Division

Subject: Draft Environmental Assessment  
Rodiek-Walker Estate Wedding Chapel  
Nuuanu, Oahu, Hawaii

Dear Mr. Ogata:

Thank you for your letter dated October 13, 1997 commenting on the subject Draft EA. We offer the following responses in the respective order of your comments:

1. The potential income from the wedding chapel operation was not mentioned in the EA. The purpose of your speculating on the maximum amount of gross income that could be generated by the operation is unclear. The gross income level is irrelevant to assessing the environmental impacts of the operation. Moreover, your calculation of income is grossly overstated and unrealistic.
2. We acknowledge your opposition to the proposed use. We object, however, to your characterization of the applicant's intent. The purpose of the CUP-2 permit is to provide "an incentive for owners of historic structures to retain them by allowing uses not otherwise permitted in the underlying zoning district." The primary allowable use under R-10 residential zone is single-family residences. Such a use would likely result in the loss of this historic resource.

As for the preserving the "aesthetic and historic value of the estate," the State Historic Preservation Division of the Department of Land and Natural Resources has reviewed the preliminary site plans and "find them to be sensitive to the historic character of the property."

3. As will be explained in the Final EA, the applicant has decided to relinquish the existing CUP-2 permit for the corporate retreat if the wedding chapel is approved. The corporate retreat is not a permitted use under current zoning.
4. We disagree with your implication that the "handsome fee" paid by clients would somehow dictate the volume of vehicular traffic generated by the chapel operation. The operators of the chapel will arrange and control all transportation for their clients. Because the wedding ceremonies will be conducted on a scheduled basis, there will be no peak traffic demand. Traffic associated with floral deliveries and the small staff commuting to the chapel during the morning peak traffic hour will be insignificant in relation to the volume of traffic along Pali Highway. There will be no traffic associated with the wedding ceremonies during the morning peak traffic hour and commuting staff would leave after the afternoon peak.

Your letter, along with this response will be reproduced in the forthcoming Final Environmental Assessment. We appreciate your interest and participation in the consultation phase of the environmental review process.

Sincerely,

Earl K. Matsukawa AICP, Project Manager

cc: Ms. Joan Takano, Department of Land Utilization  
Mr. Rick Fried, FSR Partners



BERNARD J. CAVETANO  
COMMISSIONER

OCT 21 6 10 40



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

October 23, 1997

Ms. Jan Naoe Sullivan  
Director  
Department of Land Utilization  
City and County of Honolulu  
650 South King Street, 7th Floor  
Honolulu, Hawaii 96813

Dear Ms. Sullivan:

Subject: Draft Environmental Assessment, Conditional Use Permit, Type 2 (97/CUP2-8),  
Corporate Retreat and Wedding Chapel, Rodiek-Walker Estate, 2616 Pali Highway,  
Nuuanu, Oahu; TMK: 1-8-8-1

Thank you for requesting our review of the conditional use permit application.

We have the following comments:

1. Sight distance requirements for the exit driveway must be met.
2. Applicant must construct left turn storage lane. Present opening cannot accommodate proposed use of limousines.
3. Construction plans for work done within Pali Highway rights-of-way must be submitted for our review and approval.

Very truly yours,

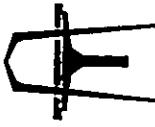
KAZU HAYASHIDA  
Director of Transportation

97-67894  
KAZU HAYASHIDA  
DIRECTOR  
DEPUTY COMMISSIONER  
TRANSPORTATION  
OLENI MA, OKAMOTO

BY REPLY REFER TO:

HWY-PS  
2.6754

WILSON  
OKAMOTO  
& ASSOCIATES, INC.



ENGINEERS  
PLANNERS  
1527 E. KENTUANA STREET  
HONOLULU, HAWAII 96813  
PH. (808) 946-2277  
FAX (808) 946-2253  
MAILING ADDRESS:  
P. O. BOX 438399  
HONOLULU, HAWAII 96813

6136-01  
October 28, 1997

Mr. Kazu Hayashida  
Director of Transportation  
Department of Transportation  
State of Hawaii  
869 Punchbowl Street  
Honolulu, Hawaii 96813-5097

Subject: Draft Environmental Assessment  
Rodiek-Walker Estate Wedding Chapel  
Nuuanu, Oahu, Hawaii

Dear Mr. Hayashida:

Thank you for your letter dated October 23, 1997 (Ref.: HWY-PS 2.6754) commenting on the subject Draft Environmental Assessment. We offer the following responses in the respective order of comments:

1. Sight distance requirements for the exit driveway will be met. If necessary, the driveway configuration will be modified.
2. As stated in the Draft Environmental Assessment, limousines transporting wedding parties to the Rodiek-Walker Estate from Honolulu would not make a left turn into the property. Instead, they would proceed to the Laimi Street intersection which has a traffic signal with a dedicated left/U-turn sequence as well as a left/U-turn storage lane. At that intersection, the limousines would make a U-turn and approach the Estate from the Honolulu-bound direction. The proposed modification of the entry driveway to accommodate a wider turning radius will allow the limousines to make the right-turn into the Estate from the right lane of the Pali Highway without encroaching into the adjoining lanes to the left.
3. Construction plans for work done within the Pali Highway rights-of-way will be submitted for your review and approval.

**WILSON**  
**OKAMOTO**  
**ASSOCIATES, INC.**

6136-01

Letter to Mr. Kazu Hayashida

Page 2

October 28, 1997

Your letter, along with this response will be reproduced in the forthcoming Final Environmental Assessment. We appreciate your interest and participation in the consultation phase of the environmental review process.

Sincerely,



Earl K. Matsukawa, AICP, Project Manager

cc: Ms. Joan Takano, Department of Land Utilization  
Mr. Rick Fried, FSR Partners

97-07349

FIRE DEPARTMENT  
CITY AND COUNTY OF HONOLULU  
3375 KOAPAKA STREET, SUITE 4025  
HONOLULU, HAWAII 96819-1869



AGENCY NAME  
DATE

ANTHONY J. LOPEZ, JR.  
FIRE CHIEF  
ATELLO K. LEONARD  
FIRE DEPUTY CHIEF

September 29, 1997

TO: IANNAOB SULLIVAN, DIRECTOR  
DEPARTMENT OF LAND UTILIZATION

FROM: ANTHONY J. LOPEZ, JR., FIRE CHIEF

SUBJECT: REQUEST FOR COMMENTS  
ENVIRONMENTAL ASSESSMENT, CHAPTER 343, HRS  
CONDITIONAL USE PERMIT, TYPE 2  
FOR USE OF HISTORIC STRUCTURES  
RODIEK-WALKER ESTATE  
2616 PALI HIGHWAY - NUUANU  
TAX MAP KEY 1-8-08: 01  
HFD INTERNAL NO. OL 97-231

1997 OCT -3 10 33  
CITY & COUNTY OF HONOLULU

We have reviewed the Conditional Use Permit, Type 2 application for the subject development and have no objections with the request under the following conditions:

1. Additional on-site fire hydrants may be required to be installed on the property if the closest off-site fire hydrant is more than 650 feet from the proposed wedding chapel. The water flow for these hydrants shall be a minimum of 1,000 gpm at a residual pressure of 20 psi.
2. Fire apparatus accessibility shall be provided to all new structures by providing an all terrain roadway that has an unobstructed width of 20 feet.
3. Construction plans shall be submitted to the City and County of Honolulu Building Department for review and approval for building code and fire code compliance prior to the start of construction.

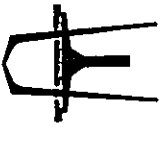
If you need additional information, please contact Battalion Chief Charles Wassman of our Fire Prevention Bureau at 831-7778.

ANTHONY J. LOPEZ, JR.  
Fire Chief

AJL/CW: bh

6136-01  
October 28, 1997

WILSON  
OKAMOTO  
& ASSOCIATES, INC.



ENGINEERS  
PLANNERS  
1307 S. BERLINA STREET  
HONOLULU, HAWAII 96813  
PH (808) 948-2177  
FAX (808) 948-2153

Mr. Anthony J. Lopez, Jr., Fire Chief  
Fire Department  
City and County of Honolulu  
3375 Koapaka Street, Suite H425  
Honolulu, Hawaii 96819-1869

Attention: Battalion Chief Charles Wassman  
Fire Prevention Bureau

Subject: Draft Environmental Assessment  
Rodiek-Walker Estate Wedding Chapel  
Nuuanu, Oahu, Hawaii

Dear Mr. Lopez:

Thank you for your letter dated September 29, 1997 commenting on the subject Draft EA. We offer the following responses in the respective order of your comments:

1. All fire protection requirements for the chapel will be met. Your comments will be forwarded to the project designers to address.
2. Fire apparatus accessibility shall be addressed in the design of the proposed roadways serving the new structures within the property.
3. Construction plans shall be submitted to the City and County of Honolulu Building Department for review and approval for building code and fire code compliance prior to the start of construction.

Your letter, along with this response will be reproduced in the forthcoming Final Environmental Assessment. We appreciate your interest and participation in the consultation phase of the environmental review process.

Sincerely  
*Earl K. Matuskawa*  
Earl K. Matuskawa, AICP, Project Manager

cc: Ms. Joan Takano, Department of Land Utilization  
Mr. Rick Fried, FSR Partners

11-0031

File No.: 97/CUP2-8(JT)  
Page 2 of 2

DEPARTMENT OF LAND UTILIZATION

SUMMARY DESCRIPTION

Honolulu Police  
Department

Comments:

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

1997 OCT -1 10 49 01  
DEPT. OF LAND UTILIZATION  
CITY & COUNTY OF HONOLULU

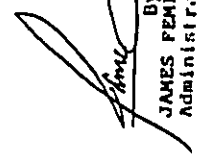
File No.: 97/CUP2-8(JT)  
Page 1 of 2

DEPARTMENT OF LAND UTILIZATION

SUMMARY DESCRIPTION

APPLICANT	:	FSR Partners
LANDOWNER	:	Minami Group (USA) Inc.
REQUEST	:	Conditional Use Permit, Type 2
LOCATION	:	2616 Pali Highway Street
TAX MAP KEY	:	1-8-8: 1
LAND AREA	:	5.691 Acres
DEVELOPMENT PLAN LAND USE MAP	:	Residential
PUBLIC FACILITIES MAP	:	None affecting subject parcel
EXISTING ZONING	:	R-10 Residential District
EXISTING USE	:	Corporate retreat
SURROUNDING LAND USE	:	Residential
PROPOSAL	:	Add a 2,500-square foot wedding chapel and other improvements to the existing corporate retreat at the Rodiek-Walker Estate (also known as Walker Estate). The applicant proposes to use the property for both a corporate retreat and to provide wedding services. The property is listed on both the National and Hawaii Register of Historic Places.

1997 OCT -1 10 49 01  
DEPT. OF LAND UTILIZATION  
CITY & COUNTY OF HONOLULU

  
BY  
JAMES FEMIA, Assistant Chief  
Administrative Bureau  
Date  
9.30.97

6136-01  
October 28, 1997

**WILSON**  
**OKAMOTO**  
ASSOCIATES, INC.



ENGINEERS  
PLANNERS  
1905 KAPUNUI ST. #101  
HONOLULU, HAWAII 96813  
PH: (808) 534-2277  
FAX: (808) 534-2253

Mr. James Femia, Assistant Chief  
Administrative Bureau  
Honolulu Police Department  
City and County of Honolulu  
801 South Beretania Street  
Honolulu, Hawaii 96813

Subject: Draft Environmental Assessment  
Rodiek-Walker Estate Wedding Chapel  
Nuuuam, Oahu, Hawaii

Dear Mr. Femia:

We are in receipt of your memo dated September 30, 1997 to the Department of Land Utilization regarding the subject Draft Environmental Assessment. Thank you for indicating that the proposed project should not have any significant impact on the operations of the Honolulu Police Department.

Your letter, along with this response will be reproduced in the forthcoming Final Environmental Assessment. We appreciate your interest and participation in the consultation phase of the environmental review process.

Sincerely,

Earl K. Matsukawa, AICP, Project Manager

cc: Ms. Joan Takano, Department of Land Utilization  
Mr. Rick Fried, FSR Partners

DEPARTMENT OF PARKS AND RECREATION  
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET  
HONOLULU, HAWAII 96813



JEREMY HARRIS  
CLERK

97-07499

WILLIAM D. BALFOUR, JR.  
DIRECTOR  
MICHAEL T. ARII  
DEPUTY DIRECTOR

OFFICE OF LAND UTILIZATION  
CITY & COUNTY OF HONOLULU

October 6, 1997

TO: JAN NAOE SULLIVAN, DIRECTOR  
DEPARTMENT OF LAND UTILIZATION

FROM: WILLIAM D. BALFOUR, JR., DIRECTOR

SUBJECT: ENVIRONMENTAL ASSESSMENT, CHAPTER 343, HRS  
CONDITIONAL USE PERMIT, TYPE 2  
FOR USE OF HISTORIC STRUCTURES  
RODIEK-WALKER ESTATE  
2616 PALI HIGHWAY, NUUANU, OAHU, HAWAII  
TAX MAP KEY 1-8-008:001  
REF. NUMBER 97/CUP2-8 (JT)

We have reviewed the draft environmental assessment and the application for Conditional Use Permit Type 2 for the above-described project and have determined that the project will not impact the facilities and services which are planned or provided by our department.

Thank you for the opportunity to review the project.

Please have your staff contact Mr. Lester Lai, Planner, of our Advance Planning Branch, at extension 4696 if you need further information.

*W.D. Balfour, Jr.*  
WILLIAM D. BALFOUR, JR.  
Director

WDB:ei

6136-01  
October 28, 1997

WILSON  
OKAMOTO  
& ASSOCIATES, INC.



ENGINEERS  
PLANNERS  
1907 S. WENTWORTH STREET  
HONOLULU, HAWAII 96826  
PH: (808) 948-2277  
FAX: (808) 948-2253  
Member, American Institute of Architects  
Member, American Planning Association

Mr. William D. Balfour, Jr.  
Director  
Department of Parks and Recreation  
City and County of Honolulu  
650 South King Street  
Honolulu, Hawaii 96813

Attention: Mr. Lester Lai  
Advance Planning Branch

Subject: Draft Environmental Assessment  
Rodiek-Walker Estate Wedding Chapel  
Nuuanu, Oahu, Hawaii

Dear Mr. Balfour:

Thank you for your letter dated October 6, 1997 indicating that the proposed project will not impact the facilities and services planned by your department.

Your letter, along with this response will be reproduced in the forthcoming Final Environmental Assessment. We appreciate your interest and participation in the consultation phase of the environmental review process.

