June 12, 2003

Ms. Genevieve Salmonson, Director
Office of Environmental Quality Control
State of Hawaii
State Office Tower, Room 702
235 South Beretania Street
Honolulu, Hawaii 96813

Dear Ms. Salmonson:

Chapter 343, HAWAII REVISED STATUTES
Environmental Assessment (EA)/Determination
Finding of No Significant Impact

Recorded Owner : Jaedan Bupin Hawaii Hankook Tokrip
Applicant : Dr. Kea Sung Chung
Agent : Analytical Planning Consultants, Inc.
Location : 2756 Roeke Avenue - Puunui
Tax Map Key : 1-8-26: 5
Proposal : Use of a Historic Structure as the Korean Cultural Center of Hawaii
Determination : A Finding of No Significant Impact is Issued

Attached and incorporated by reference is the Final EA prepared by the applicant for the project. Based on the significance criteria outlined in Title 11, Chapter 200, Hawaii Administrative Rules, we have determined that preparation of an Environmental Impact Statement is not required.
Ms. Genevieve Salmonson  
Page 2  
June 12, 2003  

We have enclosed a completed OEQC Bulletin Publication Form, Project Summary and diskette, and four copies of the Final EA. If you have any questions, please contact Lin Wong of our staff at 523-4485.

Sincerely yours,

[Signature]

ERIC G. CRISPIN, AIA  
Director of Planning and Permitting

EGC:pl  
Encis.

cc: Analytical Planning Consultants, Inc.

doc no. 224237
KOREAN CULTURAL CENTER OF HAWAII

Final Environmental Assessment (FEA)
Use of an Historic Structure

2756 Rooke Avenue, Honolulu, Hawaii
TMK: (1) 1-8-026:005

Submitted to:
The Department of Planning & Permitting
650 S. King Street, 7th Floor
Honolulu, Hawaii 96813

Prepared by:
Analytical Planning Consultants, Inc.
928 Nuanu Avenue, Suite 502
Honolulu, Hawaii 96817
(808) 536-5695

April, 2003
KOREAN CULTURAL CENTER OF HAWAII

Final Environmental Assessment (FEA)
Use of an Historic Structure

2756 Rook Avenue, Honolulu, Hawaii
TMK: (1) 1-8-026:005

Submitted to:
The Department of Planning & Permitting
650 S. King Street, 7th Floor
Honolulu, Hawaii 96813

Prepared by:
Analytical Planning Consultants, Inc.
928 Nuuana Avenue, Suite 502
Honolulu, Hawaii 96817
(808) 536-5695

April, 2003
OEQC BULLETIN PUBLICATION FORM
(Follow instructions on other side)

1 Project Name: Korean Cultural Center of Hawaii

Type of Document (circle one): Draft EA [final EA] EIS prep notice draft EIS final EIS NEPA
check if applicable: revised document supplemental document

Legal Authority: Chapter 343
Agency determination: anticipate FONSI

Applicable sections:
___ use of state or county lands or funds ___ use of land in the Waikiki district
___ use of conservation district lands ___ amendment to county general plan
___ use of shoreline area ___ reclassification of conservation lands
___ use of historic site or district ___ construction or modification of
___ helicopter facilities

2 Island: Oahu
Judicial District: Honolulu
Tax Map Key Number: (1) 1-8-026:005

3 Applicant or applicant agency:
   Dr. Kea Sung Chung
   Address: 1188 Bishop Street, PH-1
             Honolulu, HI 96813
   Contact: Dr. Chung Phone: 521-8066

Note for EAs: when the applicant is a state or county agency, the applicant agency and approving agency are the same.

4 Approving Agency (EAs) or Accepting Authority (EISs):
   Department of Planning and Permitting
   Address: 650 S. King Street
             Honolulu, HI 96813
   Contact: Pat Segurant Phone: 527-5369

5 Consultant: Analytical Planning Consultants, Inc.
   Address: 928 Nuuanu Avenue Suite 502
             Honolulu, HI 96817
   Contact: Lauri Clegg Phone: 536-5695

6 Public Comment Deadline: __________

7 Permits required prior to implementation: Conditional Use Permit (Major)

8 Project Summary (name of file): KoreanCulturalCenter.wpd

9 Public Library Copy: __________________________ (not required for final EAs)

10 This form was reviewed by Lauri Clegg Phone: 536-5695
TABLE OF CONTENTS

1.0 Introduction and Summary Information .................................................. 1

2.0 Description of the Proposed Action ......................................................... 2
  2.1 General Description ................................................................................. 2
     A. Proposal ......................................................................................... 2
     B. History ......................................................................................... 3
     C. Location ......................................................................................... 3
     D. Surrounding Area ........................................................................... 3
     E. Land Use Approvals ......................................................................... 3
     F. Permits Required ............................................................................ 5
  2.2 Technical Characteristics .......................................................................... 5
     A. Use's Characteristics ....................................................................... 7
     B. Physical Characteristics ................................................................... 8
     C. Construction Characteristics ......................................................... 10

3.0 Impacts ...................................................................................................... 10
  3.1 Demographic Impacts ............................................................................. 10
     A. Residential Population ................................................................... 10
     B. Visitor Population .......................................................................... 10
     C. Character or Culture of the Neighborhood ..................................... 10
     D. Displacement .................................................................................. 11
  3.2 Economic Impacts .................................................................................. 11
     A. Economic Growth ........................................................................... 11
     B. Employment .................................................................................. 11
     C. Government Revenues (Taxes) ....................................................... 11
  3.3 Housing Impacts ..................................................................................... 12
     A. Increase Supply .............................................................................. 12
     B. Affordable Units ............................................................................ 12
  3.4 Public Services ....................................................................................... 12
     A. Access and Traffic ......................................................................... 13
     B. Parking ......................................................................................... 16
     C. Water ............................................................................................ 16
     D. Wastewater ................................................................................... 17
     E. Drainage ......................................................................................... 17
     F. Refuse ........................................................................................... 17
     G. Schools .......................................................................................... 17
     H. Parks .............................................................................................. 17
     I. Police ............................................................................................. 18
     J. Fire .................................................................................................. 19
     K. Utilities ........................................................................................... 19
  3.5 Environmental Impacts ........................................................................... 19
     A. Historic and Archaeological Resources ......................................... 19
     B. Natural Features ............................................................................ 20
     C. Noise ............................................................................................. 21
     D. Air Quality ..................................................................................... 21
     E. Hazards ........................................................................................... 22

4.0 Alternatives Considered ............................................................................ 23

5.0 Comments on the Draft Environmental Assessment ................................. 23

6.0 Mitigation Measures .................................................................................. 24

7.0 Basis for a Negative Declaration ............................................................... 26
  7.1 Description of the Proposed Action ......................................................... 26
  7.2 Determination and Reasons Supporting Determination .......................... 26

8.0 Conclusion ............................................................................................... 28

LIST OF EXHIBITS

1. Location Map ............................................................................................. 6
2. Tax Map .................................................................................................... 7
3. Zoning Maps ............................................................................................ 8
4. Photographic Display ................................................................................. 9
5. Plans ......................................................................................................... 10

6. Historic Register ....................................................................................... 10
7. State Historic Preservation .......................................................................... 10
8. Neighborhood Board .................................................................................. 10
9. Easement B ............................................................................................... 10
10. Traffic Impact Analysis Report ................................................................. 10
11. Correspondence ....................................................................................... 10
ENVIROMENTAL ASSESSMENT
Korean Cultural Center of Hawaii
2756 Roeke Avenue, Honolulu, Hawaii (TMK: 1-8-026:005)

1.0
INTRODUCTION AND SUMMARY INFORMATION

Applicant:  Dr. Kea Sung Chung
            1188 Bishop Street, PH-1
            Honolulu, Hawaii 96813
            Ph. (808) 521-8066

Recorded Fee Owner:  Korean Cultural Center of Hawaii
                      2756 Roeke Avenue
                      Honolulu, Hawaii 96817
                      Ph. (808) 521-8066

Agent:  Analytical Planning Consultants
        928 Nuuanu Avenue, Suite 502
        Honolulu, Hawaii 96813
        Donald Clegg, President
        Ph. 536-5695

Property Profile:
Location:  Nuuanu, Oahu
Site Address:  2756 Roeke Avenue
              Honolulu, Hawaii
TMK:  (1) 1-8-026:005
Lot Size:  335,755 sq. ft./7.7 acres
State Land Use:  Urban/Conservation
Development Plan:  Residential
Zoning (LUC):  R-3 Residential/
P-1 Preservation
Height Limit:  25-30 feet
Special District:  No
Special Management Area:  No
Neighborhood Board:  Liliha/Alewa/Puunui No. 14
Flood Zone:  "X"
Surrounding Land Use:  Residential/Conservation/Oahu
        Country Club

List of Agencies Consulted:

Department of Planning and Permitting
Department of Land & Natural Resources State Historic
Preservation Division
Office of Environmental Quality
Liliha Neighborhood Board No. 14
Fire Department
Board of Water Supply
Department of Transportation Services
2.0 DESCRIPTION OF THE PROPOSED ACTION

2.1 General Description

A. Proposal

The applicant is requesting a Conditional Use Permit from the City and County of Honolulu for use of an historic residential structure, the "Canavarro Castle", as the Korean Cultural Center of Hawaii. The subject property is listed on the National and State Registers of Historic Places, and as such, is subject to environmental review under Chapter 343, HRS, EIS Law. The property is split zoned R-5/P-1 with a portion of the house in the State Urban District and zoned R-5 residential, and a portion in the State Conservation District and zoned P-1 preservation.

B. History

The principal structure on the property is a 75-year old residence that was placed on the National and State Registers of Historic Places in 1980. Identified by the State Historic Preservation Division as "Canavarro Castle", the house was built for the son of the first Portuguese Consul-General to Hawaii. It has a building footprint of approximately 6,600 square feet and is surrounded by a landscaped lawn area on the front and sides and a terraced garden area at the rear of the house. The lower tier of the 335,755 square foot property consists of the historic structure, entry easement, an asphalt paved parking lot approximately 5,000 square feet in area on the south of the lot, and an unused secondary parking area on the north. The remainder of the property consists of a steep heavily vegetated slope that extends to the top of the Alewa Heights ridge.