Sincerely,  
*Earl K. Matsukawa*

Earl K. Matsukawa, AICP, Project Manager  
cc: Ms. Joan Takano, Department of Land Utilization  
Mr. Rick Fried, FSR Partners

DEPARTMENT OF PUBLIC WORKS  
CITY AND COUNTY OF HONOLULU  
830 SOUTH KING STREET, HONOLULU, HAWAII 96813  
PHONE: (808) 525-2221 • FAX: (808) 525-2221

11-01678



JEREMY HARRIS  
CLERK

October 13, 1997

MEMORANDUM

TO: JAN MAOE SULLIVAN, DIRECTOR  
DEPARTMENT OF LAND UTILIZATION

FROM: *[Signature]*  
JONATHAN K. SHIMADA, PH.D.  
DIRECTOR AND CHIEF ENGINEER

SUBJECT: ENVIRONMENTAL ASSESSMENT (EA)  
RODIEK-WALKER ESTATE  
TMK: 1-8-08: 01

JONATHAN SHIMADA, PH.D.  
DIRECTOR AND CHIEF ENGINEER  
DEPARTMENT OF PUBLIC WORKS  
CITY AND COUNTY OF HONOLULU  
830 SOUTH KING STREET, HONOLULU, HAWAII 96813  
ENV 97-219

1997 OCT 15 PM 1:53  
CITY & COUNTY OF HONOLULU

WILSON  
OKAMOTO  
& ASSOCIATES, INC.



ENGINEERS  
PLANNERS  
1075 KALANIANA'OLE STREET  
HONOLULU, HAWAII 96813  
PH: (808) 945-2177  
FAX: (808) 948-2153  
MAILING ADDRESS:  
P.O. BOX 3329  
HONOLULU, HAWAII 96811

6136-01  
October 28, 1997

Mr. Jonathan K. Shimada, Ph.D.  
Director and Chief Engineer  
Department of Public Works  
City and County of Honolulu  
650 South King Street, 11th Floor  
Honolulu, Hawaii 96813

Attention: Mr. Alex Ho  
Subject: Draft Environmental Assessment  
Rodiek-Walker Estate Wedding Chapel  
Nuuanu, Oahu, Hawaii

Dear Dr. Shimada:

Thank you for your letter dated October 13, 1997 commenting on the subject EA. To the extent possible, parking areas will be designed to direct runoff into planted areas, as you have recommended.

Your letter, along with this response will be reproduced in the forthcoming Final Environmental Assessment. We appreciate your interest and participation in the consultation phase of the environmental review process.

Sincerely,

*[Signature]*

Earl K. Matsukawa, AICP, Project Manager

cc: Ms. Joan Takano, Department of Land Utilization  
Mr. Rick Fried, FSR Partners

DEPARTMENT OF WASTEWATER MANAGEMENT  
CITY AND COUNTY OF HONOLULU  
630 SOUTH KING STREET, 2ND FLOOR • HONOLULU, HAWAII 96813  
PHONE (808) 527-8553 • FAX (808) 527-8555

97-07183



KENNETH E. SPRAGUE, P.E., P.D.  
DIRECTOR  
CHERYL M. OKUMA, RESPE., C.E.C.  
DEPUTY DIRECTOR

In reply refer to:  
WCC 97-248

October 13, 1997

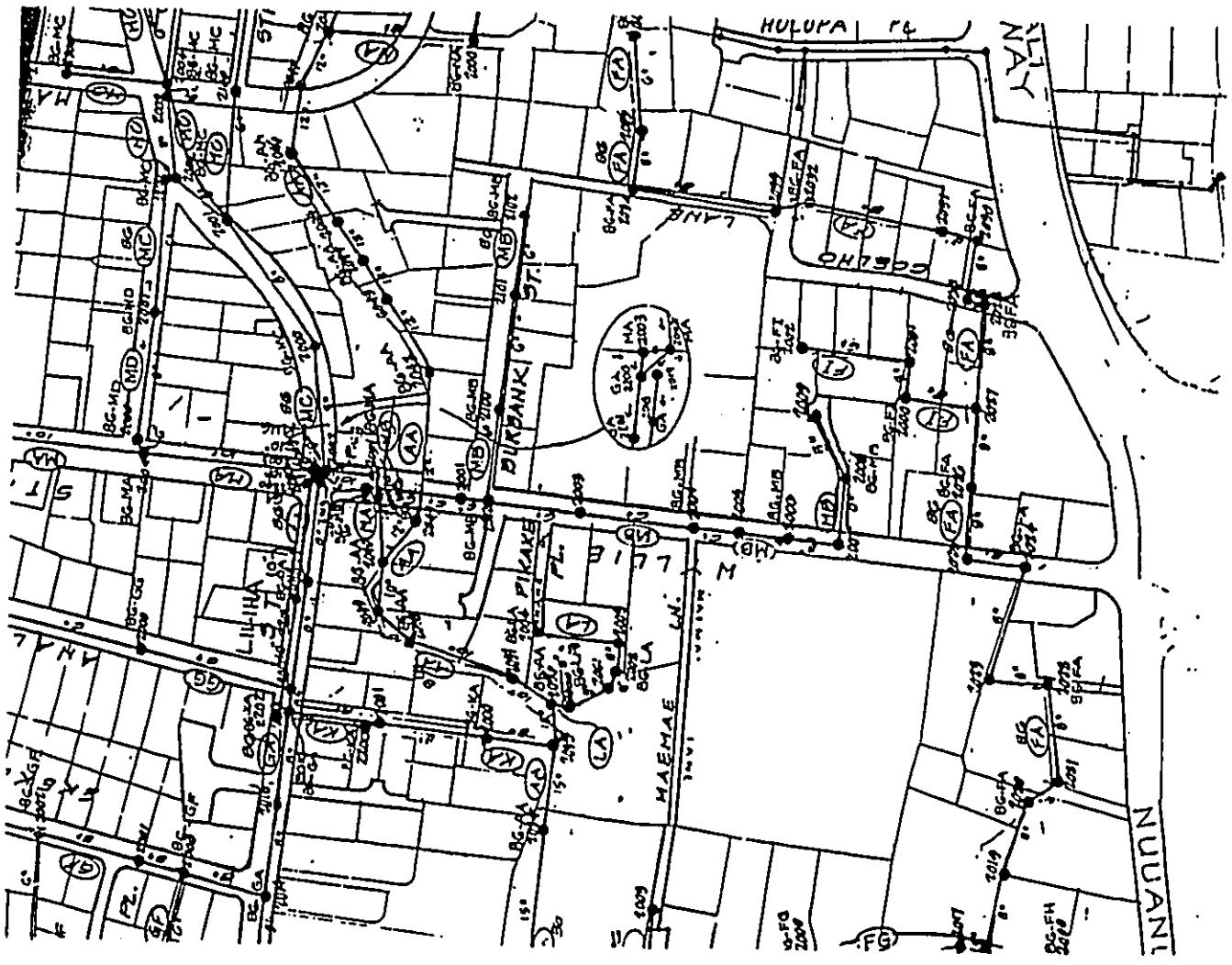
MEMORANDUM

TO: MS. JAN NAOE SULLIVAN, DIRECTOR  
DEPARTMENT OF LAND UTILIZATION

FROM: KENNETH E. SPRAGUE, DIRECTOR  
DEPARTMENT OF WASTEWATER MANAGEMENT

SUBJECT: REQUEST FOR COMMENTS  
ENVIRONMENTAL ASSESSMENT, CHAPTER 343, HRS  
CONDITIONAL USE PERMIT, TYPE 2 FOR USE OF HISTORIC  
STRUCTURES (FILE NO. 97/CUP2-8)  
RODIEK-WALKER ESTATE  
2616 PALI HIGHWAY - NUUANU  
TMK: 1-8-008: 001

NOV 21 AM 10 50  
DEPARTMENT OF LAND UTILIZATION  
CITY & COUNTY OF HONOLULU



The municipal wastewater system is not adequate to accommodate the proposed project. The applicant proposes to construct a 2,500- square foot wedding chapel and other improvements to the existing corporate retreat at the Rodiek-Walker Estate. Although the wedding chapel will not increase the fixture count on the property, the chapel will cause an increase in the number of visitors to the property. The number of weddings performed daily will be at most sixteen, with a maximum number of twenty people per wedding. The demolition of the caretaker's cottage will reduce the amount of wastewater, but will not offset the anticipated increase.

The inadequacy in the municipal wastewater system is a 10-inch sewer line located near the intersection of Liliha Street and Wylie Street. Please see the attached map.

If you have any questions, please contact Mr. Scott Gushi of the Service Control Branch at 523-4886.

Attachment



**WILSON**  
**OKAMOTO**  
ASSOCIATES, INC.

6136-01  
October 28, 1997

Mr. Kenneth Sprague, Ph.D., Director  
Department of Wastewater Management  
City and County of Honolulu  
650 South King Street, 3rd Floor  
Honolulu, Hawaii 96813

Attention: Mr. Scott Gushi  
Service Control Branch

Subject: Draft Environmental Assessment  
Rodiek-Walker Estate Wedding Chapel  
Nuuanu, Oahu, Hawaii

Dear Dr. Sprague:

Thank you for your letter dated October 13, 1997 (Ref.: WCC 97-248) commenting on the subject Draft EA. Since the publication of the Draft EA, the applicant has modified his proposal to address various concerns expressed by the community. One of these modifications is that the existing Conditional Use Permit-Type 2 (CUP-2) for the operation of a corporate retreat at the property will be relinquished if the proposed wedding chapel is approved. Currently, lodging for up to sixteen people is allowed at the corporate retreat.

The applicant and his family will reside in the Main House in which the corporate retreat facilities are presently located. Elimination of the corporate retreat use will significantly reduce the potential for wastewater generation, particularly the peaks which tend to dictate the required capacity of wastewater systems.

The proposed wedding chapel operation has also been modified to reduce the frequency of ceremonies from two to one per hour. The total number of people that will be allowed per wedding party will be limited to sixteen, which is based on the number currently allowed by the existing CUP-2. The nature of wastewater generation will be significantly different than the corporate retreat, however, in that the wedding ceremonies will be conducted on a scheduled basis during the day. Since none of the wedding participants will be staying at the property overnight, there will be no demand associated with meal preparation and bathing which are major contributors to daily peaks and the total volume of wastewater generated.

6136-01  
Letter to Mr. Kenneth Sprague  
Page 2  
October 28, 1997

We hope that we have adequately responded to your comments. Your letter, along with this response will be reproduced in the forthcoming Final Environmental Assessment. We appreciate your interest and participation in the consultation phase of the environmental review process.

Sincerely,



Earl K. Matsukawa, AICP, Project Manager

cc: Ms. Joan Takano, Department of Land Utilization  
Mr. Rick Fried, FSR Partners

**WILSON**  
**OKAMOTO**  
ASSOCIATES, INC.



ENGINEERS  
PLANNERS  
1105 BEECHVALE STREET  
HONOLULU, HAWAII 96813  
PH (808) 946-2277  
FAX (808) 946-2253

97-07827

File No.: 97/CUP2-8 (JT)  
Page 2 of 2

DEPARTMENT OF LAND UTILIZATION

SUMMARY DESCRIPTION

Housing and Community Development  
Department

Comments:

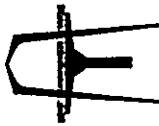
The applicant has indicated that the proposed project will not involve the development of any residential units.

The proposed project does not conflict with any current or proposed City project. We have no comments to offer at this time.

SEP 22 AM 10 54  
DEPARTMENT OF LAND UTILIZATION  
CITY & COUNTY OF HONOLULU

6136-01  
October 28, 1997

**WILSON  
OKAMOTO**  
ASSOCIATES, INC.



ENGINEERS  
PLANNERS  
180'S KALANIANA'OLE STREET  
HONOLULU HAWAII 96813  
PH (808) 948-2277  
FAX (808) 948-2133  
M.A. PROFESSIONAL ENGINEER  
P.O. BOX 10000  
HONOLULU, HAWAII 96810

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

Subject: Draft Environmental Assessment  
Rodiek-Walker Estate Wedding Chapel  
Nununu, Oahu, Hawaii

Dear Mr. Agres:

We are in receipt of your memo dated October 21, 1997 to the Department of Land Utilization regarding the subject Draft Environmental Assessment. Thank you for indicating that the proposed project does not conflict with any current or proposed City project and that you have no comments to offer at this time.

Your letter, along with this response will be reproduced in the forthcoming Final Environmental Assessment. We appreciate your interest and participation in the consultation phase of the environmental review process.

Sincerely,

Earl K. Matsukawa, AICP, Project Manager

cc: Ms. Joan Takano, Department of Land Utilization  
Mr. Rick Fried, FSR Partners

Quincy By Relativist Date 10/21/1997

PLANNING DEPARTMENT  
**CITY AND COUNTY OF HONOLULU**  
850 SOUTH KING STREET, 8TH FLOOR • HONOLULU, HAWAII 96813-3017  
PHONE: (808) 522-6711 • FAX: (808) 523-6950

97-07880



JOHN HARRIS  
10/28/97

PATRICK ONISHI  
Chief Planning Officer  
DONALD HANAUSS  
Deputy Chief Planning Officer

TH 9/97-1914

October 20, 1997

TH 9/97-1914  
DEPARTMENT OF LAND UTILIZATION  
CITY AND COUNTY OF HONOLULU

TO: JAN NAOE SULLIVAN, DIRECTOR  
DEPARTMENT OF LAND UTILIZATION

FROM: PATRICK T. ONISHI  
CHIEF PLANNING OFFICER

SUBJECT: ENVIRONMENTAL ASSESSMENT (EA) AND CONDITIONAL USE  
PERMIT, TYPE 2 (CUP2) FOR USE OF HISTORIC STRUCTURES,  
RODIEK-WALKER ESTATE (FILE NO. 97/CUP2-8), 2616 PALI  
HIGHWAY, NUUANU, OAHU, HAWAII. TAX MAP KEY: 18-08-01

In response to your memorandum of September 25, 1997, we have reviewed the subject EA and CUP2 and have no objection to the proposed project.

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

6136-01  
October 28, 1997

WILSON  
OKAMOTO  
& ASSOCIATES, INC.



ENGINEERS  
PLANNERS  
707 S. BEREDUNA STREET  
HONOLULU, HAWAII 96813  
PHONE: (808) 946-2777  
FAX: (808) 946-2333

Mr. Patrick Onishi, Chief Planning Officer  
Planning Department  
City and County of Honolulu  
650 South King Street, 8th Floor  
Honolulu, Hawaii 96813-3017

Attention: Mr. Tim Hata

Subject: Draft Environmental Assessment  
Rodiek-Walker Estate Wedding Chapel  
Nuuanu, Oahu, Hawaii

Dear Mr. Onishi:

Thank you for your letter dated October 20, 1997 (Ref.: TH 9/97-1914) indicating that your Department has no objection to the proposed project.

Your letter, along with this response will be reproduced in the forthcoming Final Environmental Assessment. We appreciate your interest and participation in the consultation phase of the environmental review process.

Sincerely,

Earl K. Matsukawa, AICP, Project Manager

cc: Ms. Joan Takano, Department of Land Utilization  
Mr. Rick Fried, FSR Partners

DEPARTMENT OF TRANSPORTATION SERVICES  
**CITY AND COUNTY OF HONOLULU**  
 PALACE PARK PLAZA • 711 KAPOLANI BOULEVARD, SUITE 1200 • HONOLULU, HAWAII 96813  
 PHONE: (808) 521-8222 • FAX: (808) 521-8730

97-07848



SECRET  
 5/2/97

CHERYL SOON  
 DIRECTOR  
 JOSEPH M. MAGALDO, JR.  
 DEPUTY DIRECTOR

October 20, 1997

TSP9/97-05141R

**MEMORANDUM**

**TO:** JAN NAOE SULLIVAN, DIRECTOR  
 DEPARTMENT OF LAND UTILIZATION

**FROM:** CHERYL D. SOON, DIRECTOR

**SUBJECT:** RODIEK-WALKER ESTATE - NUUANU

In response to your September 25, 1997 memorandum, the Draft Environmental Assessment and Application for Conditional Use Permit Type 2 prepared for the proposed wedding chapel project were reviewed.

The documents reviewed related that in response to comments received from neighbors about a sight distance limitation at a corner of Jack Lane, a small portion of land at the corner of the subject property will be dedicated and road improvements will be made to resolve this problem if the proposed project is implemented. There are road widening setbacks ranging from five to eleven feet along Jack Lane fronting this site. Roadway improvements should be constructed with respect to the new property line.

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

*Cheryl D. Soon*  
 For CHERYL D. SOON

WILSON  
 OKAMOTO  
 & ASSOCIATES, INC.



ENGINEERS  
 PLANNERS  
 1307 S. BERTANNA STREET  
 HONOLULU, HAWAII 96828  
 PH. (813) 948-2277  
 FAX. (813) 948-2253

6136-01  
 October 28, 1997

Ms. Cheryl Soon, Director  
 Department of Transportation Services  
 City and County of Honolulu  
 Pacific Park Plaza  
 711 Kapiolani Boulevard, Suite 1200  
 Honolulu, Hawaii 96813

Attention: Ms. Faith Miyamoto  
 Transportation System Planning Division

Subject: Draft Environmental Assessment  
 Rodiek-Walker Estate Wedding Chapel  
 Nuuanu, Oahu, Hawaii

Dear Ms. Soon:

Thank you for your letter dated October 20, 1997 (Ref.: TSP9/97-05141R) commenting on the subject Draft Environmental Assessment. Based on your comments, we have initiated discussions with your staff regarding the proposed widening of Jack Lane. We trust that an appropriate configuration for the widening can be determined that will improve the traffic situation at this corner of the property. As we have related to your staff, this widening is not a mitigation measure since Jack Lane will not be used in conjunction with the proposed project. It is offered by the applicant in response to neighborhood concerns about an existing traffic hazard.

Your letter, along with this response will be reproduced in the forthcoming Final Environmental Assessment. We appreciate your interest and participation in the consultation phase of the environmental review process.

Sincerely,

*Earle Matsumoto*

Earl K. Matsumoto, AICP, Project Manager

cc: Ms. Joan Takano, Department of Land Utilization  
 Mr. Rick Fried, FSR Partners

91-01461

SEP 29 7 PM 2 05

DEPT. OF LAND UTILIZATION  
CITY & COUNTY OF HONOLULU

September 29, 1997

Wilma & Walter Cheng  
2702 Pali Highway  
Honolulu, HI 96817  
Honorable Jeremy Harris  
Honolulu City Mayor  
City & County Honolulu Hale  
530 S. King Street  
Honolulu, HI 96813

RE: The Commercialization of the Walker Estate

Dear Mayor Harris:

Enclosed is a letter from Senator Rod Tam.

We wish to take umbrage to Senator Tam's letter which can only kindly be said to be misleading.

The community, at the only known meeting regarding the commercialization of the Walker Estate by Mr. Richard Fried Jr., at Maenae School certainly did not ask for your personal involvement and approval of the wedding chapel project at the Walker Estate. In fact, there were, shortly thereafter, ruminations of some quite strong opposition to the commercialization of this residential area.

While the community has no objection to anyone merely purchasing the property and living at 2616 Pali Highway, as it is clearly anyone's right to do so, and while the community would be happy if the historic nature of the estate is maintained, and while the community is happy that someone will maintain the property properly, etc., to say that a community is desirous of adding a commercial wedding chapel in a residential area is a serious misrepresentation of what the community truly wants.

Senator Tam does not speak for the community and does not represent the community and, therefore, his statement that "the community strongly requested for you to agree with the

RE: WALKER ESTATE  
SEPTEMBER 29, 1997  
PAGE TWO

above conditions" (lines 24 and 25 of page 2 of Senator Tam's letter), is substantially inaccurate.

I believe that there is already building within the community an organized opposition to the commercial wedding chapel project in a residential area so overwhelmed by other religious edifices.

Sincerely,  
*W. & W. Cheng*  
Wilma & Walter Y.M. Cheng

WYMC/ad

- cc 1. Ms. Jan M. Sullivan  
Director of Land Utilization
- 2. Mr. Jon Yoshimura  
Council Member, District 6
- 3. Senator Suzanne Chun Oakland
- 4. Representative Lei Ahu Isa
- 5. Neighborhood Boards 12 & 14

SENATOR ROD TAM  
13th DISTRICT  
NUUANUKU DOWNTOWN AND ISLAND



NOV 7 PM 2 05  
107 LANE UTILIZATION  
CITY & COUNTY OF HONOLULU

CO-CHAIR, COMMITTEE ON EDUCATION  
AGRICULTURE, COMMITTEES ON  
WAYS AND MEANS,  
HEALTH AND ENVIRONMENT

The Senate  
Nineteenth Legislature  
State of Hawaii

August 28, 1997

Honorable Jeremy Harris  
Honolulu City Mayor  
City & County of Honolulu  
Honolulu Hale  
530 South King Street  
Honolulu, Hawaii 96813

Dear Mayor Harris:

The community asking for your personal involvement to amend current conditional use permit for the former Walker Estate, 2616 Pali Highway the community has been having problems with its current owner Minami Group for a number of years. The conditional use permit interferes in the single family residences life style in the community, the community is not a commercial community. The community has been approached by Richard Fried Jr. Attorney at Law through me to get the approval to purchase and live at the former Walker Estate. In the community discussion with Mr. Fried the following conditions are strongly desired:

- 1) The property will be retained as an historic site so future generations can appreciate the classic architecture as well as the exceptional trees that are listed on the registry;
- 2) The branches overhanging Jack Lane from the former Walker Estate will be cut;
- 3) The local owners will landscape the entire property which has not been maintained and overgrowth has permitted a large amount of rodents and other pests to live on the property and become a nuisance for adjoining neighbors;
- 4) The purchasers have agreed to widen Jack Lane so as to alleviate the difficulty that people now have navigating the blind corner. Therefore, the blind turn in Jack Lane at the intersection of Jack Lane and Luakini Street will be straightened out with the removal of trees. The purchasers will not use Jack Lane as an entrance and exit to the former Walker Estate.

PAGE 2

- 5) The new owners will not build the two additional large residences that they have permits for under the corporate retreat designation; as a result, there will not be any off-site construction involving sewer lines and there will be no increase in the use of our public sewage treatment facilities. Only a small private air-conditioned soundproof wedding chapel will be built;
- 6) The weddings will only take place during daylight hours and there will be no more than 16 people on the property at a given time. There shall be no other commercial activities and rental of the former Walker Estate for fundraising and non-profit activities and events in general.
- 7) Construct a cement sidewalk in Jack Lane adjacent to the former Walker Estate.
- 8) The conditional use permit be granted to only Mr. Richard Fried, Jr. and associates based on the above conditions 1 to 7. Any future owners of the former Walker Estate must re-apply for a conditional use permit. The above conditions are the conditions the immediate community can monitor on a day to day basis, especially after regular hours of the City and County of Honolulu's agencies.

The community strongly requested for you to agree with the above conditions.

If there are any questions, please feel free to call upon me at 586-6450 (capitol) or 577-9587 (pager).

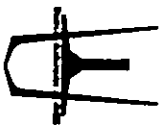
Sincerely,

Rod Tam  
State Senator, 13th District

cc: Senator Suzanne Chun Oakland  
Representative Lei Ahu Isa  
Neighborhood Boards 12 and 14  
Residents  
Department of Land Utilization

6136-01  
October 28, 1997

**WILSON  
OKAMOTO  
& ASSOCIATES, INC.**



**ENGINEERS  
PLANNERS**  
1707 S. BERKELEY STREET  
HONOLULU, HAWAII 96817  
PH (808) 948-2277  
FAX (808) 948-2253

Mr. and Mrs. Walter and Wilma Chang  
2702 Pali Highway  
Honolulu, Hawaii 96817

Subject: Draft Environmental Assessment  
Rodick-Walker Estate Wedding Chapel  
Nuuanu, Oahu, Hawaii

Dear Mr. and Mrs. Chang:

We are in receipt of your letter dated September 29, 1997 to Mayor Jeremy Harris. Your concern regarding Senator Tam's involvement in the proposed project is acknowledged.

Your letter with attachment, along with this response will be reproduced in the forthcoming Final Environmental Assessment. We appreciate your interest and participation in the consultation phase of the environmental review process.

Sincerely,

Earl K. Matsukawa, AICP, Project Manager

cc: Ms. Joan Takano, Department of Land Utilization  
Mr. Rick Fried, FSR Partners

97-07513

October 9, 1997

RE: 2616 PALI HWY  
OCTOBER 9, 1997  
PAGE TWO

OCT 10 10 48  
OFFICE OF LAND UTILIZATION  
CITY & COUNTY OF HONOLULU

Wilma and Walter Chang  
2702 Pali Hwy.  
Honolulu, HI 96817

Ms. Jan N. Sullivan  
Director of Land Utilization  
650 S. King St., 7th Floor  
Honolulu, HI 96813

RE: The Commercialization of 2616 Pali Hwy.

Dear Ms. Sullivan:

Large number of our neighbors (see attached petition) have asked us to express their objections to the commercialization of the Walker Estate.

They are vehemently opposed to a wedding chapel at 2716 Pali Highway.

Besides the usual objections to parking, increased traffic, congestion, etc., they wanted to point out that at least four persons have died at the intersection of Jack Lane and Pali Highway and that there has been a large number of accidents at that site.

They desired to emphasize the fact that this intersection is dangerous, and that any increase in traffic places burdens and potential liabilities on the shoulders of the City and County especially should another unnecessary tragedy occur. If commercialization of the Walker property proceeds due to the acquiescence of the City, and particularly if a Walker Wedding Chapel vehicle is involved, the exposure on the City's head may be onerous.

Furthermore, there is no need for another chapel in this area, so replete with other religious edifices that are presently serving the same purpose, and there is certainly no need for a commercial type of chapel. Except for the pecuniary gain of a few already wealthy individuals, there appears to be no social, religious, moral, physical, or spiritual benefit or value to this residential community, but, instead, considerable potential harm.

Finally, the many undersigned, being mostly elderly, quiet, unassuming, retirees, of a generation that tends to "no make waves", have stated that they want to be heard and regarded just like the more affluent, more vocal, more articulate, and more prominent Diamond Head group that stopped a similar endeavor of Mr. Fried recently.

Sincerely yours,

*W. F. Chang*

Wilma and Walter Chang for the  
Attached Undersigned.

Enclosure

- cc
1. The Honorable Mayor Jeremy Harris
  2. Mr. Jon Yoshimura, Council Member, District 6
  3. Senator Suzanne Chun Oakland
  4. Representative Lei Ahu Isa
  5. Mr. David Arakawa, Corporation Counsel
  6. Neighborhood Boards 12 & 14
  7. Various Neighbors in Nuuanu
  8. Senator Rod Tam



**PROPOSED COMMERCIAL CHAPEL AT THE  
FORMER WALKER ESTATE 2616 PALI HWY.**

WE, THE RESIDENTS OF NUUANU, PALI HIGHWAY, JACK LANE, AND  
LUAKINI ST., CATEGORICALLY OBJECT TO THE ESTABLISHMENT OF  
A COMMERCIAL WEDDING CHAPEL ON THE FORMER WALKER ESTATE  
FOR THE PURPOSE OF CONDUCTING LAS VEGAS TYPE WEDDINGS.  
SUCH ACTION WOULD CERTAINLY CREATE AN ADVERSE IMPACT TO  
OUR SURROUNDING COMMUNITY.

NAME	ADDRESS
1. <u>Nickson Yu</u>	<u>450 Luakini St.</u>
2. <u>Helen L. Yu</u>	<u>450 Luakini St.</u>
3. <u>Raini Apanale</u>	<u>444 Luakini St.</u>
4. <u>Thomas Hamada</u>	<u>444 Luakini St.</u>
5. <u>Ng S. Shumway</u>	<u>453 Luakini Pl.</u>
6. <u>Richard Y. Shumway</u>	<u>453 Luakini Pl.</u>
7. <u>T. Teneke</u>	<u>452 Luakini Street</u>
8. <u>S. Aikaw</u>	<u>453 B Luakini St.</u>
9. <u>Gwyneth Young</u>	<u>451 Luakini Pl.</u>
10. <u>Albert Amoy</u>	<u>451 Luakini Pl.</u>
11. <u>Mark P. P. P.</u>	<u>1917 Keonaona St.</u>
12. <u>Gary Kato</u>	<u>455 Luakini Pl.</u>
13. <u>Chunho Aikaw</u>	<u>453 B Luakini Pl.</u>
14. <u>Alan F. Check</u>	<u>454 Luakini Pl.</u>

**PROPOSED COMMERCIAL CHAPEL AT THE  
FORMER WALKER ESTATE 2616 PALI HWY.**

WE, THE RESIDENTS OF NUUANU, PALI HIGHWAY, JACK LANE, AND  
LUAKINI ST., CATEGORICALLY OBJECT TO THE ESTABLISHMENT OF  
A COMMERCIAL WEDDING CHAPEL ON THE FORMER WALKER ESTATE  
FOR THE PURPOSE OF CONDUCTING LAS VEGAS TYPE WEDDINGS.  
SUCH ACTION WOULD CERTAINLY CREATE AN ADVERSE IMPACT TO  
OUR SURROUNDING COMMUNITY.

NAME	ADDRESS
30. <u>Ruth Roberts</u>	<u>436 Luakini St.</u>
31. <u>Cherilyn Fern</u>	<u>447 Luakini St.</u>
32. <u>[Signature]</u>	<u>433 Luakini St.</u>
33. <u>Peter &amp; Sony</u>	<u>51-B JACK LANE</u>
34. <u>Steve &amp; Stef</u>	<u>51-B Jack Lane</u>
35. <u>Edith C. Joy</u>	<u>51-B Jack Lane</u>
36. <u>Ann Hamada</u>	<u>444 Luakini St.</u>
37. <u>Shirley Makoyama</u>	<u>207 Jack Lane</u>
38. <u>Jeanet Makoyama</u>	<u>207 Jack Lane</u>
39. <u>Frank &amp; Lita</u>	<u>456 Luakini St.</u>
40. <u>Patricia Suganua</u>	<u>246-c Jack Lane</u>
41. <u>Marjorie H. Makoyama</u>	<u>252-B Jack Lane</u>
42. <u>William Hewitt</u>	<u>" " "</u>
43. <u>J. Walter Young</u>	<u>2701 Pali Hwy.</u>
44. <u>Debra Young</u>	<u>2702 Pali Hwy.</u>

**PROPOSED COMMERCIAL CHAPEL AT THE FORMER WALKER ESTATE 2616 PALI HWY.**

WE, THE RESIDENTS OF NUUANU, PALI HIGHWAY, JACK LANE, AND LUAKINI ST., CATEGORICALLY OBJECT TO THE ESTABLISHMENT OF A COMMERCIAL WEDDING CHAPEL ON THE FORMER WALKER ESTATE FOR THE PURPOSE OF CONDUCTING LAS VEGAS TYPE WEDDINGS. SUCH ACTION WOULD CERTAINLY CREATE AN ADVERSE IMPACT TO OUR SURROUNDING COMMUNITY.