The property was purchased in January 2002 by the Korean Cultural Center of Hawaii, a private non-profit organization. They plan to use the historic structure as a center for the preservation and display of historical information on the Korean Independence Movement. After the first Korean immigrants came to Hawaii in 1903, Hawaii served as an overseas base for Korea and the Historic Structure has been owned by the Korean Community Association (Kook Min Hur) since 1947 when their Miller Street center was condemned by the State. Over the years, the Rooke Avenue residence has been used intermittently as a residence for Korean students and for occasional meetings. Recently, the residence had fallen into disrepair and security had become an issue. The present owners plan to repair and restore the residence (as funds allow) and to establish the Historical
ENVIRONMENTAL ASSESSMENT
Korean Cultural Center of Hawaii
2756 Rooke Avenue, Honolulu, Hawaii (TMK:1-8-026:005)

Structure as the Korean Cultural Center of Hawaii, as a place
where a new generation of Koreans can participate in cultural and
educational events centering around the Korean Independence
Movement. It is the intention of the owners that the exhibits of
the center will be open to the general public by appointment for
private viewing. In addition, the Cultural Center plans to hold
5-6 celebrations a year, with an expected attendance of about 50-
100 people per event, as well as its quarterly Board of Directors
meeting.

C. Location

The subject property is located at 2756 Rooke Avenue in the
Alewa Heights/Nuuanu area of Honolulu (TMK: 1-8-026:005). It is
an approximately 7.7 acre flag lot which extends from Rooke
Avenue up the slope to the summit of Alewa Heights.

D. Surrounding Area

The relatively large parcel is located in an established R-5
residential neighborhood. The parcels immediately adjacent to
the property to the south and west range from 2,500-7,000 square
feet in lot size and contain single family detached dwellings.
These residences were built after the property was purchased by
the Korean Association in 1947. The Oahu Country Club property is
approximately 380 feet east. The property is accessed from Rooke
Avenue via Easement B, a 20-foot wide paved driveway which
continues 270 feet up the hill to the main parking lot and
residence. An access easement has been granted to the abutting
parcels 20-23 (Land Court Doc. 114720 12/15/49). Mauka of the
residence and terraced garden at the rear of the property, is a
steep heavily vegetated slope that extends to the top of the
Alewa Heights ridge for a linear distance of approximately 740
feet. This area adds to the secluded atmosphere of the property
and provides a natural buffer. The secluded location, high on the
slopes of Nuuanu, offers an outstanding view of the Pali and is
suitable for the proposed use.

E. Land Use Approvals

State Land Use

The project site is located within two State Land Use
Districts. The lower developed portion of the property is
situated in the Urban District and contains approximately
64,080 square feet/1.471 acres. The remainder of the
property, 271,675 square feet/6.237 acres, is in the
Conservation District and is designated as a Resource
subzone.
ENVIRONMENTAL ASSESSMENT
Korean Cultural Center of Hawai‘i
2756 Roeke Avenue, Honolulu, Hawaii (TEK:1-9-026:005)

In 1973 and 1983 the State Land Use Commission conducted a
Boundary Interpretation and determined that the boundary
between the Urban and Conservation Districts runs through
the principal structure. Since Canavarro Castle was built
prior to the establishment of the state land use districts
on August 23, 1964, it is considered to be a non-conforming
structure. As such, use of the structure can continue and
it may be repaired unless it is destroyed by more than 50%
of its replacement cost. In addition, repairs or
reconstruction of a non-conforming structure cannot exceed
the size, height or density of the structure which existed
prior to August 23, 1964. The applicant plans to seek a
State Land Use Boundary Amendment to put the entire
structure within the Urban District pending approval of the
Conditional Use Permit for use of the Historic Structure.

Chapter 343 HRS exempts “Operations, repairs, or maintenance
of existing structures, facilities, equipment, or
topographical features, involving negligible or no expansion
or change of use beyond that previously existing” from
environmental review. While the permitted repairs are exempt
from environmental review the change in use of the Historic
Structure from residential to Cultural Center triggers
Chapter 343, the EIS law.

Development Plan

The property is located within the Primary Urban Center
(PUC). The Development Plan (DP) Land Use Map designates the
urban portion of the property as Residential. Facilities for
educational, recreational, social, and community functions
are considered an appropriate use in the Residential
District.

The Conservation District portion of the property is
designated as Preservation.

Zoning

The site is split zoned R-5 Residential District and P-1
Preservation, with the historical structure and improvements
falling within the residential district. The purpose of the
residential district is to allow for a range of residential
densities. Non-dwelling uses which support and complement
residential neighborhood activities are also permitted. The
proposed meeting facility/cultural center is permitted in
the R-5 district subject to approval of a Conditional Use
Permit.

As “Canavarro Castle” is listed as an Historic Structure on
the State and National Registers of Historic Places, additional special rules apply to the use of the structure. Section 21-5.330 of the City’s Land Use Ordinance states:

"It is the intent of this section to provide an incentive for owners of historic structures to retain them, by allowing uses not otherwise permitted in the underlying zoning district. The Director may deny any request which is judged to have major adverse effects on the neighborhood that cannot be mitigated. Any structure on the state or national register of historic places may be occupied by a use not otherwise permitted in the underlying zoning district, provided any proposed alteration, repair or renovation beyond its original design and the proposed use is approved by the state historic preservation officer."

The portion of the property that falls outside the State urban District is zoned P-1 Preservation and is under the jurisdiction of the State Department of Land and Natural Resources as discussed above.

Existing Use Map

The City’s Existing Use Map identifies two structures on the property. The principal structure is identified as a Quasi-Public Facility. This designation is given to churches, schools, community centers or similar uses of a public nature that are not necessarily publicly owned.

F. Permits Required

Conditional Use Permit (Major) Use of an Historic Structure – City and County of Honolulu Department of Planning and Permitting

2.2 Technical Characteristics

A. Use Characteristics

The proposed use of the historic structure is as the Korean Cultural Center of Hawaii. The Center is proposing a multi-use which includes the following components:

- The Center is envisioned as a place for members of the Korean community to come together to commemorate historic and cultural events. It is planned that such events would occur 5 or 6 times a year with an estimated attendance of 50-100 people per event. The
proposed celebrations include:

January 14 - Celebration of Korean Immigration to the United States

March 1 - Celebration of Korean Independence Movement

August 15 - Korean Independence Day

October 3 - Korean National Founder's Day

Christmas

The events will be an opportunity for guests to view the indoor displays and will include quiet ceremonies and catered refreshments. It is planned that the events will be held both indoors and outdoors in the front area near the memorial. The events would take place either in the early afternoon or early evening and last for 2-3 hours. All evening events would finish before 10:00 PM. Van pools would provide transportation to the events.

- A portion of the lower level and the refurbished garage area and addition will contain the Center's cultural displays and be open to visitors for private viewing by appointment between the hours of 10 AM and noon. The Center anticipates one van of visitors 5 days a week coming to view the displays.

- The quarterly meeting of the twelve member Board of Directors would be held at the Center in the large downstairs meeting room.

- As part of its educational programs, the Center would like to provide the opportunity for small groups of Korean students to come for research and study. There are 6 rooms on the second level of the building and one room on the ground level which could be used for living quarters. The Directors are planning for 18 Korean university students (including teacher/chaperones) to come twice a year and stay for 3 nights.

- The Center plans to also host visiting dignitaries for occasional stays at the facility (1-2 days).

- A full-time caretaker family (2 people) will live on the property in the adjoining 1200 SF residence to provide security and maintenance.
ENVIRONMENTAL ASSESSMENT
Korean Cultural Center of Hawaii
2756 Rooke Avenue, Honolulu, Hawaii (TMK:1-8-026:005)

To summarize, the applicant is proposing to use the Historic Structure as a meeting facility/museum which would also include a provision to allow for occasional overnight guests. No more than eighteen people would stay in the main structure at any one time and the majority of the time no one will be living at the facility. Visitors and students, would be transported by van or private car. Day events would be between 10:00 AM and 2:00 PM and evening events would finish before 10:00 PM.

B. Physical Characteristics

The subject property is an irregularly shaped lot with an area of 335,755 square feet (approximately 7.7 acres) extending from Rooke Avenue up the slope to the summit of Alewa Heights. The larger rectangular portion of the property is approximately 400 feet wide and 740 feet long. The frontage on Rooke Avenue is approximately 60 feet wide.

In 1949 the Korean Association granted a perpetual, non-exclusive 30 foot wide access easement in favor of lots 9,17 and 18 (presently TMKs 1-8-26:20-23) extending 370 feet uphill from Rooke Avenue (see Tax Map Exhibit 2). The easement contains a 20-foot wide paved roadway which forks about sixty feet from Rooke Avenue. The left fork is the principal driveway which extends to the main parking lot. The right fork proceeds uphill about 100 feet to a secondary parking area. This area has been cleared and will provide an area for additional parking.

The south parking area, approximately 5,000 square feet in area, is constructed on a terrace that is supported by a 12-foot buttressed retaining wall facing Rooke Avenue. The upper tier includes a relatively flat area upon which the principal structures are built and a moderately sloping back yard which terminates at a rock wall which delineates a drainage ditch. The property's third area consists of the remainder of the lot, a steep heavily vegetated slope that extends approximately 740 feet from the drainage ditch to the top of the ridge.

The existing Historic Structure consists of a multi-story Mediterranean style stucco residence designed by Mr. Hart Wood, a well-known architect in Hawaii, and built in 1927 for the son of the Consul-General of Portugal. Known as "Canavarro Castle", the central courtyard and fountain and mission tiled roof are an example of Mediterranean revival architecture which was popular in Hawaii in the 1920's. The site elevation drawings and floor plans for the approximately 7,515 square foot two-story residence show the complex architectural design of the Historic Structure. The first floor contains the entrance areas, atrium and lanai, 4 bathrooms and 8 rooms including the large kitchen, family room, dining area and other storage and living spaces. The family room...
now houses the museum display and the dining room will be used as a meeting room. The other rooms will be used for office, storage, and/or museum space. One room will be retained as a bedroom. The second floor has a master bedroom suite with 3 bedrooms and 2 baths and a lanai as well as 3 additional bedrooms and 2 baths. According to the tax records there is a 380 SF finished basement beneath the entry area, but it is unused.