NAME	ADDRESS
60. <u>Al. Peterouche</u>	<u>2651 Pali Hwy.</u>
61. <u>Peter Speland</u>	<u>2651 Pali Hwy.</u>
62. <u>Meydun Aito</u>	<u>2651 Pali Highway</u>
63. <u>M. J. Mule</u>	<u>559 LUAKINI ST.</u>
64. <u>Paul J. [Signature]</u>	<u>2651 Pali Hwy.</u>
65. <u>John F. [Signature]</u>	<u>2651 Pali Hwy.</u>
66. <u>Leina K. [Signature]</u>	<u>2651 Pali Hwy.</u>
67. <u>Wendy [Signature]</u>	<u>2651 Pali Hwy.</u>
68. <u>Momoko [Signature]</u>	<u>2651 Pali Hwy.</u>
69. <u>Phenie [Signature]</u>	<u>2651 Pali Hwy.</u>
70. <u>Ruth Kuraya</u>	<u>2651 Pali Hwy.</u>
71. <u>[Signature]</u>	<u>2651 Pali Hwy.</u>
72. <u>Wendy [Signature]</u>	<u>2651 Pali Hwy.</u>
73. <u>Cliff [Signature]</u>	<u>2651 Pali Hwy.</u>
74. <u>Sandy [Signature]</u>	<u>2651 Pali Hwy.</u>

**PROPOSED COMMERCIAL CHAPEL AT THE FORMER WALKER ESTATE 2616 PALI HWY.**

WE, THE RESIDENTS OF NUUANU, PALI HIGHWAY, JACK LANE, AND LUAKINI ST., CATEGORICALLY OBJECT TO THE ESTABLISHMENT OF A COMMERCIAL WEDDING CHAPEL ON THE FORMER WALKER ESTATE FOR THE PURPOSE OF CONDUCTING LAS VEGAS TYPE WEDDINGS. SUCH ACTION WOULD CERTAINLY CREATE AN ADVERSE IMPACT TO OUR SURROUNDING COMMUNITY.

NAME	ADDRESS
90. <u>Clayton N. Keitz</u>	<u>2651 Pali Hwy. Awa 96817</u>
91. <u>Alia H. [Signature]</u>	<u>2651 Pali Hwy. Awa 96817</u>
92. <u>Cheryl [Signature]</u>	<u>2651 Pali Hwy. Awa 96817</u>
93. <u>Cheryl [Signature]</u>	<u>2651 Pali Hwy. Awa 96817</u>
94. <u>Earl [Signature]</u>	<u>2651 Pali Hwy. Awa 96817</u>
95. <u>Lois [Signature]</u>	<u>2651 Pali Hwy. Awa 96817</u>
96. <u>Lynn Mochizuki</u>	<u>1347 KUKUNA PI KAILUA HI 96734</u>
97. <u>Vanessa M. Ito</u>	<u>2484 B Pali Hwy Awa 96817</u>
98. <u>Debra [Signature]</u>	<u>2651 Pali Hwy Awa 96817</u>
99. <u>Luella [Signature]</u>	<u>2651 Pali Hwy Awa 96817</u>
100. <u>Trudis [Signature]</u>	<u>Pali Hwy.</u>
101. <u>Honolulu [Signature]</u>	<u>519. B 7TH AVE</u>
102. <u>Anna [Signature]</u>	<u>2651 Pali Hwy 96817</u>
103. <u>Abbie [Signature]</u>	<u>2651 Pali Hwy. 96817</u>
104. <u>Zoe [Signature]</u>	<u>444 LUAKINI ST. Awa. 96817</u>

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**OKAMOTO**  
A ASSOCIATES, INC.

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Letter to Mr. and Mrs. Walter and Wilma Chang

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October 28, 1997

**WILSON**  
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A ASSOCIATES, INC.



**ENGINEERS**  
**PLANNERS**  
1167 S. KURETAMA STREET  
HONOLULU, HAWAII 96817  
PH. (808) 946-2277  
FAX (808) 946-2253  
MAILING ADDRESS  
P. O. B. 1520  
HONOLULU, HAWAII 96811

6136-01

October 28, 1997

Mr. and Mrs. Walter and Wilma Chang  
2702 Pali Highway  
Honolulu, Hawaii 96817

Subject: Draft Environmental Assessment  
Rodiek-Walker Estate Wedding Chapel  
Nuuanu, Oahu, Hawaii

Dear Mr. and Mrs. Chang:

We are in receipt of your letter dated October 9, 1997 to the Department of Land Utilization. Your opposition to the proposed project is acknowledged. We offer the following responses to those comments which pertain specifically to the contents of the EA:

1. Please be apprised that subsequent to the preparation of the Draft EA, the applicant modified the proposed project in response to community concerns, as follows:
  - a. The existing CUP-2 permit for the corporate retreat will be relinquished upon approval of the CUP-2 permit for the wedding chapel operation;
  - b. The frequency of wedding ceremonies to be conducted will be reduced from two per hour to one per hour;
  - c. The wedding ceremonies will begin no earlier than 8:30 A.M.; and,
  - d. The maximum number of people in a wedding party will be limited to sixteen.These modifications will be included in the Final EA as the proposed project.
2. The traffic assessment in the Draft EA discloses the negligible impact the project will have on traffic in the vicinity. Moreover, with the above-mentioned modifications, this negligible impact will be halved and the morning peak traffic will be avoided.

3. Both the City and County of Honolulu Department of Transportation Services (DTS) and the State Department of Transportation (DOT) have been consulted regarding the proposed traffic associated with the wedding chapel operations. DOT review and approval will be required for the driveway improvement that will allow limousines to enter the property from the right lane of the Pali Highway without having to encroach on the adjoining lane to make the turn. The DTS will be reviewing the proposed widening of Jack Lane to improve the sight distance at the rear corner of the property. This latter improvement is unrelated to the operation of the wedding chapel since Jack Lane will not be used at all. It is an initiative of the applicant to address an existing concern voiced by the neighbors.

Your letter, along with this response will be reproduced in the forthcoming Final Environmental Assessment. We appreciate your interest and participation in the consultation phase of the environmental review process.

Sincerely,

Earl K. Matsukawa, AICP, Project Manager

cc: Ms. Joan Takano, Department of Land Utilization  
Mr. Rick Fried, FSR Partners

September 29, 1997

Director, Dept. of Land Utilization  
City & County of Honolulu  
650 South King Street 7th Floor  
Honolulu, HI 96813


Subject: File No. 97/CUP2-8  
2616 Pali Hwy.

As owner of TMK 2-2-031-038, which is almost directly across Pali Hwy from the subject "Walker Estate", I have grave concerns and object to any conditional use permit on this R-10 parcel being used commercially.....especially for construction of a wedding chapel.

Being a civil engineer, my main objection is related to traffic safety and congestion, primarily at the narrow U-turn permitted median opening, mauka of Akamu Place. We actively use this opening to make U-turns to go town bound. The width of this opening is just enough for a normal sedan length vehicle but I can see potential accidents when a stretched limousine attempts to make a left turn into the Walker estate.....or even trying to make a U-turn at the next mauka opening to backtrack to the subject property.

It is even a hazard while waiting in the intersection and a second vehicle (with tinted windows or panel sedan) enters the same intersection and blocks your sight distance. I have seen stretched limos leave the church properties on the Diamond Head side of Pali Hwy and get into the median intersection to make a left turn townbound. Generally, half of the limo is protruding into the outbound travelway, while waiting to make that left turn.

There is no question in my mind that it would be detrimental to the community to permit the construction and use of a Wedding Chapel on this property.

  
Ben Taguchi, P.E.  
Trustee for Kūkaʻi Taguchi Trust  
TMK 2-2-031-038

Ben Taguchi  
2925 Ala Oloa Place  
Honolulu, HI 96818-1662

6136-01  
October 28, 1997

Mr. Ben Taguchi, P.E.  
2925 Ala Oloa Place  
Honolulu, Hawaii 96818-1662

Subject: Draft Environmental Assessment  
Rodiek-Walker Estate Wedding Chapel  
Nuuanu, Oahu, Hawaii

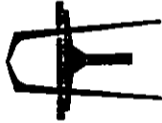
Dear Mr. Taguchi:

We are in receipt of your letter dated September 29, 1997 to the Department of Land Utilization. We offer the following response to your comments regarding traffic associated with the proposed wedding chapel operation.

The subject Draft Environmental Assessment explains that the Windward-bound limousines transporting wedding parties to the Rodiek-Walker Estate from Honolulu would not make a left turn into the property. Instead, they would proceed to the Laimi Street intersection which has a traffic signal with a dedicated left/U-turn sequence as well as a left/U-turn storage lane. At that intersection, the limousines would make a U-turn and approach the Estate from the Honolulu-bound direction. The proposed modification of the entry driveway to accommodate a wider turning radius will allow the limousines to make the right-turn into the Estate from the right lane of the Pali Highway without encroaching into the adjoining lanes to the left.

To further address residents' concerns regarding morning traffic, the applicant has agreed to begin wedding ceremonies no earlier than 8:30 AM, which is well after the morning peak traffic hour. Moreover, the applicant has modified the proposed operation to accommodate no more than one wedding ceremony per hour. Most of the ceremonies would involve a single limousine. For the traffic assessment contained in the Draft EA up to five limousines per hour was assumed based on the earlier proposal to conduct two ceremonies per hour. That figure would be halved in the current proposal. This volume of traffic is minuscule in relation to the volume using Pali Highway. Since all of the traffic movements by the limousines can be made without compromising traffic safety, their impact is negligible.

WILSON  
OKAMOTO  
& ASSOCIATES, INC.



ENGINEERS  
PLANNERS  
1102 S. WERTZMAN STREET  
HONOLULU, HAWAII 96828  
PH. (808) 948-7277  
FAX (808) 948-7253  
MAILING ADDRESS:  
P. O. BOX 38260  
HONOLULU, HAWAII 96828

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**ASSOCIATES, INC.**

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Letter to Mr. Ben Taguchi, P.E.

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October 28, 1997

Your letter, along with this response, will be reproduced in the forthcoming Final Environmental Assessment. We appreciate your interest and participation in the consultation phase of the environmental review process.

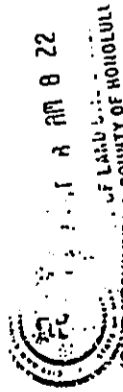
Sincerely,



Earl K. Matsukawa, AICP, Project Manager

cc: Ms. Joan Takano, Department of Land Utilization  
Mr. Rick Fried, FSR Partner

97-07#34



**CITY COUNCIL**  
CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII 96813-3065 / TELEPHONE 547-7000

JOHN YOSHIMURA & COUNTY OF HONOLULU  
Chair, Policy Committee  
Councilmember, District VI  
PHONE 547-7006  
FAX (808) 523-4720  
email: yoshimura@co.honolulu.hi.us

October 6, 1997

Mr. L. Richard Fried  
1900 Davies Pacific Center  
841 Bishop Street  
Honolulu, HI 96813-3962

Dear Mr. Fried:

Re: Application for Conditional Use Permit Type 2

I met with about 30 neighbors ("Neighbors") of the Walker Estate on October 3rd and identified seven issues of community concern. They are as follows:

1. **Parking** - Neighbors are concerned there will be insufficient parking to support all wedding activity. They believe no street parking should be used to support the commercial activity. Neighbors also request allowing neighboring churches and community groups to utilize the Walker Estate for parking.
2. **Traffic** - Neighbors are concerned that large limousines may negatively impact traffic flow. They request a traffic study to determine whether installation of a traffic signal at Pali Highway and Jack Lane would be necessary. If warranted, the community would like Mr. Fried to absorb the cost.
3. **Chapel Location** - Neighbors feel the proposed location will have a negative impact on Neighbors. They also request that Mr. Fried work closely with the Neighbors to relocate the chapel on estate grounds.
4. **Proposed Retreat Usage** - Neighbors seek clarification regarding retreat usage of the estate in the DLU application. They were originally informed that the property would be used for weddings only.
5. **Number of guests on-site** - Neighbors were told that no more than 16 guests would be allowed on-site for wedding ceremonies. However, the DLU application requests 30 guests. Neighbors request that no more than 16 guests be on-site per wedding.
6. **Frequency of weddings** - Neighbors were initially informed there would be

one wedding ceremony per hour. The DLU application seeks two ceremonies per hour. Neighbors request no more than one ceremony per hour.

7. **Hours of operation** - Neighbors are concerned about wedding ceremonies beginning at 8:00am. They request that no wedding ceremonies be held until after rush hour traffic.

It is my sincere hope these issues are addressed and resolved prior to the public hearing with the Department of Land Utilization. Please contact Kyle Chock of my staff at 527-5815 for additional information.

Sincerely,

Jon Yoshimura  
Councilmember, District VI

cc: Ms. Helena Yee  
Ms. Jan Sullivan, Department of Land Utilization  
Liliha/Kapalama Neighborhood Board #14

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& ASSOCIATES, INC.**

6136-01  
October 28, 1997

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& ASSOCIATES, INC.**



**ENGINEERS  
PLANNERS**  
100 S. BERTHOUD STREET  
HONOLULU, HAWAII 96813  
PH. (808) 946-2277  
FAX (808) 946-2253  
P.O. BOX 10000  
HONOLULU, HAWAII 96810

Councilmember Jon Yoshimura  
District VI  
City Council  
City and County of Honolulu  
530 South King Street  
Honolulu, Hawaii 96813-3065

Subject: Draft Environmental Assessment  
Rodiek-Walker Estate Wedding Chapel  
Nuuanu, Oahu, Hawaii

Dear Councilmember Yoshimura:

Thank you for your letter dated October 6, 1997 commenting on community concerns regarding the subject project. In response to your comments, the applicant modified the project that was previously described in the Draft EA. These modifications, which will be included in the Final EA, are as follows:

- a. The existing CUP-2 permit for the corporate retreat will be relinquished upon approval of the CUP-2 permit for the wedding chapel operation;
- b. The frequency of wedding ceremonies to be conducted will be reduced from two per hour to one per hour;
- c. The wedding ceremonies will begin no earlier than 8:30 A.M.; and,
- d. The maximum number of people in a wedding party will be limited to sixteen.

We offer the following point-by-point responses in the respective order of your numbered comments:

1. Parking - As described in the Draft EA, the approximately 50 parking spaces to be provided on the property will be more than adequate for the single-family residence, the small wedding chapel staff, floral deliveries and the one or two limousines per hour that will transport the wedding

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Letter to Councilmember Jon Yoshimura  
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parties. There will be no reliance on-street parking. The applicant has discussed the use of parking on the property by the Temple Emanu-El during large events held at the temple.

2. Traffic - The subject Draft Environmental Assessment explains that the Windward-bound limousines transporting wedding parties to the Rodiek-Walker Estate from Honolulu would not make a left turn into the property. Instead, they would proceed to the Laimi Street intersection which has a traffic signal with a dedicated left/U-turn sequence as well as a left/U-turn storage lane. At that intersection, the limousines would make a U-turn and approach the Estate from the Honolulu-bound direction. The proposed modification of the entry driveway to accommodate a wider turning radius will allow the limousines to make the right-turn into the Estate from the right lane of the Pali Highway without encroaching into the adjoining lanes to the left.

To further address residents' concerns regarding morning traffic, the applicant has agreed to begin wedding ceremonies no earlier than 8:30 AM, which is well after the morning peak traffic hour. Moreover, the applicant has modified the proposed operation to accommodate no more than one wedding ceremony per hour. Most of the ceremonies would involve a single limousine. For the traffic assessment contained in the Draft EA up to five limousines per hour was assumed based on the earlier proposal to conduct two ceremonies per hour. That figure would be halved in the current proposal. This volume of traffic is minuscule in relation to the volume using Pali Highway. Since all of the traffic movements by the limousines can be made without compromising traffic safety, their impact would be negligible.

3. Chapel Location - The proposed location of the chapel within the property was determined in consultation with the State Historic Preservation Division (SHPD) where, in their determination, it should "have no effect" on the historic character of the property" (Please refer to the letter dated June 13, 1997 from the SHPD in the Draft EA).
4. Proposed Retreat Usage - As discussed above, the applicant will relinquish the existing CUP-2 permit for the corporate retreat upon approval of the CUP-2 permit for the wedding chapel operation.

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Letter to Councilmember Jon Yoshimura  
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5. Number of Guests On-Site - As discussed above, the maximum number of people in a wedding party will be limited to sixteen.
6. Frequency of Weddings - As discussed above, the frequency of wedding ceremonies to be conducted will be reduced from two per hour to one per hour.
7. Hours of Operation - As discussed above, the wedding ceremonies will begin no earlier than 8:30 A.M.

Your letter, along with this response will be reproduced in the forthcoming Final Environmental Assessment.

Sincerely,



Earl K. Matsukawa, AICP, Project Manager

cc: Ms. Joan Takano, Department of Land Utilization  
Mr. Rick Fried, FSR Partners





**JON C. YOSHIMURA**  
 Chair, Policy Committee  
 Councilmember, District VI  
 (808) 517-7006  
 FAX (808) 373-4220  
 email: yoshimura@cc.honolulu.hi.us

97-07822

**CITY COUNCIL**  
 CITY AND COUNTY OF HONOLULU  
 HONOLULU, HAWAII 96813-3065 / TELEPHONE 547-7000

NOV 22 AM 8 04  
 DEPT OF LAND UTIL. DIV.  
 CITY & COUNTY OF HONOLULU

October 20, 1997

Mr. L. Richard Fried  
 1900 Davies Pacific Center  
 841 Bishop Street  
 Honolulu, HI 96813-3962

Dear Mr. Fried: *Rich*

This letter is an amendment to the previous letter I sent you dated October 6, 1997. Some information raised at the neighborhood meeting at the Yee residence was unintentionally omitted in my earlier letter. I was rightfully criticized by the community as a result of this omission.

The information is as follows: A vote taken at the meeting indicated that an overwhelming majority of the residents oppose your plans for the Walker Estate. Although seven issues were identified by the neighbors, the bottom line is that a strong majority oppose the project. Please contact me at 547-7006 if you have any questions.

Sincerely,

*[Signature]*  
 Jon Yoshimura  
 Councilmember, District VI  
 JY:kc

cc: Dr. Helena Yee  
 Ms. Jan Sullivan, Department of Land Utilization  
 Liliha/Kapalama Neighborhood Board #14  
 Mr. Hamada

**WILSON**  
**OKAMOTO**  
 & ASSOCIATES, INC.



**ENGINEERS**  
**PLANNERS**  
 1027 K. WERTZBACH STREET  
 HONOLULU, HAWAII 96813  
 PH: (808) 946-2277  
 FAX: (808) 946-2253  
 Website: www.woa.com  
 O. R. S. 5 8 3 0  
 Honolulu, Hawaii 96811

6136-01  
 October 28, 1997

Councilmember Jon Yoshimura  
 District VI  
 City Council  
 City and County of Honolulu  
 530 South King Street  
 Honolulu, Hawaii 96813-3065

Subject: Draft Environmental Assessment  
 Rodiek-Walker Estate Wedding Chapel  
 Nuuanu, Oahu, Hawaii

Dear Councilmember Yoshimura:

Thank you for your letter dated October 20, 1997 clarifying to position of the residents who attended a neighborhood meeting at the Yee residence. We acknowledge their opposition to the project. Your efforts in addressing the issues and concerns expressed in relation to this project are appreciated.

Your letter, along with this response will be reproduced in the forthcoming Final Environmental Assessment.

Sincerely,

*[Signature]*

Earl K. Matsukawa, AICP, Project Manager

cc: Ms. Joan Takano, Department of Land Utilization  
 Mr. Rick Fried, FSR Partners

97-0763

1997 OCT 15 PM 2:01  
City of Honolulu  
CITY & COUNTY OF HONOLULU

October 10, 1997

Mr. Jon Yoshimura:

Your letter of October 6th to Richard Fried, DLU and Neighborhood Bd. #14 was shocking and disturbing to our entire neighborhood.

It seems that you came to the October 3rd neighborhood meeting at the Yee's residence as a representative of Richard Fried rather than as a representative of the constituents you supposed to serve.

Furthermore you misrepresented our position. Your letter indicated that the neighborhood agrees to Fried's project subject to conditions you outlined. Nothing can be further from the truth and you know it.

Our vote that night which you witnessed clearly shows that we are opposed to any business in a residential district. We are no different than Fried's neighbors at Diamond Head. We want to preserve our neighborhood as it presently exist.

Your conduct is unbelievable. This kind of behavior turns us off to good government and elected officials.

We thought you were a friend. Nov 7777.

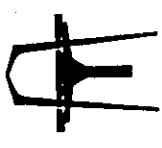
Your Unhappy Neighbor,  
*Munco Hamada*  
Munco Hamada  
Luakini St. Resident

CC: Ms. Helena Yee  
Ms. Jan Sullivan, DLU  
Neighborhood Bd. #14

*Munco Hamada*  
Mr. Munco Hamada  
444 Luakini St.  
Honolulu, HI 96817-1447

6136-01  
October 28, 1997

**WILSON  
OKAMOTO  
& ASSOCIATES, INC.**



**ENGINEERS  
PLANNERS**  
1807 K. BERETANIA STREET  
HONOLULU, HAWAII 96813  
PH: (808) 946-3277  
FAX: (808) 948-2233  
Meeting Address:  
P.O. Box 1000  
Honolulu, Hawaii 96811

Mr. Munco Hamada  
444 Luakini Street  
Honolulu, Hawaii 96817-1447

Subject: Draft Environmental Assessment  
Rodiek-Walker Estate Wedding Chapel  
Nuuuanu, Oahu, Hawaii

Dear Mr. Hamada:

We are in receipt of your letter dated October 10, 1997 to Councilmember Jon Yoshimura, District VI. Pleased be apprised that Councilmember Yoshimura, by letter dated October 20, 1997, provided us with additional information on the meeting of October 3, 1997.

Your letter, along with this response and Councilmember Yoshimura's October 20th letter will be reproduced in the forthcoming Final Environmental Assessment. We appreciate your interest and participation in the consultation phase of the environmental review process.

Sincerely,

*Earl K. Matsukawa*

Earl K. Matsukawa, AICP, Project Manager

cc: Ms. Joan Takano, Department of Land Utilization  
Mr. Rick Fried, FSR Partners

OCT. 12, 1997

MAILING OFFICE  
CITY & COUNTY  
HONOLULU

TO: CITY & COUNTY OF HONOLULU  
DEPARTMENT OF LAND UTILIZATION  
650 S. KING ST. SEVENTH FLOOR

97 OCT 15 P2:33

RE: RODIEK-WALKER ESTATE WEDDING CHAPEL;  
APPLICATION FOR CONDITIONAL USE PERMIT TYPE 2 (CPU-2)  
DRAFT ENVIRONMENTAL ASSESSMENT (DEA)

AS A NUUANU RESIDENT SINCE 1956, I WISH TO COMMENT ON THE PROPOSED WEDDING CHAPEL AT THE RODIEK-WALKER ESTATE. MY NAME IS WILLIAM YEE. I AM A RETIRED ENGINEERING MANAGER FOR THE NAVAL FACILITIES ENGINEERING COMMAND PACIFIC.

MY COMMENTS ARE PREDICATED ON MEETING WITH MANY OF THE NEIGHBORS LIVING IN THE IMMEDIATE VICINITY OF THE PROPOSED PROJECT. AT PRESENT THERE IS UNANIMOUS OPPOSITION TO THE WEDDING CHAPEL. THIS IS IN DIRECT CONTRADICTION OF THE STATEMENT IN THE DEA THAT THERE IS COMMUNITY SUPPORT FOR THIS PROJECT. WE DO NOT SEE A NEED OR SUFFICIENT JUSTIFICATION FOR SUCH A ZONING CHANGE.

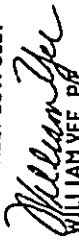
TRAFFIC CONGESTION, ALONG WITH PARKING WOES, HAVE ALWAYS BEEN OF UTMOST CONCERN TO OUR RESIDENTS. WE HAVE BECOME ACCUSTOMED TO THESE PROBLEMS AND SUFFER THEM IN SILENCE AS GOOD NEIGHBORS. ON OCCASION, WE SIMPLY CANNOT ENTER OR LEAVE OUR RESIDENCES DUE TO PARKING CONGESTION. OUR ELDERLY ARE IN CONSTANT FEAR WHEN THEY ATTEMPT TO CROSS PALI HIGHWAY. NOW WE ARE VERY CONCERNED THAT THE CHAPEL CONCEPT WILL IMPACT NEGATIVELY ON THE PALI HIGHWAY TRAFFIC IN SPITE OF THE TRAFFIC ENGINEER REPORT OF THE DEA AND CPU-2. I HAVE PERSONAL KNOWLEDGE OF FOUR FATALITIES AT THE PALI HIGHWAY-JACK LANE INTERSECTION. TRAFFIC CONGESTION WILL CONTINUE TO INCREASE AND SAFETY WILL DETERIORATE. COMMERCIALIZATION OF WALKER ESTATE WILL ONLY MAKE A BAD SITUATION WORSE.

THE DEA AND CPU-2 INDICATE "A FAST TRACK" FOR THE ZONING REQUEST. BOTH SENATOR ROD TAM AND COUNCILMAN JON YOSHIMURA ARE SUPPORTING THE ZONE CHANGE AND ARE CHOOSING TO IGNORE ANY OPPOSITION. THE IMPACT OF A ZONING APPROVAL AND THE FAR REACHING PRECEDENT IT ESTABLISHES WOULD INDICATE THAT MORE PUBLIC INPUT IS IN ORDER. ANYONE WHO COMMUTES VIA PALIWAY HIGHWAY WOULD BE AFFECTED.

IN VIEW OF THE AFOREMENTIONED COMMENTS, WE REQUEST THAT

1. A MORATORIUM BE DECLARED ON THE PROPOSED DEA AND CPU-2 HOLDING IN ABEYANCE ANY DECISION UNTIL THE PUBLIC HAS AN OPPORTUNITY TO COMMENT. THE CURRENT "FAST TRACK" OF THE PROJECT BEING SUPPORTED BY SENATOR TAM AND COUNCILMAN YOSHIMURA IS NOT UNDERSTOOD AND IS PARTICULARLY OF CONCERN IN SUCH A MAJOR ZONING REQUEST. THIS IS NOT A SIMPLE NEIGHBORHOOD PROBLEM. EXTRAORDINARY EFFORT MUST BE EXERCISED TO INFORM THE PUBLIC. PALI HIGHWAY IS FIRST AND FOREMOST A MAJOR TRAFFIC CORRIDOR. ANY EFFORT TO ACCOMMODATE ADDITIONAL DIRECT SIDE TRAFFIC WILL ONLY RESULT IN FURTHER TRAFFIC SLOWDOWN AND SAFETY DETERIORATION.
2. THE JACK LANE & LUAKINI ST. RESIDENTS BE ADVISED OF FUTURE HEARINGS SCHEDULED FOR THIS CPU-2 APPLICATION.

YOURS RESPECTFULLY

  
WILLIAM YEE, PE.  
450 LUAKINI ST.  
HONOLULU, HI 96817  
TEL. 595-2229

COPY TO: MAYOR JEREMY HARRIS  
SENATOR ROD TAM  
COUNCILMAN JON YOSHIMURA  
NEIGHBORHOOD BOARD 14  
DEPARTMENT OF TRANSPORTATION SERVICES C & C  
ENVIRONMENTAL CONTROL OFFICE (GARY GILL)

OCT. 12, 1997

97-07590

1997 OCT 14 11:20

City & County of Honolulu

TO: CITY & COUNTY OF HONOLULU  
DEPARTMENT OF LAND UTILIZATION  
650 S. KING ST. SEVENTH FLOOR

RE: RODIEK-WALKER ESTATE WEDDING CHAPEL;  
APPLICATION FOR CONDITIONAL USE PERMIT TYPE 2 (CPU-2)  
DRAFT ENVIRONMENTAL ASSESSMENT (DEA)

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TRAFFIC CONGESTION ALONG WITH PARKING WDES HAVE ALWAYS BEEN OF UTMOST CONCERN TO OUR RESIDENTS. WE HAVE BECOME ACCUSTOMED TO THESE PROBLEMS AND SUFFER THEM IN SILENCE AS GOOD NEIGHBORS. ON OCCASION, WE SIMPLY CANNOT ENTER OR LEAVE OUR RESIDENCES DUE TO PARKING CONJESTION. OUR ELDERLY ARE IN CONSTANT FEAR WHEN THEY ATTEMPT TO CROSS PALI HIGHWAY. NOW WE ARE VERY CONCERNED THAT THE CHAPEL CONCEPT WILL IMPACT NEGATIVELY ON THE PALI HIGHWAY TRAFFIC IN SPITE OF THE TRAFFIC ENGINEER REPORT OF THE DEA AND CPU-2. I HAVE PERSONAL KNOWLEDGE OF FOUR FATALITIES AT THE PALI HIGHWAY-JACK LANE INTERSECTION. TRAFFIC CONJESTION WILL CONTINUE TO INCREASE AND SAFETY WILL DETERIORATE. COMMERCIALIZATION OF THE WALKER ESTATE CAN ONLY MAKE MATTERS WORSE.

THE DEA AND CPU-2 INDICATE "A FAST TRACK" FOR THE ZONING REQUEST. BOTH SENATOR ROD TAM AND COUNCILMAN JON YOSHIMURA ARE SUPPORTING THE ZONE CHANGE AND ARE CHOOSING TO IGNORE ANY OPPOSITION. THE IMPACT OF A ZONING APPROVAL AND THE FAR REACHING PRECEDENT IT ESTABLISHES WOULD INDICATE THAT MORE PUBLIC INPUT IS IN ORDER. ANYONE WHO COMPLUTES VIA PALIWAY HIGHWAY WOULD BE AFFECTED.