The principal pedestrian access to the house is a stairwell which extends from the northeastern corner of the main parking lot up the second tier. The lava rock retaining wall extends to the right of the stairwell and the concrete tile wall and the caretaker structure and former garage extend to the left.

The two storey 1200 square foot caretaker dwelling is a wooden, single-wall construction, style structure which is presently occupied by the property’s caretaker. The attached 700 square foot garage area has been recently remodeled and now houses some of the museum’s displays.

The residence is surrounded by a landscaped lawn area on the front and sides and a terraced garden area at the rear of the house. The applicant has recently pruned and weeded the grounds as part of the renovation and placed potted plants in the lanai and garden areas. In the future, the Center plans to beautify the outside garden area with additional plants, shrubs and small trees as funds allow.

C. Construction Characteristics

In June 2002, building permit #535653 was issued for repair and electrical and plumbing work including remodeling of the garage. This work has been completed. Between December 2002 and the occasion of the Bicentennial Celebration in January 2003, several additions and improvements were made to the property for which building permits were not required. These included:

1. A 17 foot tall granite monument and concrete platform installed on the grounds to the east of the residential structure. The remains of a previous concrete stage were removed and the monument put in place. Four, three foot high stone ornamental lions are located at the 4 corners of the area plus a U.S. and a Korean flag.

2. A concrete walking path and coral rocks placed in the former stage area and front lawn.

3. The second parking area and entryway were cleared of brush and debris.
4. The grounds were pruned and landscaped with potted plants.

5. Retaining walls were painted and repaired.

6. Flags and banners were installed at the entry way to the historic structure.

7. Photographic displays and banners were installed inside the structure.

In February, 2003 a small 80 square foot structure was attached to the garage museum space to provide pamphlets and materials for guests. Building permits are in process. No additional alterations, repair or renovations of the Historic Structure are planned at this time. Any plans for the future will be reviewed by the State Historic Preservation Division.
ENVELOPMENT ASSESSMENT
Korean Cultural Center of Hawaii
2756 Rocke Avenue, Honolulu, Hawaii (TMK:1-8-026:005)

3.0
IMPACTS

3.1 Demographic Impacts

A. Residential Population

The proposed use of the Historic Structure as the Korean Cultural Center will include a caretaker living on the property. This will allow a continuation of the existing residential use for a portion of the property. The applicant is also requesting that a provision be included in the Conditional Use Permit which would allow for visiting guests to stay at the facility on a temporary basis. The Center would like to provide the opportunity for students to come for research and study twice a year. There are seven rooms which could be used to house a maximum of 18 guests. Given the large area of the parcel, this increase in residential use should have little impact on the neighborhood.

B. Visitor Population

While the purpose of the Korean Cultural Center of Hawaii is to serve local members of the Korean community, it is foreseeable that visiting Koreans may want to view the exhibits at the Cultural Center. This would take place by appointment with a limit of 20 per group. Transportation would be by van. The Center anticipates one van of visitors 5 days a week coming to view the displays. It is unlikely that visitors would come to Hawaii expressly for the purpose of viewing the displays. Several times a year the Center may also host visiting dignitaries from Korea.

C. Character or Culture of the Neighborhood

The surrounding area is predominantly residential with the appropriate accessory activities e.g. schools, churches, recreation centers and playgrounds. The parcels immediately adjacent to the property to the south and west range from 2,500-7,000 square feet in lot size and contain single family detached dwellings which were built after the property was purchased by the Korean Association in 1947. The Oahu Country Club property is approximately 380 feet east. The proposed intermittent use will have negligible or minimal impact on the surrounding neighborhood and will not alter or interfere with the use or enjoyment of the surrounding residential properties or the character of the neighborhood or surrounding area.

The Historic Structure, which was built long before there were any other residences in the area, is situated high above the
neighborhood. While it is a beautiful and imposing building with a sweeping view of the entire Nuuanu Valley, it is difficult to imagine that a family would reside in such a house today. The proposed use of a meeting facility and museum is appropriate given the size and layout of the structure. The Korean community has owned the property since 1947, and is seeking to continue that historical connection and use through the application for a Conditional Use Permit.

Concerns about traffic and maintaining the residential character of the neighborhood were topics which were raised at the preliminary Neighborhood Board meeting in June 2002 and again at the October 14 meeting. Several letters with similar concerns were received on the draft EA and a petition from neighbors who do not support the proposal. The letters and petition are included in the Final Environmental Assessment along with proposed mitigative measures.

D. Displacement

Other than the caretaker the residence is presently unoccupied. No dwellers will be displaced.

3.2 Economic Impacts

A. Economic Growth

The proposed project will have no impact on the existing economic growth for the area.

B. Employment

The proposed project will not contribute substantially to an increase in employment. The Korean Cultural Center of Hawaii is a non-profit cultural and educational organization run mainly by volunteers.

C. Government Revenues (Taxes)

The property is presently taxed as residential use. It is possible that the current tax revenue generated by the property would change as a result of the change in use. The Korean Cultural Center of Hawaii, the present owner of the property, is a registered non-profit organization.
3.3 Housing Impacts

A. Increase Supply

The proposed change in use will not affect housing or population, except to reduce the potential for additional residential structures on the property. The Historic Structure has not been used as a private residence since it was acquired by the Korean Community Association in 1947. Based on the existing zoning, this parcel could possibly be developed with a Cluster Housing Project or seven single family lots and the Historical Structure demolished. To maintain the exceptionally large structure as a private residence today is not economically feasible. The Land Use Ordinance provides incentives for owners of Historical Structures to maintain the structures by allowing uses which are not otherwise permitted in the underlying zoning district.

B. Affordable Units

The proposed Cultural Center and meeting facility use does not include new residential units and therefore will not provide any affordable units.

3.4 Public Services

A. Access and Traffic

Ingress and egress from the property is from Rooke Avenue a paved city-owned street with a 40-foot right-of-way that terminates at the Oahu Country Club property. Rooke Avenue is accessed from upper Liliha Street or Wyllie Avenue and is the last street in what is an older residential neighborhood east of Alewa Heights. Because on-street parking is allowed on the west side of Rooke in certain areas vehicular movement is limited to a single lane. The capacity of Rooke Avenue is considered by the City to be a severe limitation to increased density or development in the area.

The Cultural Center structures are accessed from Rooke Avenue via a 20-foot wide paved driveway which continues 270 feet up the hill to the main parking lot and residence. The slope of the driveway is less than 19%. The driveway provides access for the subject property as well as secondary access for parcels 20-23.

Concerns from the neighborhood about the impact of increased traffic as a result of the proposed use have been expressed. To mitigate these concerns, the Center has arranged that small vans
will bring people to the celebrations and follow a route which avoids the use of Rooke Avenue as much as possible. City Bus #13 travels up Liliha to Hawaii Street making a turn on Rooke Avenue and could also be used. Peak traffic in the neighborhood is during the morning and afternoon, mainly due to work and school. Day events would be between 10:00 AM and 2:00 PM. Any evening events would completely finish before 10:00 PM. Parking on Rooke Avenue is especially full on weekends and in the evenings which contributes to traffic conditions; however, as only 5-6 special events per year are planned, and some of them will fall on weekdays, this should not place a great burden on the neighborhood. To mitigate some of these concerns, the Center plans to notify neighboring residents of the events.

A Traffic Impact Analysis Report (TIAR) was conducted by Geotechnical Design Services, Inc. in March 2003 and is enclosed as an exhibit. The TIAR concluded:

"Our analysis shows that traffic impact will be minimal, we do not anticipate that the day-to-day functions of the Center will impact the surrounding neighborhood traffic flow. It is expected that the times when the Center traffic will be highest will not be during normal, daily peak traffic flow in the neighborhoods surrounding the Center.

Traffic impacts can be further mitigated by organizing traffic flow to and from the Center during the evening using van pools for larger groups and organizing event times to coincide with lighter traffic flows."

It should be noted that the previous Korean Association had utilized the subject property for a similar use since the property was acquired in 1947.

B. Parking

<table>
<thead>
<tr>
<th>Use</th>
<th>Floor Area</th>
<th>LIO Parking Standard</th>
<th>Parking Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>Main Structure</td>
<td></td>
<td>2 stalls per 2,500 SF plus 1 per additional 1000 SF</td>
<td></td>
</tr>
<tr>
<td>Kitchen</td>
<td>756 SF</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1st Floor</td>
<td>256 SF</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2nd Floor</td>
<td>3,000 SF</td>
<td></td>
<td></td>
</tr>
<tr>
<td>SUB-TOTAL</td>
<td>4,012 SF</td>
<td></td>
<td>4</td>
</tr>
<tr>
<td>-----------------</td>
<td>----------</td>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>Caretaker House</td>
<td>1,233 SF</td>
<td>2 stalls required</td>
<td>2</td>
</tr>
<tr>
<td>TOTAL RESIDENTIAL</td>
<td>5,245 SF</td>
<td></td>
<td>6</td>
</tr>
</tbody>
</table>

**LUO PARKING REQUIREMENTS**  
**PROPOSED MEETING FACILITY USE**

<table>
<thead>
<tr>
<th>Use</th>
<th>Floor Area</th>
<th>LUO Parking Standard</th>
<th>Parking Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>Meeting Room (Dining Room)</td>
<td>500 SF</td>
<td>1 per 75 SF of assembly area or 1 per 5 seats</td>
<td></td>
</tr>
<tr>
<td>TOTAL MEETING AREA</td>
<td>500 SF</td>
<td></td>
<td>7</td>
</tr>
</tbody>
</table>

**LUO PARKING REQUIREMENTS**  
**PROPOSED MUSEUM AND OFFICE USE**

<table>
<thead>
<tr>
<th>Use</th>
<th>Floor Area</th>
<th>LUO Parking Standard</th>
<th>Parking Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>Museum/Display (Family Room)</td>
<td>950 SF (inc toilets)</td>
<td>Museum/1 per 400 SF</td>
<td></td>
</tr>
<tr>
<td>Storage</td>
<td>136 SF</td>
<td>Office/1 per 400 SF</td>
<td></td>
</tr>
<tr>
<td>Office (Living)</td>
<td>182 SF</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Office (Nook)</td>
<td>140 SF</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Office/2 Toilets</td>
<td>320 SF</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Basement</td>
<td>380 SF</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Misc stairs, entry, storage</td>
<td>895 SF</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Maintenance Structure/New annex</td>
<td>704 SF</td>
<td>Museum/1 per 400 SF</td>
<td></td>
</tr>
<tr>
<td></td>
<td>80 SF</td>
<td></td>
<td></td>
</tr>
<tr>
<td>TOTAL</td>
<td>3,787 SF</td>
<td></td>
<td>10</td>
</tr>
</tbody>
</table>

**TOTAL FLOOR AREA: 9,532**  
**TOTAL PARKING REQUIRED: 23**
According to these LUO provisions the applicant would be required to provide parking for a minimum of 23 vehicles to meet the floor area calculations for the various proposed uses. Because of the sporadic use of the facility the following table more accurately and practically reflects the actual parking need.

<table>
<thead>
<tr>
<th>Use</th>
<th>Daily</th>
<th>Special Events (not simultaneous)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>2 cars max</td>
<td>1) 2 vans</td>
</tr>
<tr>
<td></td>
<td>caretaker</td>
<td>18 students</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2X per year</td>
</tr>
<tr>
<td>Museum</td>
<td>1 van</td>
<td>-</td>
</tr>
<tr>
<td>Office</td>
<td>2 cars max</td>
<td>-</td>
</tr>
<tr>
<td>Meetings</td>
<td>0</td>
<td>2) 12 cars max</td>
</tr>
<tr>
<td></td>
<td></td>
<td>4 X a year</td>
</tr>
<tr>
<td>Special Events (5-6 times per year)</td>
<td>0</td>
<td>3) 5 vans/2 trips ea</td>
</tr>
<tr>
<td></td>
<td></td>
<td>50-100 people</td>
</tr>
<tr>
<td>Total</td>
<td>4 cars</td>
<td>1) 2 vans</td>
</tr>
<tr>
<td></td>
<td>1 van</td>
<td>2) 12 cars or</td>
</tr>
<tr>
<td></td>
<td></td>
<td>3) 5 vans</td>
</tr>
</tbody>
</table>

As none of the special events would be held at the same time, the number of parking spaces that would be practically needed is reduced. According to the above calculations, the maximum number of spaces needed at any one time would be for 1 van and 16 cars during the quarterly Board of Directors meeting, (assuming that all twelve members came separately). The dimension of the existing principal parking lot is approximately 64' by 80'. According to the Land Use Ordinance Sec. 21-6.40 tandem parking is permissible for temporary events when user arrivals and departures are simultaneous and parking is attendant directed. Using tandem parking, this parking area could comfortably accommodate approximately 17 vehicles, based on a standard measurement of 8'3" by 16' per stall, including space for maneuverability (see site plan). During the large special events it is probable that some organizers of the event would come by private car while the majority of participants would be transported by the 5 vans. The parking requirement for the large events is difficult to determine. The applicant will need to abide by any conditions placed on the use by the Department of Planning and Permitting as part of the CUP review process. The Center understands that parking is not allowable on city right-of-ways for these functions, and will communicate these conditions to their members. If necessary, the secondary parking
area could be paved to provide future parking space for an additional 10-12 vehicles. Further details, if required, will be provided during the CUP application process.

The TIAR conducted in March 2003 concluded that the Center parking capacity is presently sufficient to accommodate the required number of parking places and recommended that consideration be given to improving the secondary access road up to the north end of the Center area, which serves the secondary parking lot and improving the secondary parking area to add additional surface area/parking lots. The TIAR also concluded that “use of the Center to provide short-term stay for a small number of guests and to house one to two semi-permanent caretaker individuals should not be a problem from the standpoint of either traffic flow or parking. There are more than sufficient parking places on the property to accommodate this light additional use, and the presence of such a small number of individuals will not provide a significant overload to the area streets.” As the 1-2 guests who would occasionally visit would have no more impact than at any residence in the neighborhood no mitigative measures are suggested.

Given the above requirements, it is the conclusion of this report that the activities of the proposed Cultural Center will not have a significant impact on parking conditions in the neighborhood.

C. Water

The subject property is serviced by a 1 ¼-inch water meter off an 8-inch BWS water main. BWS has confirmed that these facilities are adequate to support the water requirements for the proposed use.

In their comment letter on the draft EA, BWS stated that the existing water system provides a flow of approximately 1,700 gallons per minute and fire regulations require a flow of 2,000 gpm for commercial use. Section 903.2 (as amended) of the Unified Fire Code allows flow to be 70% of the requirement for a commercial structure when a structure has an installed sprinkler system. The current flow would be sufficient for fire protection under these guidelines. Any construction drawings will be submitted to the BWS for approval and any fees will be paid prior to issuance of the building permit application.

D. Wastewater

The existing sewer lateral connects to the municipal system. No additional sewer fixtures are planned for the site and no increase in wastewater service requirements is projected with the proposed change in use. In 1999 a sewer connection application
was approved for a cluster development of five 2 bedroom and five 3 bedroom units. The existing service was considered adequate for the proposal. As the proposed use is not a true commercial or residential use, issues concerning wastewater management will be evaluated by the BWS when the Site Development Division Master Application Form for Sewer Connection is applied for.

E. Drainage

Drainage currently flows in the makai direction along the Rooke Avenue curb line. The existing 6" tile drain is considered by the City to be substandard. There will be no increased impact on drainage as a result of the proposed change in use.

The property is in Flood Zone X. Since no new construction is proposed the proposed change in use will not affect the flood zone.

F. Refuse

Refuse generated by the proposed use is expected to be similar to the existing residence – yard trimmings, occasional food waste and paper goods from light refreshments. Accordingly, normal existing City and County refuse service in the neighborhood will effectively handle refuse needs. Additional refuse generated by the 5-6 special events per year will be placed in covered private trash containers and picked up by the city refuse collection. In the past there have been complaints from the neighbors concerning garbage from the facility not being removed in a timely fashion. The presence of the full-time caretaker, who will be responsible to supervise maintenance of the grounds, will mitigate these concerns.

G. Schools

The proposed use will not affect enrollment in surrounding schools. The students who may come to the Center for research and study would be of university age.

H. Parks

The proposed Cultural Center will not affect the existing park or recreation areas in the surrounding neighborhood.

I. Police

The Nuuanu/Alewa area is under the jurisdiction of the Honolulu Police Department’s (HPD) District 5 for Central Honolulu. The proposed use will not have a significant impact on the services provided by HPD in the area. In the past, the unoccupied building and property has been a place for abandoned
vehicles and a hangout for neighborhood youth. This source of concern for the neighborhood has been eliminated now that the caretaker resides on the premises and the grounds have been cleared and landscaped.

In their comments on the DEA, the Police Department expressed a concern that the increased vehicular traffic on Rooke Avenue, could cause an increase in calls for police service to the area. The 5-6 events per year are scheduled to last only 3-4 hours each and traffic will be controlled by the use of vans. The occasional viewing of the displays, the quarterly Board of Directors meetings and the twice a year stay by the chaperoned student borders should have little or no impact on traffic concerns.

J. Fire

Fire protection for the area is provided by Nuuanu Fire Station, Engine Company 25. With no new structures planned, the proposed change in use will not impact on the services provided by the Fire Department. The structure will meet all applicable codes.

A fire hydrant is located on Rooke Avenue directly across from the driveway leading to Canavarro Castle on the east side of the street. According to the BWS, fire flow to the neighborhood has a present capacity of 1,700 gallons per minute, which is sufficient for single-family residential units. The main structure is stucco.

On February 25, 2003 Analytical Planning Consultants met with Lloyd Rogers, Battalion Chief and Kenneth Silva, Assistant Fire Chief to discuss fire prevention requirements. Fire code allows flow to be 70% of the requirement of 2,000 gallons per minute for a commercial structure when a structure has an installed sprinkler system. The current flow is 1,700 gpm which is sufficient under these guidelines. To comply with these regulations the Center will install a sprinkler system prior to the new use.

The existing access road meets the following Fire Department requirements:

- The access driveway is within 150 feet of the first floor of the most remote structure.
- The access driveway has a vertical clearance that meets the minimum requirement of 13 feet 6 inches, and is an all surface paved driving surface with a gradient of less than 20%.
- The 20 foot wide driveway meets DTS standards.
- The paved parking area exceeds the minimum turnaround radius of 35 feet.
ENVIRONMENTAL ASSESSMENT
Korean Cultural Center of Hawaii
2756 Rooku Avenue, Honolulu, Hawaii (TMK:1-8-026:005)

In February, firemen from the Nuuanu Fire Station paid a routine visit to the "Castle" and spoke with the caretaker. They commented on the clearing and landscaping of the grounds and the greatly improved condition of the facility. Previously the department had had concerns that the neglected property could be a fire hazard. The firemen had no difficulty turning the fire truck around in the parking area or using the access driveway.

After approval of the Conditional Use Permit, the Center plans to pave the lower parking level which will provide additional access and turnaround area for fire department vehicles.

K. Utilities

The Hawaiian Electric Company has indicated that the existing electrical transmission system is adequate for the existing structures on the property. Street lights, electrical and telephone lines are mounted overhead on wooden poles along the Diamond Head side of Rooku Avenue. There will be minimal increased demand on utility services as a result of the proposed action.

3.5 Environmental Impacts

A. Historic and Archaeological Resources

"Canavarro Castle" was placed on both the State and National Registers of Historic Places in 1980 "solely for architectural purposes" according to the application requesting its inclusion on the register. The house was built for the son of the first Portuguese Consul-General to Hawaii and designed by Mr. Hart Wood, a well known architect in Hawaii. No structural alterations or renovations are being proposed and the proposed use has been concurred with by the "Administrator" of the "State Historic Preservation Division". In addition, Section 21-5.330 of the City's Land Use Ordinance states:

"It is the intent of this section to provide an incentive for owners of historic structures to retain them, by allowing uses not otherwise permitted in the underlying zoning district."