IN VIEW OF THE AFORMENTIONED COMMENTS, WE REQUEST THAT:

1. FURTHER ECONOMIC EVALUATION OF THE PROPOSED PROJECT BE MADE. THERE DOES NOT APPEAR TO BE SUFFICIENT JUSTIFICATION TO SUPPORT A COMMERCIAL PERMIT BASED ON NEED. FURTHER, MORE INPUT FROM THE COMMUNITY IS NEEDED. TO DATE MOST OF THE INPUT HAS BEEN PUSHED BY SENATOR ROD TAM AND COUNCILMAN JON YOSHIMURA WITH LITTLE, IF ANY, INPUT FROM THE RESIDENTS MOST AFFECTED. OPPOSITION TO THE PROJECT HAS BEEN GENERALLY IGNORED. THIS WE FIND INTOLERABLE AND MUST BE CORRECTED.

2. IF THE DLU DESIRES TO CONSIDER A FAVORABLE VARIANCE IN SUPPORT OF THE PROJECT, SUCH VARIANCE BE DELAYED UNTIL DETAILED ENGINEERING AND TRAFFIC STUDIES, AS DISCUSSED IN THE PRECEDING PARAGRAPHS, ARE PROVIDED.

3. A MORATORIUM BE DECLARED ON THE PROPOSED DEA AND CPU-2 HOLDING IN ABEYANCE ANY DECISION UNTIL THE ADDITIONAL STUDIES ARE PROVIDED, AND THE PUBLIC HAS AN OPPORTUNITY TO COMMENT. THE CURRENT "FAST TRACK" OF THE PROJECT BEING SUPPORTED BY SENATOR TAM AND COUNCILMAN YOSHIMURA IS NOT UNDERSTOOD, AND IS PARTICULARLY OF CONCERN IN SUCH A MAJOR ZONING REQUEST.

YOURS RESPECTFULLY



WILLIAM YEE  
450 LUAKINI ST.  
HONOLULU, HI 96817  
TEL. 595-2229

COPY TO: MAYOR JEREMY HARRIS

GARY GILL

SENATOR ROD TAM

COUNCILMAN JON YOSHIMURA

NEIGHBORHOOD BOARD 14

DEPARTMENT OF TRANSPORTATION CITY

DEPARTMENT OF TRANSPORTATION STATE

**WILSON**  
**OKAMOTO**  
**& ASSOCIATES, INC.**

6136-01  
Letter to Mr. William Yee  
Page 2  
October 28, 1997

3. The proposed project is following the legally required schedule for permit processing and for obtaining public input. There is no "fast-tracking" involved.
4. The Conditional Use Permit - Type 2 does not require an economic evaluation to justify the project. The intent of the permit as it applies to the proposed project is to "provide an incentive for owners of historic structures to retain them by allowing uses not otherwise permitted in the underlying zoning districts." (Section 4.40-18, Land Use Ordinance, City and County of Honolulu).

Your letter, along with this response will be reproduced in the forthcoming Final Environmental Assessment. We appreciate your interest and participation in the consultation phase of the environmental review process.

Sincerely,



Earl K. Matsukawa, AICP, Project Manager

cc: Ms. Joan Takano, Department of Land Utilization  
Mr. Rick Fried, FSR Partners

6136-01  
October 28, 1997

**WILSON**  
**OKAMOTO**  
**& ASSOCIATES, INC.**



**ENGINEERS**  
**PLANNERS**  
1875 KENILWORTH STREET  
HONOLULU, HAWAII 96813  
PH (808) 948-2277  
FAX (808) 948-2233  
MEMBERS  
OF THE  
HAWAIIAN ENGINEERS  
AND ARCHITECTS ASSOCIATION

Mr. William Yee  
450 Luakini Street  
Honolulu, Hawaii 96817  
Subject: Draft Environmental Assessment  
Rodick-Walker Estate Wedding Chapel  
Nuuanu, Oahu, Hawaii

Dear Mr. Yee:

We are in receipt of your letters dated October 12, 1997 to the Department of Land Utilization. Your opposition to the proposed project is acknowledged. We offer the following responses to those comments which pertain specifically to the contents of the EA:

1. Please be apprised that subsequent to the preparation of the Draft EA, the applicant modified the proposed project in response to community concerns, as follows:
  - a. The existing CUP-2 permit for the corporate retreat will be relinquished upon approval of the CUP-2 permit for the wedding chapel operation;
  - b. The frequency of wedding ceremonies to be conducted will be reduced from two per hour to one per hour;
  - c. The wedding ceremonies will begin no earlier than 8:30 A.M.; and,
  - d. The maximum number of people in a wedding party will be limited to sixteen.These modifications will be included in the Final EA as the proposed project.
2. The traffic assessment in the Draft EA discloses the negligible impact the project will have on traffic in the vicinity. Moreover, with the above-mentioned modifications, the negligible traffic impact associated with the wedding ceremonies will be halved and the morning peak traffic will be avoided.

11-V 1805



HOUSE OF REPRESENTATIVES  
THE NINETEENTH LEGISLATURE

STATE OF HAWAII  
STATE CAPITOL  
HONOLULU, HAWAII 96813

October 20, 1997

1997 OCT 21 PM 1:03  
DEPARTMENT OF LAND UTILIZATION  
CITY & COUNTY OF HONOLULU

TO: Ms. Jan N. Sullivan  
Director of Land Utilization

FROM: Lei Ahu Isa  
Representative, 27th House District

SUBJECT: 97/CUP2-8 FSR Partners Conditional Use Permit

This letter is written in response to the notice of CUP, Type 2 (CUP2) application submitted by FSR Partners for the addition of a 2,500 square foot wedding chapel and other improvements to the Rodiek-Walker Estate.

Once in a great while, a cause so overwhelming in importance and intensity is brought to our attention that it transcends any economic consideration, especially when the health and safety of people's lives are involved.

A large number of residents that live in the surrounding area of the Walker Estate have asked that I convey their concerns to you regarding the possible commercialization of their residential neighborhood. They are frantic with worry that their quiet residential neighborhood will be subject to more traffic congestion and traffic accidents.

I respectfully call your attention to the fact that Pali Highway is an arterial that links leeward and windward communities as well as carry a huge bulk of the morning and afternoon work traffic. Because entry to the Walker Estate must be made by making a left turn from the Windward bound lane across all three Honolulu bound lanes, five limousines (per Wilson Okamoto's Traffic Assessment Report) every hour per event beginning at 8:00 a.m. in the morning would certainly cause additional traffic congestion for Windward residents as well as a gigantic cause for a major traffic accident.

Page 2 CPU

For weddings that are held in the afternoon, there will be even more congestion for the Windward bound traffic since there is no storage lane for the limousines as they line up with each awaiting their chance to turn left on Pali Highway into the Walker Estate driveway.

Although the posted speed limit is 35 mph, traffic advancing toward Honolulu is at a rather clip pace, many times in excess of the 35 mph limit. Entry to the driveway via the Honolulu bound lane is even more dangerous as large limousines might have a difficult time negotiating this sharp right turn. Another major problem is that people unfamiliar with the exact location of the estate will have to slow down substantially (a possible hazard on the highway) to find it or miss it completely since it cannot be viewed from the highway.

By allowing a commercial establishment in an area that is really meant solely for residential living, we are only inviting more burdens and increased liabilities upon ourselves. The churches and chapels in the area have been there for many, many years, and have been accepted by the community. And although I realize that the Walker Estate is listed on both the National and Hawaii Register of Historic Places, I also have come to the realization that the voices of the neighbors of that community have just as much right to be heard.

The argument of the fear of the property being divided up into 21 residential lots, or the fear of townhouses, condominiums, etc. springing up causing a much worse traffic problem can be countered by a more positive possibility of the estate being turned into a Consulate General's home for China, Singapore or another East Asian country now that we are a more globalized, international economic world. Perhaps with the anticipated economic revitalization that our government is so painstakingly working on, will also come the creation of a wealthy buyer who would be able to restore this historic site without commercializing it.

I am also requesting that if a hearing does take place, it will be held in the Nuuanu area at a time in the evening whereby it would be convenient for a majority of the residents to attend.

cc: Mayor Jeremy Harris  
Senator Rod Tam  
Senator Suzanne Chun Oakland  
Councilmember Jon Yoshimura

- 100 - DAVID MOURUAKA
- 101 - CHRIS WALFORD
- 102 - HELENA MORITA
- 103 - EZRA K. KAMONO
- 104 - BERTHA C. KAWAJAHI
- 105 - DAVID D. STEGMAIER
- 106 - GEORGE WALBY
- 107 - BARBARA MARUDOTO
- 108 - CALVIN K. SAY
- 109 - BRIAN Y. YAMANE
- 110 - SCOTT K. SAITO
- 111 - GALEN FOX
- 112 - TERRY MIYAYOSHINAGA
- 113 - ED CALE
- 114 - SAMIADONA
- 115 - KENNETH T. HIRAKI
- 116 - QUENTIN E. KAWANANAKOA
- 117 - LEI AHU ISA
- 118 - DENNIS A. ARAKAKI
- 119 - FELIPE P. ARIBAY, JR.
- 120 - BONY M. CLONOLA
- 121 - NATHAN SUZUKI
- 122 - BOB MCDERMOTT
- 123 - TOM OFAHUHA
- 124 - K. MARK TAKAI
- 125 - MORU YONAHIRE
- 126 - ROY M. TAKUKI
- 127 - NESTOR R. GARCIA
- 128 - MARILENE B. LEE
- 129 - BON MEMOR
- 130 - MARCUS R. OSHIRO
- 131 - PAUL Y. OSHIRO
- 132 - MARK MITCHEL
- 133 - MICHAEL PUAMAMAO KAHIRIMA
- 134 - HERWYN E. JONES
- 135 - ALEXANDER C. SANTILAGO
- 136 - COLLEEN MEYER
- 137 - TERRANCE W. TOM
- 138 - KEN ITO
- 139 - CYNTHIA HENRY THOLENTI
- 140 - DAVID A. FOMOLETON
- 141 - ELNNY GOODENOUGH

Hawaii Today  
Honolulu, Hawaii

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ASSOCIATES, INC.

6136-01

Letter to Representative Lei Ahu Isa

Page 2

October 28, 1997

6136-01

October 28, 1997

Representative Lei Ahu Isa  
27th House District  
House of Representatives, State of Hawaii  
State Capitol  
Honolulu, Hawaii 96813

Subject: Draft Environmental Assessment  
Rodiek-Walker Estate Wedding Chapel  
Nuuanu, Oahu, Hawaii

Dear Representative Isa:

Thank you for your letter dated October 20, 1997 commenting on the subject Draft EA. We offer the following responses in the general order of your comments:

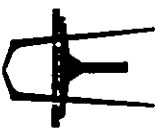
1. We acknowledge your concern for the health and safety of the community, however, the basis of your concern that "making a left turn from the Windward bound lane (of the Pali Highway) across all three Honolulu bound lanes... would certainly cause additional traffic congestion... was well as a gigantic cause for a major traffic accident" is erroneous. As stated in the Draft Environmental Assessment, limousines transporting wedding parties to the Rodiek-Walker Estate from Honolulu would not make a left turn into the property. Instead, they would proceed to the Laimi Street intersection which has a traffic signal with a dedicated left/U-turn sequence as well as a left/U-turn storage lane. At that intersection, the limousines would make a U-turn and approach the Estate from the Honolulu-bound direction. The proposed modification of the entry driveway to accommodate a wider turning radius will allow the limousines to make the right-turn into the Estate from the right lane of the Pali Highway without encroaching into the adjoining lanes to the left.

To further address residents' concerns regarding morning traffic, the applicant has agreed to begin wedding ceremonies no earlier than 8:30 AM, which is well after the morning peak traffic hour. Moreover, the applicant has modified the proposed operation to accommodate no more than one wedding ceremony per hour. While most of the ceremonies would only require one limousine, traffic assessments such as the one in

the Draft EA are based on "worst case" assumptions. Nevertheless, the volume of traffic is minuscule in relation to the volume using the highway. Since all of the traffic movements by the limousines can be made without compromising traffic safety, their impact is negligible. This negligible impact is halved with the proposed reduction in the number of ceremonies to be conducted per hour.

2. Your other comments regarding traffic impacts are similarly based on an incorrect assumption that limousines would turn left on the Pali Highway into the property.
3. Your comment suggesting that the proposed project would be "imposing more burdens and increased liabilities upon ourselves" appears to be predicated on your concern regarding traffic impacts. We trust that this concern has been addressed by our explanation.
4. You speak of the "voices of the neighbors of that community have just as much right to be heard." Please recognize the applicant's pro-active effort in speaking to his prospective neighbors about the project. In many instances, he has garnered their support once they have a clear understanding of what the project entails. Much as you have misunderstood the traffic impacts, we believe there are many others who will have a similar misunderstanding. It is precisely in situations such as these that elected officials have an opportunity and obligation to become acquainted with the facts, weigh the options and select a course that will benefit their constituents, knowing that some of them may not fully comprehend their action.
5. The applicant is sincere in his attempt to preserve the property and believes this opportunity is the only viable option at this time. If a foreign consulate or the State of Hawaii were to acquire the property to preserve it, the applicant would be wholly supportive, but holding out hope for such a "white knight" is unrealistic and potentially misleading to the community. The applicant's option to purchase the property will be expiring before the end of the year at which time this opportunity may be lost.

**WILSON  
OKAMOTO**  
ASSOCIATES, INC.



ENGINEERS  
PLANNERS  
1005 KALANIANA'OLE STREET  
HONOLULU HAWAII 96813  
PH (808) 548-2277  
FAX (808) 548-2233  
WILSON  
OKAMOTO  
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**& ASSOCIATES, INC.**

6136-01  
Letter to Representative Lei Ahu Isa  
Page 3  
October 28, 1997

Your letter, along with this response will be reproduced in the forthcoming Final Environmental Assessment. We appreciate your interest and participation in the consultation phase of the environmental review process.

Sincerely,



Earl K. Matsukawa, AICP, Project Manager

cc: Ms. Joan Takano, Department of Land Utilization  
Mr. Rick Fried, FSR Partners



October 20, 1997

Ms. Jan Naeve Sullivan, Director  
Department of Land Utilization  
City & County of Honolulu  
650 So. King Street, 7th Floor  
Honolulu, HI 96813

OCTOBER 21 AM 8 19

CITY OF LAND UTILIZATION  
CITY & COUNTY OF HONOLULU

Dear Ms. Sullivan,

Re: File Number 97/CUP2-8  
Application of Mr. L. Richard Fried for conditional use permit Type 2,  
and Environmental Assessment for the Rodiek - Walker Estate at Pali Highway  
Jack Lane.

I, Wilbur K.S. Ing of 51-B Jack Lane, Honolulu, HI 96817-1456, was born and raised in Hawaii. My family and I moved to Jack Lane in 1951. Our property is directly downwind or "makai" of Jack Lane. Our ingress and egress to Jack Lane are on the south side of the Walker property. The adjacent neighbors to the front are the Tendai Mission and Temple Emanu-El also border Jack Lane on the south side of the Walker Estate. Our property will be directly in line with the Chapel just 80 feet within the Rodiek Walker estate. The Chapel is 25 feet high and will include a steeple 12 feet above the property height limitation of 25 feet. How can they say that it will not be visible from Jack Lane. From my house I can see three temples that exist on Jack Lane. Why yet another?