The Cultural Impacts Act 50 of Chapter 343, HRS, and the "Guidelines for Assessing Cultural Impacts" require preparers of environmental assessments to analyze the impact of a proposed action on cultural practices and features associated with the project area. Native Hawaiians are constitutionally protected to exercise their traditional and customary rights. There are no current cultural practices which are presently associated with
the area and which would be impacted by the proposed action. The property has been developed since 1927. If any potential archaeological remains existed it is most likely that they would already been discovered and recovered.

B. Natural Features

1. Water Resources

There are no potable water resources within the project site.

2. Flood Plain Management

The property is in Flood Zone "X" areas determined to be outside the 500 year flood plain. Since no new construction is proposed the proposed change in use will not affect the flood zone.

3. Wetlands Protection

The project site does not contain wetlands and will not affect any wetlands.

4. Coastal Zone Management

The project is not located in the Coastal Zone.

5. Flora and Fauna

The project site is an urbanized residential property and, with no new construction planned, will not impact on endangered or rare flora or fauna. No activity is planned for the area of the parcel which is zoned Preservation/Conservation.

6. Agricultural Lands

The proposed Cultural Center is in an urbanized area and will not affect the agricultural industry.

7. Scenic Views and Open Space

While the Castle is hidden by the adjoining residences, it is visible further down the hillside. Seen from a distance it presents a very dignified appearance.

Since no new construction is planned the proposed use will not affect open space.
C. Noise

Canavarro Castle is set back 200 feet from Rooke Avenue. Visitors to the facility will use Easement B which is conjointly used by three adjoining property owners which have built close to the property line. The access easement was granted to the property owners by the previous Korean Association who were the owners of the Center property. The "Castle", however, is on an upper tier and set back approximately 80 feet from the nearest residential structures. The stucco construction of the Historical Structure and existing walls and foliage will provide effective buffering and screening for noise generated from within. In addition, the property is isolated from the surrounding neighborhood by the grounds of the Oahu Country club on the east and by the steeply sloping Alewa Heights Conservation District on the north.

As the largest room in the facility is devoted to the museum displays, much of the formal part of the events will take place outside in the front area where the monument has been placed. The events will involve the use of a microphone and perhaps some taped music as part of the ceremony. Afterwards guests may view the displays inside and tour the grounds while enjoying light refreshments.

No maximum number of people per event has been suggested; however, 100 is considered by the applicant to be the maximum number that would attend the yearly events. There were approximately 300 people in attendance at the January 14 celebration of the first Korean immigrant to the United States and the celebration was remarkably orderly and quiet. This was a major event for the Korean community and the Center does not anticipate participation in such numbers for any future event. The applicant is expecting that the Department and Planning will set a maximum number as part of the conditions of the CUP.

It is planned that the hours of operation will be between 10:00 AM and 2:00 PM for meetings, cultural celebrations and viewing of the displays by appointment. Evening events will begin in the early evening and be completely finished before 10:00 PM. Any evening events held outdoors could finish by 8:00 PM. This operating schedule should mitigate any concerns of the immediate surrounding community regarding noise impacts. The Center has arranged that transportation will be by van in order to mitigate neighborhood traffic concerns.

D. Air Quality

The proposed use of the Historic Structure as a Cultural Center will not adversely impact air quality for the site or the surrounding neighborhood.
E. Hazards

1. Nuisances and Site Safety
   The proposed use will not introduce a use associated with nuisances and site safety.

2. Thermal Explosive
   The proposed use will not impact or be situated near thermal explosive areas.

3. Airport Clear Zone
   The Airport Clear Zone will not be affected.
ENVIRONMENTAL ASSESSMENT
Korean Cultural Center of Hawaii
2756 Rooke Avenue, Honolulu, Hawaii (TMK:1-8-026:005)

4.0
ALTERNATIVES CONSIDERED

The alternatives considered for the project site include:

1. Demolishing Canavarro Castle and the caretaker's house and redeveloping the property with a standard Cluster-type housing development. The total number of cluster units allowable on the property by its current zoning is 15 units. Due to topographical, zoning and utility constraints, the City would probably allow only six to ten units as two-story town houses with up to six units per building.

2. Demolishing Canavarro Castle and the caretaker's house and subdividing the property to create up to seven single-family lots.

3. Preserving Canavarro Castle, demolishing the caretaker's house and developing a small Cluster Housing project with a maximum of two to four units which would be limited to the area of the secondary parking lot.

The use of the property is constrained by the shape of the lot and access to Rooke Avenue, the capacity of the infrastructure that serves the property (roads and drainage), the configuration of the existing improvements on the property, the location of the boundary between the Urban zone and the Conservation district and the existence of the Historic Structure. These particulars impact the calculation of the property's developable area.

The alternative, which is being proposed by the applicant, is to preserve Carnavarro Castle as an Historic Structure by using it as the Korean Cultural Center of Hawaii, a use for which it has been unofficially used since 1947.

5.0
COMMENTS RECEIVED ON THE DRAFT ENVIRONMENTAL ASSESSMENT

A review of the project was printed in the November 8, 2002 OEQC bulletin. As part of the public review process, the following comments from the Department of Planning and Permitting were received on the Draft Environmental Assessment. The comments were helpful in clarifying particular points of information and have been incorporated into the FEA.
MEMORANDUM

TO: LORETTA K. CHEE, ACTING DIRECTOR
DEPARTMENT OF PLANNING AND PERMITTING

FROM: LARRY J. LEOPARDI, ACTING DIRECTOR AND CHIEF ENGINEER
DEPARTMENT OF FACILITY MAINTENANCE

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT
KOREAN CULTURAL CENTER OF HAWAII
2756 ROOKE AVENUE

November 8, 2002

The Department of Facility Maintenance does not have any comments at this time, but will reserve further comments when the construction documents are submitted. If you have any questions, please call Laverne Higa at 527-6266.
November 12, 2002

TO:
RANDALL K. FUJI, AIA, DIRECTOR
DEPARTMENT OF PLANNING AND PERMITTING

FROM:
LEE D. DONOHUE, CHIEF OF POLICE
HONOLULU POLICE DEPARTMENT

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR THE KOREAN CULTURAL CENTER OF HAWAII

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

Please note that 2756 Noble Avenue is in the Honolulu Police Department's District 5
and not District 1 as reflected on page 12 of the document.

Because the project is located in a quiet residential street with very limited parking, we
are concerned about the likely increase on vehicular and pedestrian traffic. This may
cause an increase in calls for police service to the area.

If there are any questions, please call Ms. Carol Sodetani of the Support Services
Bureau at 529-3658.

LEE D. DONOHUE
Chief of Police

By Karl Gossley
Assistant Chief of Police
Support Services Bureau

April 25, 2003

Mr. Lee D. Donohue, Chief of Police
Honolulu Police Department
801 South Beretania Street
Honolulu, Hawaii 96813

SUBJECT: Draft Environmental Assessment (EA)
Use of an Historic Structure
Conditional Use Permit (CUP)
2756 Noble Avenue, Honolulu, Hawaii (THD 1-026-000)

Dear Mr. Donohue:

Thank you for your letter dated November 12, 2002 commenting on
the subject Environmental Assessment. Your suggestions and comments
have helped to clarify specific areas of concern and will be included
in the Final Environmental Assessment. We offer the following
responses in respective order of your comments.

Section 3.4(b) of the Final Environmental Assessment has been
corrected to read "Honolulu Police Department District 5."

To reply to the concern that the increased vehicular traffic on
Noble Avenue could cause an increase in calls for police service to
the area, the 5-6 events per year are scheduled to last only 2-3
hours each and traffic will be controlled by the use of vans. The
occasional viewing of the displays, the quarterly board of directors
meetings and the chaplains student tours should have little or no
impact on traffic.

As mentioned in the DIA, the unoccupied building and property
has been a place for abandoned vehicles and a hangout for
neighborhood youth. This source of concern for the neighborhood has
been eliminated now that the caretaker resides on the premises and
the grounds have been cleared.

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

Sincerely,

Donald Clegg
President
Agent for the Applicant
November 15, 2002

Mr. Randall K. Fujiki, AIA
Director of Planning and Permitting
City & County of Honolulu
650 South King Street
Honolulu, Hawaii 9681

Dear Mr. Fujiki:

SUBJECT: Chapter 6E (HRS) Draft Environmental Assessment
Cassarano Castle (Korean Cultural Center of Hawaii)
TMD 1-6-026/006, Honolulu, Oahu

Thank you for the letter dated October 30, 2002, regarding the Draft Environmental Assessment for Cassarano Castle, at 2756 Roke Avenue. We have no additional comments. With the condition that any alterations, repair or renovations should be in accordance with the Secretary of the Interior's Standards for Rehabilitation, and should be reviewed by the State Historic Preservation Division, we believe that the project will have "no effect" on the historic character of the structure.

Thank you for the opportunity to comment. If you have any questions please have your staff contact Tonia Moy at 692-4030.

Aloha,

DON HIBBARD, Administrator
State Historic Preservation Division

LOG NO: 31124
DOC NO: 0211006
Architecture

April 25, 2003

Ms. Holly McElmurry, Acting Administrator
State of Hawaii Historic Preservation Division
Kalakaua Building, Room 555
Honolulu, Hawaii 96817

SUBJECT: Draft Environmental Assessment (EA)
Use of an Historic Structure
Condition of Use Permit (NDLH)
7756 Roke Avenue, Honolulu, Hawaii (TMD: 1-6-026/006)

Dear Ms. McElmurry:

A letter from the State Historic Preservation Division, dated November 15, 2002, was received by our office commenting on the subject Environmental Assessment.

No alterations, repair or renovations of the Historic Structure are planned at this time. Any plans for the future will be submitted for review by the State Historic Preservation Division.

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

Sincerely,

Donald Clepp, President
Agent for the Applicant
Ms. Lorrita K. C. Choe, Acting Director
Department of Planning and Permitting
City and County of Honolulu
460 South King Street
Honolulu, Hawaii 96813

Dear Ms. Choe:

Subject: Draft Environmental Assessment (DEA), Use of an Historic Structure, Korean Cultural Center of Hawaii, 2706 Roeke Avenue, Honolulu, Hawai‘i, TMK No: 1-3-26.5

We have reviewed the DEA for the subject project and confirm that it is designated within the boundary of the State Land Use Urban and Conservation Districts. However, we are unable to confirm the specific acreage within each district as identified in the DEA since the previous boundary interpretations prepared for the subject parcel delineated only an approximate location of the district boundary. If the applicant wishes to obtain a more precise location of the district boundary, we suggest that a boundary interpretation request be filed with our office pursuant to section 15-15-22, Hawaii Administrative Rules.

On page 3, paragraph D entitled “Land Use Approvals,” reference is made to the establishment of the State land use districts on October 1, 1964. Please be advised that the Urban/Conservation District boundary on the subject parcel became effective on August 31, 1964.

We have not further comments to offer at this time. Thank you for the opportunity to comment on the subject DEA.

Please feel free to contact Rent Saruwatari of my office at 935-3123, should you require clarification or any further assistance.

Sincerely,

[Signature]
Anthony J. P. Thi
Executive Officer

Office of Environmental Quality Control

April 25, 2003

Mr. Anthony J.H. Ching, Executive Officer
State of Hawai‘i Land Use Commission
P.O. Box 2359
Honolulu, Hawaii 96804-2359

SUBJECT: Draft Environmental Assessment (DEA), Use of an Historic Structure, Korean Cultural Center of Hawaii, 2706 Roeke Avenue, Honolulu, Hawai‘i (TMK: 1-3-26.5)

Dear Mr. Ching:

Thank you for your letter dated November 19, 2002 commenting on the subject Environmental Assessment. Your suggestions and comments have helped to clarify specific areas of concern and will be included in the Final Environmental Assessment. We offer the following responses in respective order of your comments.

It is the applicant’s intention to seek a boundary interpretation regarding the specific acreage for the Urban/Conservation District designation pending approval of the Conditional Use Permit for the use of the Historic Structure.

The date of the establishment of the State land use districts has been corrected in the Final Environmental Assessment.

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

Sincerely,

[Signature]
Donald Clegg, President
Agent for the Applicant
November 18, 2002

TO: LORETTA K. C. CHEE, ACTING DIRECTOR
DEPARTMENT OF PLANNING AND PERMITTING

FROM: WILLIAM D. BALFOUR, JR., DIRECTOR

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT (EA)
KOREAN CULTURAL CENTER OF HAWAII
TAX MAP KEY: 1-8-25:5

Thank you for the opportunity to review and comment on the Draft Environmental Assessment relating to the Korean Cultural Center of Hawaii.

The Department of Parks and Recreation has no comment on this project.

Should you have any questions, please contact Mr. John Reid, Planner, at 832-5454.

WILLIAM D. BALFOUR, JR.
Director

WEB:ink (J. Reid, MS) (1/21/03)
cc: Mr. Don Griffin, Department of Design and Construction

---

April 25, 2003

Mr. William Balfour, Director
Department of Parks and Recreation
City and County of Honolulu
1000 Nuuanu Street, Suite 309
Kapolei, Hawaii 96707

SUBJECT: Draft Environmental Assessment (EA)
Use of an Historic Structure
Conditional Use Permit (Major)
2756 Rocha Avenue, Honolulu, Hawaii
(TMN: 1-8-026:005)

Dear Mr. Balfour:

Thank you for your letter dated November 18, 2002 commenting on the subject Environmental Assessment. If, in the future you have any comments on the proposed project please feel free to contact me at 526-5655.

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

Sincerely,

[Signature]

Ronald Clegg, President
Agent for the Applicant
Phyllis T. Nakahara  
2716 A Roke Avenue  
Honolulu, HI 96817

November 21, 2002

City and County of Honolulu  
Department of Planning and Permitting  
450 South King Street  
Honolulu, Hawaii 96813

Attn: Randall K. Pujish, AIA, Director  
Ref: Chapter 343, HRS  
Draft Environmental Assessment  
Korean Cultural Center of Hawaii

Dear Sirs,

Thank you for your letter of October 30, 2002 regarding the Korean Cultural Center of Hawaii.

As a homeowner at 2716 A Roke Avenue, I am very pleased that the property owners and your office are working for the betterment of all concerned.

I am not familiar with the environmental assessment system, therefore I am unable to comment on such. However, as a taxpayer, I have some concerns that I feel your office should address and consider thoroughly for the safety and welfare of all concerned.

1. There have been debris that rolled close to my property line.
2. Water drainage has been problematic during rainy seasons.
3. There appears to be land-slipping.
4. There are cracks in the retaining wall.

A response to these concerns as soon as possible would be greatly appreciated.

I would also appreciate any future information that you deem pertinent to this project.

Very truly yours,

Phyllis T. Nakahara

Phyllis T. Nakahara  
2716 A Roke Avenue  
Honolulu, Hawaii 96817

April 25, 2003

Ms. Phyllis T. Nakahara  
2716 A Roke Avenue  
Honolulu, Hawaii 96817

SUBJECT: Draft Environmental Assessment (EA)  
Use of an Historic Structure  
Conditional Use Permit (Mapili)  
2716 A Roke Avenue, Honolulu, Hawaii (TAX: 1-8-026-003)

Dear Ms. Nakahara:

Thank you for your letter dated November 19, 2002 commenting on the subject Environmental Assessment. Your suggestions and comments have helped to clarify specific areas of concern and will be included in the Final Environmental Assessment. We offer the following responses in respective order of your comments.

1. The construction and renovation of the historic structure has been completed and now a full-time caretaker is living on site. This should eliminate any such occurrence in the future. The members of the Center apologize for any inconvenience that may have happened in the past.

2. The damaged drain has been repaired; and, as with any property, there will need to be continued maintenance of the facilities. Please feel free to communicate any of your concerns to the caretaker who will speak to the Directors of the Center as necessary.

3. Your observation has been noted by the Department of Planning and Permitting.

4. The Directors are aware that repair of the retaining wall may be necessary in the future.

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

Sincerely,

Donald Clegg, President  
Agent for the Applicant
November 22, 2002

Randall K. Fujii, AIA
Director of Planning and Permitting
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Re: Draft Environmental Assessment - Korean Cultural Center of Hawaii

Dear Mr. Fujii:

Thank you for the opportunity to comment on the above-referenced request. The Office of Hawaiian Affairs has no comment on the proposed project at this time. If you have any questions, please call Lehana DeMace, Hawaiian Rights Division, at 586-1924 or email her at lehana@oha.org.

Sincerely,

Ernest M. Kimoto
Hawaiian Rights Division, Acting Director

Mr. Ernest M. Kimoto, Acting Director
State of Hawaii
Office of Hawaiian Affairs
711 Kapilani Blvd., Suite 500
Honolulu, Hawaii 96813

SUBJECT: Draft Environmental Assessment (EA)
Use of an Historic Structure
Conditional Use Permit (Makai)
2154 Cooke Avenue, Honolulu, Hawaii (TMD 1-B-026:005)

Dear Mr. Kimoto:

Thank you for your letter dated November 22, 2002 commenting on the subject Environmental Assessment. If, in the future you have any comments on the proposed project please free to contact me at 536-5695.

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

Sincerely,

[Signature]

Ronald Clegg, President
Agent for the Applicant
Mr. Randall K. Fuji, AIA
Director of Planning and Permits
City of Honolulu
City Hall
301 South King Street
Honolulu, HI 96813

Re: Kona Cultural Center (Hawaii)

2756 Koko Avenue
Kailua, HI 96734

Dear Mr. Fuji,

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

I am an owner-occupant at 2756 Koko Avenue since 1983. I have no concerns based on my experience of living there, and I am not aware of complaints from neighbors regarding traffic issues.

1) The problem seems to occur during the day when traffic is heavy and parking is not available. Traffic congestion is not a problem at night due to the natural lighting conditions. The Draft Environmental Assessment states, "Traffic congestion and noise are not expected to become significant problems..."

2) I recall several incidents when the traffic was apparently under control, and no significant noise was heard when things were quiet.

Very truly yours,

[Signature]

Ted A. Nelson
Mayor of Hilo

22 November 2002

Mr. Randall K. Fuji, AIA
Director of Planning and Permits
City of Honolulu
City Hall
301 South King Street
Honolulu, HI 96813
April 25, 2003

Mr. Allen Y. Majeski, AIA
2731 Nu'uanu Avenue
Honolulu, Hawaii 96817

SUBJECT: Draft Environmental Assessment (EA)
Use of an Historical Structure
Conditional Use Permit (CUP)
2254 Nu'uanu Avenue, Honolulu, Hawaii (Permit No. 1-9-076-005)

Dear Mr. Majeski:

Thank you for your letter dated November 22, 2002 commenting on the subject Environmental Assessment. Your suggestions and comments have helped to clarify specific areas of concern and will be included in the final Environmental Assessment. We offer the following responses in respective order of your comments.

1. Your personal and informative insight into the parking and traffic conditions was much appreciated. In applying for a Conditional Use Permit to use the historic structure as a meeting facility, the applicant will be bound to comply with conditions placed upon the use by the Department of Planning and Permitting. The CUP will be carefully reviewed by the Department of Transportation Services.

As was stated in the draft EA, to mitigate these concerns, the applicant is proposing to provide valet parking to transport people to the Center for the 5-6 events per year. This arrangement has worked well in other neighborhoods with similar concerns (e.g., the recently opened Doris Duke Museum). As most of the events are historically commemorative occasions, it is quite likely that they will fall on weekends when parking and traffic congestion will be less.

The Traffic Impact Analysis for the project concluded "that traffic impact will be minimal, we do not anticipate that the day-to-day functions of the Center will impact the surrounding neighborhood traffic flow. It is expected that the times when the Center traffic will be highest will not be during normal, daily peak traffic flow in the neighborhoods surrounding the Center. Traffic impacts will be further mitigated by organizing traffic flow to and from the Center during the evening using valet pools for larger groups and organizing event times to coincide with lighter traffic flows."

We agree that the narrowness of the streets together with parking on one side creates a difficult traffic issue. However, overall, the number of trips generated by the Center will be less than a full residential development of the property.

2. Night activities will be minimal and will be completely finished before 10:00pm. Most likely this will place as a condition of the permit.