Nuuanu Valley back in the 50's consisted of large estates and a few churches. Maemae was the only school in the valley above Judd street. We were here before the Jewish Temple, Tendai Mission, and the Todajii Temple. We were here before the Pali Highway was built. The tallest building mauka of School street was Saint Francis Hospital and Kuakini Hospital. Through out the years many of the estates were taken over by churches, and foreign consulates. Many Pre Schools grew out of churches. Many small subdivisions also were built. We accepted these changes as amiable to our small neighborhood community at that time.

As a homeowner and resident of Jack Lane we again seek the disapproval of any commercial venture above Wylie street, from the Department of Land Utilization. The invasion of commercial ventures is creeping up slowly but surely into the quiet neighborhood areas. The line first drawn was School Street. For many years this was the edge of town, and only a few neighborhood stores existed mauka of School Street. There existed a small family store on Laimi Road and another on Liliha Street these existed prior to zoning regulations. Many Stores sprouted up along Liliha Street up to Kuakini and many are being restored and rebuilt as we speak today. The former Chun

conditional use permit from Mr. L.  
Richard Fried

Hoon Market is well developed into a neighborhood Shopping center. Across Nuuanu a small service station grew into the now Texaco station with a mini-mart. Seven -11 also took over a small service station on Kuakini Street. All of these commercial ventures create massive traffic jams on Nuuanu during the morning rush hours, adding to the additional traffic already heavy laden by the many schools in Nuuanu.

One of the largest commercial venture and the most visible eyesore is the St. Francis Hospital and its Physicians' Office Building. The first project included only one physician building and a low rise parking structure. We fought St. Francis Hospital through our then house representative Rod Tam. The first commercial venture was needed to maintain the existence of the Hospital which was struggling to survive. The Special Use Permit was approved and today we must live with not only one but two Doctor's building and a super large parking structure. I might add that the nurses, and workers of the hospital still need to park at the Seventh Day Adventist parking lot on Nuuanu Avenue and be shuttled to the hospital every 10 minutes in the morning. The intersection of Nuuanu and Wylie street comes to a complete stop when a City Bus stops in the right lane and the other lane is blocked by the cars turning left into the Community Church and the Seventh Day Adventist parking lot. The full impact of parking in the surrounding neighborhood is still not felt since the St Francis building is not yet completed. The neighbors around Kuakini Hospital are still complaining about the parking from the Hospital staff and the Doctors building. The New parking structure built to take care of this problem will not solve it as yet a second Doctors building is being built. The opposition to both of these Hospital were eliminated by the acquisition of surrounding properties for expansion of the Hospitals.

We are swarmed with Churches, Synagogues, Temples, and many Foreign Consulate headquarters up and down Nuuanu. Not to mention the non-profit Organizations, (Girl Scouts of America, Boy Scouts of America, The Cancer Society, Casey Family, Saint Francis Hospice and The Salvation Army home.) Many of these were the take over of large estates that people could not afford the upkeep. Some were given or donated to these organizations. Others could only exist due to the tax-free status. We also have many Care homes for the elderly. Many of these converted estates do not have adequate parking areas. We have all of these in less than a two mile radius.

During the past years the property was used to hold many private parties for large nationally known clients, listed in the society column and they created many a sleep less night with the loud music, and bright lights. Parking was full on the premises, and over flowed into our Jack Lane and Nuuanu Pali Highway. The filming of Playboy magazine and other movies for TV took place on the premises. This also created traffic back up on Jack Lane and Nuuanu Pali Highway. Don't forget the party mess that

conditional use permit from Mr. L.  
Richard Fried

people threw on the roadway. The Large Buses, Dressing Vans used Jack Lane for staging, kept their air conditions and engines running to the dismay of the people that live next to the pollutants. This is a violation of the existing conditional use permit. Why didn't the Land Use Commission cancel the conditional use permit? They read about it in the papers and did nothing. If they will not monitor the premises then who will. Will the building department be required to monitor the special permit issued by the Land Use Commission? Will the inspectors work after hours to check on violations that occur at night or will we have to live with the violations until someone complains formally? Will they be given warnings time to correct the violations or will the permit be pulled entirely? Will we have to hold a public hearing again to see if the permit is to be cancelled? Do we have to keep track of each violation date and time to present to the Land Use Commission? How long do we wait for the permit to be cancelled? Do we have to hire an attorney, a private investigator? Why wait? Why not stop the project now?

We understand that the Proposed buyer Mr. Fried wants to expand the current use of the premises to include the use of part of the property to build a Commercial Wedding Chapel. This is just not a business retreat, but a full blown commercial venture. With the trade off, the preservation of the Historical Walker Estate. He needs this income to maintain the property. Where did we hear this before? A business retreat for the enjoyment of the owners employees is not a full blown commercial venture open to the public, with advertisements, and constant movement of people in and out of the property as is the Wedding Chapel.

We say no to Mr Fried and his silent partners. The expansion of the special use permit this time means that the growth of Commercial Ventures comes next to my home. There are enough Churches that hold many weddings across the street, on Jack Lane, and Nuuanu. Why do we need another Wedding Place in Nuuanu? This year a wedding chapel and a retreat for the newly weds. If the project runs into financial difficulties will he return to the DLU the following year to include yet another commercial venture to include reception, parties, Photo studio, Limousine service, Rental of Gowns, Tux, Travel agency to provide travel arrangements and a wedding coordinator? What about a Business Office for the operations of the Chapel?

At Maemae school, we were sincerely told that the weddings would be one an hour and no more than 16 persons on the premises at anytime. The permit request expanded the amount to two an hour and more than double the number of people on the premises. The permit indicated that chapel services will be performed from 8 am to 7 pm. The wedding chapel was to be built mauka near the pool away from the neighbors. The new permit brings it closer to the rear of the property closer to Jack Lane near the

conditional use permit from Mr. L.  
Richard Fried

rear entrance. If the project does well, can we expect yet another Chapel on the premises? What about the environmental impact statement that says the building cannot be seen from Jack Lane or the nearby neighbors? When I can see three temples from my home. The environmental impact statement indicated no heavy usage of the sewer. When that many people use the rest room facilities there will be yet another set of rest room added to the chapel or will the wedding party have excess to the dwelling used for a retreat. 24 persons an hour by 10 hours will mean 240 flushes or 259,000 gals per year. The traffic in the morning at Laimi allows for only 5 cars to make the U turn at the stop light. Many of the parents of Hawaii Baptist Academy use this U turn at Laimi during the morning rush hour. Have they been informed of the additional delay? The Seventh Day Adventist mauka of the Rodiek-Walker estate also uses this U turn. Many Temple Emanu-EL pre-school parents have to also use this turn around. Jack Lane residents must also use this turn around. Have the Kailua & Kaneohe residents been informed of the delay due to more traffic at Laimi? Why is our neighborhood different from Kahala?? A permit for a wedding chapel at Kahala was refused? Why not here??

I am not against churches, synagogue, temples, foreign Consulates, or not for profit organizations. I am against commercialism in a residential zoned area, to include every residential areas in the state. The planning department has designed neighborhoods for the quiet peaceful enjoyment of the people living there. If I wanted commercialism in my back yard I would live in a condominium downtown. Please don't bring downtown to my back yard. We will be faced with other similar request from churches for the same purpose up and down Nuuanu Pali Highway? Will we loose our historical valley to commercialism? Will the inch (permit for retreat ) now become the mile (permit for the wedding chapel)?

I refuse to endorse or condone any commercial venture in my neighborhood. Conditional use permits allow others to take advantage of the once virgin residential communities. They're at best difficult to monitor and allow the owner to reap the benefits of a commercial business with high income without paying the cost of business zoned property tax at the expense of the quiet surrounding neighborhood. Commercialism in a residential zone becomes a cancer, it takes over the whole neighborhood and becomes the foundation for a new zone. Look at St Francis Hospital which is less than half a mile away. I can see Condominiums following at its heels. Residential zoning? We are being badgered into accepting the proposal or face not 21 homes but 50 homes? Why not a condominium? Why not a restaurant to cater to the Doctors at the Hospitals, or workers at the schools? It's coming you know!! The door is wide open. This is only the beginning of many zoning battles. Neighborhood boards should wake up and stop supporting the spread of commercialism in Residential zones.



6136-01

Letter to Mr. Wilbur S. Ing

Page 2

October 28, 1997

These modifications will be included in the Final EA as the proposed project.

3. The proposed location of the chapel within the property was determined in consultation with the State Historic Preservation Division (SHPD) where, in their determination, it should "have no effect" on the historic character of the property" (Please refer to the letter dated June 13, 1997 from the SHPD in the Draft EA)
4. With the elimination of the corporate retreat use, the potential for wastewater generation will be greatly reduced, particularly peaks associated with people staying overnight at the facility. Wastewater that will be generated in relation to the wedding chapel will be relatively small in volume and intermittent. Therefore, it will not adversely affect the capacity of the collection system serving the area.
5. The traffic assessment discloses the negligible impact the project will have on traffic in the vicinity. Moreover, with the above-mentioned modifications, the negligible traffic impact associated with the wedding ceremonies will be halved and the morning peak traffic will be avoided.

Your letter, along with this response will be reproduced in the forthcoming Final Environmental Assessment. We appreciate your interest and participation in the consultation phase of the environmental review process.

Sincerely,



Earl K. Matsukawa, AICP, Project Manager

cc: Ms. Joan Takano, Department of Land Utilization  
Mr. Rick Fried, FSR Partners

97-0777

627 North Kalaheo Avenue  
Kailua, Hawaii 96734

October 20, 1997

Jan Naoe Sullivan, Esq.  
Director  
Department of Land Utilization  
City and County of Honolulu  
650 South King Street, 7<sup>th</sup> Floor  
Honolulu, Hawaii 96813

OFFICE OF THE CLERK  
CITY & COUNTY OF HONOLULU

Re: Walker Estate Conditional Use Permit

Dear Ms. Sullivan:

On Monday, October 13, 1997, I testified before the Liiha Neighborhood Board in favor of the proposed wedding chapel on the Walker Estate. I am a registered nurse; I reside in Kailua and I commute over the Pali Highway everyday. It is my belief that the current proposal for the wedding chapel, in the midst of a large property with one residence, makes a lot more sense than the development of a large number of single-family homes on the property which I believe is a logical expectation if the property is sold to somebody else. In terms of traffic congestion, density and general disruption to the residential neighborhood I believe that the wedding chapel/residence proposal is clearly a better alternative which permits this magnificent property to continue to remain intact.

Also testifying at the public hearing in opposition to the proposal, was Dr. Helena Yee, who is a podiatrist at the Hawaii Foot Clinic. Dr. Yee's behavior during the public hearing was quite disruptive and her testimony was highly emotional without being especially informative. She and her friends were extremely rude and verbally abusive to people in the audience to the point where the Chairman of the board asked them to refrain from making comments out of order. At the time of the hearing I did not recognize her, neither did I speak to Dr. Yee at anytime before, during or after the public hearing.

On Friday, October 17, 1997, I received the enclosed letter, by certified mail, from Hawaii Foot Clinic, informing me that they would "no longer be able to serve as your podiatrists" and that I was terminated as a patient two weeks after receipt of the letter. I might add that I have never seen Dr. Helena Yee at anytime and that my regular podiatrist, for many years, has been Dr. Christopher Yee, her son. The only reason that I can think of that this action has been taken by the Drs. Yee is that I elected to exercise my right as a taxpayer and a citizen to express my opinion regarding the Walker Estate matter. This is extremely distressing to me. I am a diabetic and need regular podiatric treatment to protect my feet from injury which could result in serious infection or amputation of my feet. To be summarily discharged as a patient because I

had the "temerity" to testify in front of a neighborhood board, is ridiculous, in my opinion. It also means that I need to establish a patient-physician relationship with another podiatrist which is a time-consuming and stressful situation.

Since you are required to evaluate the various positions of proponents and dissenters in this matter, I decided to write this letter to you. I believe that the "termination" letter from the Drs. Yee is an unprofessional, unethical and unacceptable attempt to intimidate me from further participating in the civic process involved in the review of this particular conditional use permit for the Walker Estate. As such, I believe that the people in government who are responsible for considering the various arguments should be made aware of this.

If you need to discuss this further, I can be reached at home at: 263-6216.

Very truly yours,

Annette S. Floyd, RN

Enclosure

HAWAII FOOT CLINIC  
KUKUI PLAZA MALL  
30 S. BERETANIA ST., SUITE C-111  
HONOLULU, HI 96813  
TELEPHONE: (808) 334-4344

DR. HELENA L. YEE  
DR. CHRISTOPHER YEE  
DR. DAVID Y. S. YEE

OCTOBER 16, 1997

MRS. ANNETTE SUSAN FLOYD  
627 NORTH KALAHOE AVE.  
KAILUA, HI 96734

DEAR MRS. FLOYD:

WE FIND IT NECESSARY TO INFORM YOU THAT WE WILL NO LONGER BE ABLE TO SERVE AS YOUR  
PODIATRISTS.

AS YOU MAY REQUIRE PODIATRIC ATTENTION IN THE FUTURE, WE REQUEST YOU PROMPTLY  
FIND ANOTHER PODIATRIST TO CARE FOR YOU. IF YOU ARE NOT ACQUAINTED WITH OTHER  
PODIATRISTS, YOU MAY WISH TO CONTACT THE HAWAII PODIATRIC MEDICAL ASSOCIATION FOR  
NAMES OF PODATRISTS WHO ARE ACCEPTING NEW PATIENTS.

WE SHALL BE AVAILABLE TO TREAT YOU ON AN EMERGENCY BASIS FOR NO MORE THAN TWO  
WEEKS FOLLOWING YOUR RECEIPT OF THIS LETTER. THIS WILL GIVE YOU TIME TO FIND A NEW  
PODIATRIST.

WHEN YOU HAVE SELECTED A NEW PODIATRIST, WE WOULD BE PLEASED TO MAKE AVAILABLE  
TO HIM A COPY OF YOUR MEDICAL CHART OR A SUMMARY OF YOUR TREATMENTS UPON RECEIPT  
OF YOUR WRITTEN AUTHORIZATION.

VERY TRULY YOURS,

*Christopher Yee*  
CHRISTOPHER Y. YEE, D.P.M.

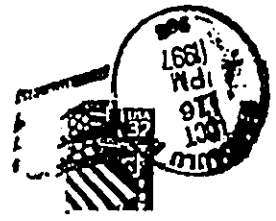
*David Y.S. Yee, DPM*  
DAVID Y.S. YEE, D.P.M.