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

Sincerely,

Donald Clepp, President
Agent for the Applicant
Ms. Loretta K. C. Chee  
Deputy Director of Planning and Permitting  
600 South King Street  
Honolulu, Hawaii 96813

Re: Draft Environmental Assessment  
Korean Cultural Center of Hawaii

November 26, 2002

Dear Ms. Deputy Director:

We, the undersigned residents of 2745 and 2758 Rooke Avenue, object most strongly to the recent application of a conditional use permit at 2756 Rooke Avenue. Since we are situated right next to the access driveway, we strongly disagree with the Draft Environmental Assessment by Analytical Planning Consultants, Inc. Negative impacts were briefly mentioned and deemed minimal, but we have great concern, namely:

1. Traffic: Since Rooke Avenue is only 20 feet wide with parked cars on the North side, it is totally inappropriate for a “Cultural Center” set up where traffic will be a major problem for a quiet, tranquil area, where we have been living for the past 20 some years.

2. The report fails to mention that Rooke avenue is home for many residents whose school age children are safely enjoying our desdened street as a bicycling path. As a matter of fact, the area in front of my house is a great turn around area for them, and I have seen many of my neighbors’ children perfect their bicycle skills there. Increasing traffic of small vans and more cars, to the proposed “Cultural Center” on a one way in and out street will not only create traffic problems, but it will also pose a very real danger to our neighbors’ children, and change the characteristic of our quiet street.

3. On two occasions we had the opportunity to witness the so-called “visiting dignitaries” traffic from local and abroad in action. On one occurrence, we saw an entourage of vehicles bearing consulate license plates speeding through our street disregarding the speed limit and children at play (it happened to be MY kids). On a second occasion, cars were parked in front of 2738 Rooke Avenue ignoring the driveway and turnaround areas with their radio white-takes disturbing our quiet neighborhood. I did complain to the driver of the last car of the entourage (only car I could stop and talk to). I doubt that the complaint was even considered to be dealt with. We DO NOT want any of these activities invading our neighborhood.

4. Noise and air pollution: As cars and vans accelerate uphill to the proposed “Cultural Center,” one can only imagine the extra fume and pollution that visitor’s traffic will impose on our neighborhood. Another point, the report mentioned all evening function of the “Center” will be finished by 10 P.M., please come to visit us soon, you will notice that our neighbors are enjoying our peaceful evening way before that time.

5. Trash: As a neighbor, we cannot express more negatively about having trash by the current occupant pile up next to our fence for days waiting to be picked up. If a “Cultural Center” is allowed to proceed, one can only imagine what a smelly situation will do to my neighborhood and downgrade our home value.

6. Sign: A “Korean Cultural Center” sign was erected without a permit around May 2002. It was an eyesore and extremely unsuitable for a residential neighborhood. Seeing it being taken down was a great relief for all of us.

7. It was told to us by the Korean Cultural Center representative in the neighborhood meeting that they have obtained all appropriate permits for the project. We know that is not true. We have serious concern about how sincerely the “Cultural Center” will oblige to the so-called “minimum impacts” stated in the Draft Environmental Assessment Report.

8. We definitely will not entertain a neighborhood situation similar to the Dai Wan Sa Temple project in Pahoa. We vigorously object placing an “Cultural Center” to a quiet residential neighborhood like ours and alter the tranquility characteristics of our street.

All permits or intent to alter the current residential use shall be denied. We are in the process of collecting signatures of our neighbors. They will be forwarded to your office once we have a chance to collect them.

Thank you for your kind consideration for allowing our residences to stay in a true residential area.

Sincerely yours,

Alex Tang / William Zee
2745 / 2758 Rooke Avenue  
Honolulu, Hawaii 96817

Eva Tang / Liana Zee
Mr. Alex Tang
2750 Hook Avenue
Honolulu, Hawaii 96817

SUBJECT: Draft Environmental Assessment (EA)
Use of an Historic Structure
Conditional Use Permit (Historic 2356 Hook Avenue, Honolulu, Hawaii TMD: 1-808-723-995)

April 25, 2003

Dear Mr. Tang:

Thank you for your letter dated November 25, 2002 commenting on the subject Environmental Assessment. Your suggestions and comments have helped to clarify specific areas of concern and will be included in the Final Environmental Assessment. We offer the following responses in response to your comments.

1.2. Your concern about traffic impacts is understandable given the narrowness of Hook Avenue and the residential nature of the neighborhood. In applying for a Conditional Use Permit to use the historic structure as a meeting facility, the applicant will be bound to comply with conditions placed upon the use by the Department of Planning and Permitting. The DPW will be carefully reviewing the Conditional Use Permit in this regard in conjunction with the Department of Transportation Services.

To mitigate those concerns, the applicant is proposing to provide van pools to transport people to the Center for the 5-6 events per year. This arrangement has worked well in other neighborhoods with similar concerns (e.g., the recently opened Doris Duke Museum). The Traffic Impact Analysis for the project concluded that traffic impact will be minimal, and we do not anticipate that the day-to-day functions of the Center will impact the surrounding neighborhood traffic flow.

It is expected that the times when the Center traffic will be highest will not be during normal, daily peak traffic flow in the neighborhoods surrounding the Center. Traffic impacts can be further mitigated by organizing traffic flows to and from the Center during the evening utilizing van pools for larger groups and organizing event times to coincide with lighter traffic flows.

It is important to keep in mind that Canavese Castle is an historic structure which has been owned by the Korean Association since 1967 and used for a similar purpose over the years. The Center is now attempting to get approval for the use and, in the process, review is necessary for all concerned. Recognizing that ownership of an historic structure has certain limitations and responsibilities, special consideration may be given for uses that are different than those prescribed by the underlying zoning district.

3. The Directors of the Korean Cultural Center apologize for any inconvenience from visiting quests or members during their early preparations to renovate and upgrade the structure last year. To our knowledge these incidents have not occurred again. The members have reached out to the community by attending the Neighborhood Board meeting on several occasions and listening to complaints and suggestions and have invited neighbors to an open house to meet and tour the historic structure. It has been a learning process for everyone involved. The members are sincerely sensitive to the concerns of their neighbors while desiring to be able to use the historic structure in a manner which will benefit the community.

4. A limit to the number and times of events and amount of people attending are considerations that are placed as conditions on the use of a proposed meeting facility. These conditions are determined by the Department of Planning and Permitting through their review process and community input.

5. As you know, before renovations to the facility were completed last year, the historic structure had been unoccupied and unheated. As such, no one was on site to supervise maintenance and those sites were not maintained and were subject to vandalism when people were not around. The building was damaged. The members have discussed this matter with neighboring residents. Now that a caretaker lives on the property this should not be an issue.

The Center appreciates problems such as these being brought to their attention.

6.7. The sign was put up due to a misunderstanding about specific zoning procedures that needed to be followed, and as you say, the sign was removed as soon as this mistake was pointed out. At the time that the permits for the renovation project were obtained, the Directors of the Center were unaware that a Conditional Use Permit was necessary to use the residence as a meeting facility. They are now in the process of applying for a permit for the use, and will be required to follow any conditions that are set. They fully intend to do that as it is important to them to be able to use the facility for this purpose. They sincerely desire to work together and to have the support of their neighbors.

8. The issue concerning the Dai Van Sa Temple in Pololu was that the Temple was not built in accordance with the approved building plans. This issue is not germane to the subject project as the Korean Cultural Center is simply trying to maintain and use an existing historic structure.

The petition was received and a letter of acknowledgment will be sent to every household that signed the petition.

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

Sincerely,

Donald Clegg, President
Agent for the Applicant
November 25, 2002

TO: RANDALL K. FUJIKI, AIA, DIRECTOR
DEPARTMENT OF PLANNING AND PERMITTING

FROM: CLIFFORD S. JAMILE, MANAGER AND CHIEF ENGINEER

SUBJECT: YOUR MEMORANDUM OF OCTOBER 30, 2002 ON THE
DRAFT ENVIRONMENTAL ASSESSMENT FOR THE KOREAN
CULTURAL CENTER OF HAWAII. TNO: 1-0-26-3

The existing water system cannot provide adequate fire protection as required by our Water System Standards. Our Standards require a flow of 2,000 gallons per minute (gpm) for commercial developments. The existing water system can only provide a flow of approximately 1,700 gpm. The developer will be required to install the necessary water system improvements to upgrade the water system in accordance with our standards. The construction drawings should be submitted for our approval.

The availability of water will be confirmed when the building permit is approved. When water is made available, the applicant will be required to pay our Water System Facilities Charges for resource development, transmission and daily storage.

The proposed project is subject to Board of Water Supply Cross-Connection Control and Backflow Prevention requirements prior to the issuance of the Building Permit Application.

If you have any questions, please contact Joseph Kaszuba at 537-6123.

Donald Clegg, President
Agent for the Applicant

April 25, 2003

Mr. Clifford S. Jamile, Manager
Board of Water Supply
City and County of Honolulu
636 South Beretania Street
Honolulu, Hawaii 96813

SUBJECT: Draft Environmental Assessment (EA)
Use of an Historic Structure
Condoril, Fire Permit (High)
2756 Koko Avenue, Honolulu, Hawaii (TMG 1-0-26-065)

Dear Mr. Jamile:

Thank you for your letter dated November 26, 2002 commenting on the subject Environmental Assessment. Your suggestions and comments have helped to clarify specific areas of concern and will be included in the final Environmental Assessment. We offer the following responses in respective order of your comments.

On February 25, 2003 Analytical Planning Consultants met with Lloyd Rogers, Battalion Chief and Kenneth Silva, Assistant Fire Chief to discuss fire prevention requirements in order to meet BWS standards for water flow to the site. The Fire Department allows the flow to be 70% of the requirement of 2,000 gallons per minute (gpm) for a commercial structure when a structure has an installed sprinkler system. The current flow is 1,700 gpm which is sufficient under these guidelines.

Construction drawings will be submitted to the BWS for approval. Any fees will be paid prior to issuance of the building permit application.