*Helena L. Yee, DPM*  
HELENA L. YEE, D.P.M.

hy/sfs

PODIATRY  
FOOT SURGERY

COPY



U.S. POSTAGE  
HONOLULU, HI 96813  
OCT 16 1997  
\$2.45  
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Fold at the over top of envelope  
right of the return address  
CERTIFIED  
MAIL  
2-364 992 136

HAWAII FOOT CLINIC  
KUKUI PLAZA MALL  
30 S. BERETANIA ST., SUITE C-111  
HONOLULU, HI 96813

Mrs. Annette S. Floyd  
627 North Kalahoe Ave.  
Kailua, HI 96734

RETURN RECEIPT REQUESTED

10-17-97

6136-01  
October 28, 1997

Ms. Annette S. Floyd, RN  
627 North Kalahoe Avenue  
Kailua, Hawaii 96734

Subject: Draft Environmental Assessment  
Rodick-Walker Estate Wedding Chapel  
Nuuanu, Oahu, Hawaii

Dear Ms. Floyd:

Thank you for your letter dated October 20, 1997 expressing support for the project. Your letter, along with this response will be reproduced in the forthcoming Final Environmental Assessment. We appreciate your interest and participation in the consultation phase of the environmental review process.

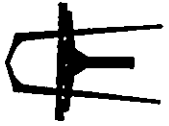
Sincerely,



Earl K. Matsukawa, AICP, Project Manager

cc: Ms. Joan Takano, Department of Land Utilization  
Mr. Rick Fried, FSR Partners

**WILSON**  
**OKAMOTO**  
A ASSOCIATES, INC.



ENGINEERS  
PLANNERS  
1507 S. KEMERUA STREET  
HONOLULU, HAWAII 96826  
PH (808) 946-2277  
FAX (808) 946-2253  
MULTIPLE OFFICES  
P. O. BOX 3349  
Honolulu, Hawaii 96811

71-01184



**THE OUTDOOR CIRCLE**  
1314 South King St. Suite 306 • Honolulu, HI 96814  
Phone: 808-593-0300 Fax: 808-593-0335

OCT 21 PM 1 15  
CITY & COUNTY OF HONOLULU

Established 1972  
A Non-profit Organization

BRANCHES

OAHU

Kaunohi

Lele-Kaha

North Shore

Waialeale Kaha

HAWAII

Hilo

Ka's

Kona

Puna

Waimea

KAUAI

MAUI

MOLOKAI

GARDEN CIRCLE

Laie-Ka

October 20, 1997

Ms. Joan Takano  
City and County of Honolulu  
Department of Land Utilization  
650 South King Street, 7th Floor  
Honolulu, HI 96813

RE: Rodiek-Walker Estate Wedding Chapel  
Applicant: FSR Partners

Dear Ms. Takano:

On behalf of The Outdoor Circle, I would like to thank you for the opportunity to comment on the Draft Environmental Assessment for the above referenced project

The Outdoor Circle is concerned with the maintenance and care of the 10 Exceptional trees on the property. The Draft EA states that the trees will be preserved and incorporated into the proposed landscaping. However, we would like to point out that both the tree canopies and their roots can be jeopardized during construction. Several of the Exceptional trees could be in danger because of their close proximity to the proposed driveway designed to serve the wedding chapel, the new tennis court and pavilion, and the new maintenance storage sheds. Their roots will be disturbed during construction. We feel it is imperative that strong mitigation measures be taken to prevent problems for the trees after the work has been done. Please require the applicant to provide a mitigation plan prior to accepting this Environmental Assessment.

Thank you for your attention to this matter.

Sincerely,

Mary Stevens  
CEO

cc: Office of Environmental Quality Control  
Earl Matsukawa, Wilson Okamoto & Associates, Inc.

6136-01  
October 28, 1997

Ms. Mary Steiner, Chief Executive Officer  
The Outdoor Circle  
1314 South King Street, Suite 306  
Honolulu, Hawaii 96814

Subject: Draft Environmental Assessment  
Rodiek-Walker Estate Wedding Chapel  
Nuuanu, Oahu, Hawaii

Dear Ms. Steiner:

Thank you for your letter dated October 20, 1997 commenting on the subject Draft EA and expressing your concern for the maintenance and care of the 10 Exceptional Trees on the property.

I understand that Mr. Rick Fried has contacted you to explain that the plans included in the Draft EA are conceptual at this time and that the exact location of the structures has yet to be determined. Please be assured that if there are any concerns regarding the proximity of a proposed structure or facility to an Exceptional Tree, the structure of facility will be located to avoid any potential adverse impacts. The landscape architect for the project will provide an initial opinion on the safe distance that should be maintained. If less distance is desired, a Certified Arborist will be consulted to determine any necessary mitigation measures.

Your letter, along with this response will be reproduced in the forthcoming Final Environmental Assessment. We appreciate your interest and participation in the consultation phase of the environmental review process.

Sincerely,

Earl K. Matsukawa, AICP, Project Manager

cc: Ms. Joan Takano, Department of Land Utilization  
Mr. Rick Fried, FSR Partners  
Mr. Steven F. Mechler ASLA, The Mechler Corporation



97-07820

October 21, 1997

Gordon Ching  
7 Laimi Road  
Honolulu, HI 96817

Jan Nace Sullivan, Esq.  
Director  
Department of Land Utilization  
City and County of Honolulu  
650 South King Street, 7th Floor  
Honolulu, Hawaii 96819

Dear Jan,  
Re: The Walker Estate  
Tel: 308-2-2222

This letter is to show my support to Rick Fried's intention to use the Walker Estate as a chapel for future weddings. This idea can no more hurt the neighborhood or its surroundings because there are so many weddings already going on at the Nuuuanu Congregational Church across the street. In fact, having the weddings at the Walker Estate would impede traffic loss going up the Pali Highway. There have been numerous times where the mauka bound traffic would be completely stopped by a hired policeman so he could let out a wedding entourage heading in the mauka direction back towards downtown. By having the weddings at the Walker Estate, the wedding traffic could easily flow into the town bound lanes of the Pali Highway.

The Walker Estate has been a landmark for decades in Nuuuanu's prestigious neighborhood. Having it demolished and made way for unaffordable homes would be devastating. I mention unaffordable because by the time developers put in money for the infrastructure and shovel money into the community to get the permit to break ground they can't afford to build affordable homes.

For the reasons above, I completely support Rick Fried's intentions and hope the Walker Estate remains the Walker Estate. If you have any questions regarding this please don't hesitate to call me at 595-7712.

Yours very truly,

*Gordon Ching*  
Gordon Ching  
Nuuuanu Resident & Neighbor

cc: R. Fried

6136-01  
October 28, 1997

**WILSON  
OKAMOTO**  
A ASSOCIATES, INC.



ENGINEERS  
PLANNERS  
1107 K. BERKELEY STREET  
HONOLULU, HAWAII 96813  
PH: (808) 948-2277  
FAX: (808) 948-2253  
MAILING ADDRESS  
P. O. BOX 2333  
HONOLULU, HAWAII 96811

Mr. Gordon Ching  
7 Laimi Road  
Honolulu, Hawaii 96817  
Subject: Draft Environmental Assessment  
Rodiek-Walker Estate Wedding Chapel  
Nuuuanu, Oahu, Hawaii

Dear Mr. Ching:

We are in receipt of your letter dated October 21, 1997 to the Director of Land Utilization. Your support for the project is acknowledged and appreciated.

Your letter, along with this response will be reproduced in the forthcoming Final Environmental Assessment. Thank you for your interest and participation in the consultation phase of the environmental review process.

Sincerely,

*Earl K. Matsukawa*

Earl K. Matsukawa, AICP, Project Manager

cc: Ms. Joan Takano, Department of Land Utilization  
Mr. Rick Fried, FSR Partners



LILIHAKAPALAMA NEIGHBORHOOD BOARD NO. 14  
 AN INCORPORATED COMMUNITY - CITY HALL, ROOM 408 - HONOLULU, HAWAII

October 23, 1997  
 Via Postmail

The Office of Environmental Quality Control  
 Department of Land and Natural Resources  
 State of Hawaii

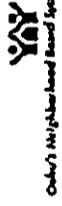
Re: Rodiak-Walker Estate Environmental Impact Statement

Dear Sirs,

The Liliha-Kapalama Neighborhood Board held as part of their monthly meeting of October 13, 1997 an informational presentation by the developer, Mr. Mick Fried on behalf of the Lesage-Minard Group to develop a wedding chapel at that Niihau estate. A motion was passed in favor of the transmittal of information to you from that meeting. Please find attached a draft copy of the minutes from that meeting which generally outlines the concerns and questions raised by the Board and community. At the next regularly scheduled Board meeting of November 10, 1997 we will be again taking the issue up and likely will entertain some type of motion associated with the proposal. We will keep your office informed as the process unfolds. If you have any questions, please contact me or the Neighborhood Commission.

Aloha,  
 David B.N. Kasharina, Jr.  
 Chair  
 (B) 526-2283 (R) 533-6116 (Fax) 599-4723

Post-it brand fax transmittal memo 7871	
To: Laura Miller	From: Nancy
cc: WOA	cc: OEB
Date: 9/16 2:53	Time:



City of Honolulu Board of Commissioners

LILIHAKAPALAMA NEIGHBORHOOD BOARD NO. 14  
 REGULAR MEETING MINUTES  
 MONDAY, OCTOBER 13, 1997  
 PAGE 5

Nohara comments: 1) BWS determines which area and water line that will be replaced. 2) Will coordinate mail, trash pick up, medical service and Honolulu Fire Department of their services. The have no rewards to finish early but will be penalized if they go over the contracted time.

Mayor's representative, Gee suggested for the next Board meeting BWS and Department of Transportation Services (DTS) representatives may be present to answer any questions the residents may have.

Chair Kaahalina called a five minute recess, 8:31 p.m. Meeting resumed at 8:40 p.m.

Rodiak - Walker Estate conditional Use Permit/Environmental Assessment - Richard Fried and Wilson Okamoto and Associates, Earl Matsukawa and State Historic Preservation, Tonia Moy.

Chair Kaahalina reported that <sup>Discussed by Board N.E. Council of</sup> ~~frids~~ to inform the residents regarding the meeting was passed out by Ching and Corneli.

Boardmember Chock excused himself from this agenda item as he represents Councilmember Yoshimura.

Fried reported: 1) The property is listed on both the National and Hawaii Register of Historic Places. 2) The property is currently used as a corporate retreat by the owners under an existing Conditional Use Permit, Type 2 (CUP2) and does not have wedding services to be conducted on the property. A new CUP2 application is required. 3) An Environmental Assessment is underway at the Office of Environmental Quality Control for final acceptance by Department of Land Utilization (DLU). 4) Street improvements at Jack Lane to improve vehicular sight distance are proposed. 5) Wedding ceremonies are proposed for the hours of 8:00 a.m. - 7 p.m. at one an hour and no more than sixteen people per ceremony. Schedule of weddings are flexible as not in impact traffic. 6) Chapel will be sound proof, air conditioned and basically no traffic impact. 7) <sup>Chair of any attempt to maintain a historic structure.</sup> ~~They said the Historic Preservation office is in~~ Comments and concerns of Board and residents:

1. Resident that lives immediately next door, support the project and see no problems with the functions. As a good neighbor Fried will improve the Rodiak - Walker estate, improve Jack Lane and help the economy in Hawaii.
2. The development will be an added impact on traffic. There are many other churches in the community where weddings can be held.
3. A petition of 104 resident signatures opposing the wedding chapel was given to the Board.
4. A letter from a resident was read, stating that there is no need for another chapel, especially a communal chapel which has not social, moral and a spiritual value.
5. The idea of a private resident to take care of a Historical estate with a wedding chapel with minimal impact shouldn't be an objection. In reality you cannot stop changes.
6. If the property is to be kept as a Historical preservation with the approval of the conditional permit, the residents have the leverage to see that the permit codes are

LILIIHA/KAPALAMA NEIGHBORHOOD BOARD NO. 14  
REGULAR MEETING MINUTES  
MONDAY, OCTOBER 13, 1997  
PAGE 6

- 7. Fried has the first option on the estate. There is possible an interest of a couple developer to develop homes/townhouse if the estate is not purchased by Fried. It would basically come down to, keeping the Historical Estate with a wedding chapel or development of homes/townhouses.  
  - a. There will be an impact on traffic on and down Pali Highway.
  - b. Residents opposition must be heard.
- 8. This is an entirely different situation from the Diamond Head wedding chapel. If this moment of time can be frozen than everything will be okay but things do change whether you allow this venture, which has a low impact to the community or a housing development.
- 9. What is the objections, traffic or the commercial use?

Ching moved and Cornell seconded to send a copy of the section of the minutes regarding Walker Estate to Department of Land Utilization and Office of Environment Quality Control. Motion carried. - 9-0-1. Absent: Higa.

Tom Hemlich of Manoa Neighborhood Board No. 7, recommend the Board members to attend the Workshop scheduled for Saturday, October 18, 1997 on City Planning and Development. Issues that will be covered will be variance, permits, etc. He commended the Board and the residents for the participation in the discussion. Drafting conditions to balance the applicant and residents' concerns may be a route to take.

Senator Chun Oakland recommended that a letter may be sent to DLU stating that the Board have not take a position for the October 23 public comment deadline and list the concerns that has been raised by the residents.

COMMITTEE REPORTS:

**Safety and Health:** - Ching reported she attend Hawaii Visitor Industry Security Association event on October 7 from 7:00 p.m. - 11:00 p.m. Keith Kaneshiro and numbers of Legislators were present to hear the issue of crime in the visitors industry. An video was presented by the Kailua Police Station, that during a four hour period in Kailua, an officer dressed as a drug dealer was approach 36 times. A video of a purse snatching incidents were shown. A walk through Waikiki was included.

**Legislative/CIP:** - Mitchell reported that he has a letter from the former head librarian which list of violations that Bob Kane, State Librarian has committed, how contracts were signed with getting permissions and positions were filled with individuals who do not have librarian credentials. Letter is available to interested Board members.

**Education and Training:** - Cornell attended the Sustainability Summit 1997 on October 1, a report was circulated. Creating a Livable Community will be reported at the next Board meeting. Yig reported on the Work Shop scheduled for October 18, by the Neighborhood Commission on City Planning and Development. She will be attending the Advertiser conference on the Future. There will be a Christmas parage on November 28, full details at the next Board meeting.

**WILSON  
OKAMOTO  
& ASSOCIATES, INC.**



**ENGINEERS  
PLANNERS**  
160 S. BERCOWSKI STREET  
HONOLULU, HAWAII 96813  
PH: (808) 946-2277  
FAX: (808) 946-2253  
MAILING ADDRESS:  
P. O. BOX 3  
HONOLULU, HAWAII 96811

6136-01  
October 28, 1997

Mr. David Kaahaina, Jr., Chair  
Liliha/Kapalama Neighborhood Board No. 14  
c/o Neighborhood Commission  
City Hall Room 400  
Honolulu, Hawaii 96813

Subject: Draft Environmental Assessment  
Rodiek-Walker Estate Wedding Chapel  
Nuuanu, Oahu, Hawaii

Dear Mr. Kaahaina:

Thank you for your letter dated October 23, 1997 transmitting a copy of the draft minutes from your October 13, 1997 meeting at which the applicant gave an informational presentation on the proposed Rodiek-Walker Estate Wedding Chapel project. Your letter and the draft minutes, along with this response will be reproduced in the forthcoming Final Environmental Assessment.

We appreciate your interest and participation in the consultation phase of the environmental review process and look forward to working with your Board to address its concerns as this project proceeds through the permit process.

Sincerely,

Earl K. Matsukawa, AICP, Project Manager

cc: Ms. Joan Takano, Department of Land Utilization  
Mr. Rick Fried, FSR Partners