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

Sincerely,

Donald Clegg, President
Agent for the Applicant
TO: LORETTA K. C. CHEE, ACTING DIRECTOR
DEPARTMENT OF PLANNING AND PERMITTING

FROM: ATTILIO K. LEONARDI, FIRE CHIEF

SUBJECT: CHAPTER 343, HRS, DRAFT ENVIRONMENTAL ASSESSMENT (EA)
REOCCUPIED OWNER: KOREAN CULTURAL CENTER OF HAWAII
APPLICANT: DR. KEA SING CHUNG
AGENT: ANALYTICAL PLANNING CONSULTANTS, INC.
LOCATION: 2756 ROOKE AVENUE - PAUOA, OAHU, HAWAII
TAX MAP KEY: 2-8-036-005
PROPOSAL: USE OF A HISTORIC STRUCTURE IN THE R-5 RESIDENTIAL DISTRICT AND P-1
             PRESERVATION DISTRICT AS THE KOREAN CULTURAL CENTER OF HAWAII

We received your memorandum dated October 30, 2002, requesting our review and comments for an Environmental Assessment for the above-mentioned project.

The proposed change in occupancy will have an impact on the services provided by the Honolulu Fire Department (HFD). The HFD requires that the following be complied with:

1. Provide a private water system where all appurtenances, hydrants, and fire flow requirements meet Board of Water Supply standards.

2. Provide a fire department access road within 150 feet of the first floor of the most remote structure. Such access shall have a minimum vertical clearance of 13 feet 6 inches, be constructed of an all-weather driving surface complying with Department of Transportation Services (DTS) standards, capable of supporting the minimum 60,000-pound weight of the fire apparatus, and with a gradient not to exceed 20%. The constructed width of the fire apparatus access road shall meet the requirements of the appropriate county jurisdiction. All dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved turnaround having a radius complying with DTS standards.

Loretta K. C. Chee, Acting Director
Page 2
November 29, 2002

ATTILIO K. LEONARDI
Fire Chief

AKL/SH

3. Submit civil drawings to the HFD for review and approval.

Should you have any questions, please call Battalion Chief Kenneth Silva of our Fire Prevention Bureau at 831-7778.
April 25, 2003

Mr. Attilio K. Leonardi, Chief
Fire Department
City and County of Honolulu
3375 Koapaka Street, Suite H425
Honolulu, Hawaii 96819-1869

SUBJECT: Draft Environmental Assessment (EA)
Use of an Historic Structure
Conditional Use Permit (Major)
2756 Cooke Avenue, Honolulu, Hawaii (TGW: 1-8-026:005)

Dear Mr. Leonardi:

Thank you for your letter dated November 29, 2002 commenting on the subject Environmental Assessment. Your suggestions and comments have helped to clarify specific areas of concern and will be included in the Final Environmental Assessment. We offer the following responses in respective order of your comments.

1. On February 25, 2003 Analytical Planning Consultants met with Lloyd Rogers, Battalion Chief and Kenneth Silva, Assistant Fire Chief to discuss fire prevention requirements. The Fire Department allows flow to be 70% of the requirement of 2,000 gallons per minute for a commercial structure when a structure has an installed sprinkler system. As the Center intends to sprinkle the structure, the current flow of 1,700 gpm is sufficient under these guidelines.

2. The existing access road meets the following requirements:
   - The access driveway is within 150 feet of the first floor of the most remote structure.
   - The access driveway has a vertical clearance that meets the minimum requirement of 13 feet 6 inches, and is an all surface paved driving surface with a gradient of less than 20%.
   - The 20 foot wide driveway meets DFS standards.
   - The paved parking area exceeds the minimum turnaround radius of 35 feet.

3. Any civil drawings will be submitted to the HFD for review and approval.

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

Sincerely,

[Signature]
Donald Clegg, President
Agent for the Applicant
December 4, 2002

Ms. Lori Chee, Director
Department of Planning and Permitting
City and County of Honolulu
650 South King Street
Honolulu, Hawai'i 96813

Dear Ms. Chee:

Subject: Draft Environmental Assessment for the Korean Cultural Center of Hawai'i, O'ahu

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

1. Please list all the permits and approvals that are required for this project.

2. Please notify the immediate neighbors of this project.

3. What is the maximum number of people (students, caretaker, dignitaries) that the center would allow to live in the site at any one time?

4. Please provide more details of the traffic impacts of the 5-6 times a year, 100-people special events. How many vehicles are anticipated to use the single lane Koko Avenue during the peak hour? Can the single lane Koko Avenue handle the traffic? What is the traffic level of service?

Should you have any questions, please call Jeyan Thirugnanam at 586-4185.

Sincerely,

[Signature]

Genevieve Salmonson
Director

c: Lauri Clegg
Dr. Kea Sung Chung
April 25, 2003

Ms. Genevieve Salmonson, Director
State of Hawaii
Office of Environmental Quality Control
235 South Beretania Street, Suite 702
Honolulu, Hawaii 96813

SUBJECT: Draft Environmental Assessment (DEA)
Use of an Historic Structure
Conditional Use Permit (CHP)
2756 Eeoke Avenue, Honolulu, Hawaii (File: 1-8-026-006)

Dear Ms. Salmonson:

Thank you for your letter dated December 4, 2002 commenting on the subject Environmental Assessment. Your suggestions and comments have helped to clarify specific areas of concern and will be included in the Final Environmental Assessment. We offer the following responses in respective order of your comments.

1. A complete list of necessary permits has been added to the Final Environmental Assessment in Section 2.1F.

2. Eighty copies of the DEA were sent to DPP for distribution to agencies and neighboring residences for comment. There will also be a public hearing on the Conditional Use Permit which will offer the immediate residents an opportunity to comment on the project.

3. The number of people allowed to live on site will be determined by the Department of Planning and Permitting in their review of the Conditional Use request. The Center is proposing to have 2 full-time caretakers living in the guest house and no more than 18 Korean students including chaperones coming twice a year for three nights. The Center would also like to offer accommodations to visiting guests (1-2 guests maximum at a time) for a few days. As there are a total of seven bedrooms in the main structure, eighteen would be the maximum number of people who could stay in the main structure at one time. The majority of the time no one will be living at the facility. Visitors, including the students, would be transported by van or private car.

4. It is assumed that a condition will be included in the CHP which will require vans to transport guests to the 5-6 events per year. Assuming 50-100 people per event and 15 people per van, on the average there would be a total of 10 trips to bring people to and from the events. This arrangement has worked well in other neighborhoods with similar concerns (eg. the recently opened Doris Duke Museum).

The Traffic Impact Analysis for the project concluded that traffic impact will be minimal, we do not anticipate that the day-to-day functions of the Center will impact the surrounding neighborhood traffic flow. It is expected that the times when the Center traffic will be highest will not be during normal, daily peak traffic flow in the neighborhoods surrounding the Center. Traffic impacts can be further mitigated by organizing traffic flow to and from the Center during the evening using van pools for larger groups and organizing event times to coincide with lighter traffic flows."

While the entrance to the Center is from the "single lane" Eeoke Avenue, there are several routes that can be taken which will lessen the impact on the immediate neighborhood. The applicant will be discussing the traffic concerns with the Department of Transportation Services as part of the Conditional Use application.

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

Sincerely,

Ronald Clepp, President
Agent for the Applicant
December 5, 2002

CITY AND COUNTY OF HONOLULU
Department of Planning and Permitting
650 S. King Street, 7th Floor
Honolulu, HI 96813

Dear Sir:

I am writing regarding the proposed Korean Cultural Center of Hawaii in our neighborhood. I do not think that having this center in a residential neighborhood would be a very good idea.

1. It will cause traffic that we will not normally have.
2. Noise from the entertainment (Korean drum beating).
3. Strangers in the neighborhood.
4. Also, if they house 4-5 Korean students, and dignitaries, the center will be used more often than what the proposal says of about 4-5 times a year for events.

I do not believe that these are the only events that the cultural center will be used for. They will not be spending monies and not use this center only 4-5 times a year.

I hope that you will not grant them permission for the cultural center.

A concerned resident,

MINNIE S. KAI
Ms. Minnie S. Kai
2426 Liliha Street
Honolulu, Hawaii 96817

SUBJECT: Draft Environmental Assessment (EA)
Use of an Historic Structure
Conditional Use Permit History
2738 Oahu Avenue, Honolulu, Hawaii (PMS: 1-9-026:005)

Dear Ms. Kai:

Thank you for your letter dated December 5, 2002 commenting on the subject Environmental Assessment. Your suggestions and comments have helped to clarify specific areas of concern and will be included in the Final Environmental Assessment. We offer the following responses in respective order of your comments.

Your concern about traffic impacts is understandable given the narrowness of Oahu Avenue and the residential character of the neighborhood. In applying for a Conditional Use Permit to use the historic structure as a meeting facility, the applicant will be bound to comply with conditions placed upon the use by the Department of Planning and Permitting. The DPP will be carefully reviewing the Conditional Use Permit in this regard in conjunction with the Department of Transportation Services.

The Environmental Assessment did not state that the Center would only be used 4-5 times per year. Rather, it is anticipated that there would be 5-6 ceremonial events per year, four board meetings, and one van with less than 20 people five days per week. In addition, the Center is requesting approval to have students stay overnight for three nights twice a year. This is a very minimal use of a facility as large as the Castle. It is not anticipated that visitors to the Center will be walking around the neighborhood.

To mitigate these concerns, the applicant is proposing to provide van pools to transport people to the Center for the 5-6 events per year. This arrangement has worked well in other neighborhoods with similar concerns (e.g., the recently opened Doris Duke Museum). The Traffic Impact Analysis for the project concluded “That traffic impact will be minimal. We do not anticipate that the day-to-day functions of the Center will impact the surrounding neighborhood traffic flow. It is expected that the times when the Center traffic will be highest will not be during normal, daily peak traffic flow in the neighborhoods surrounding the Center. Traffic impacts will be further mitigated by organizing traffic flow to and from the Center during the evening using van pools for larger groups and organizing event times to coincide with lighter traffic flows.”

It is important to keep in mind that Kaneohe Castle is an historic structure which has been owned by the Koahea Association since 1947 and used for a similar purpose over the years. The Center is now attempting to get approval for the use and, in the process, review is necessary for all concerned. Recognizing that ownership of an historic structure has certain limitations and responsibilities, special consideration may be given for uses that are different than those prescribed by the underlying zoning district. A limit to the number of events and amount of people attending any considerations that are placed as conditions on the use of a proposed meeting facility. These conditions are determined by the Department of Planning and Permitting through their review process and community input.

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

Sincerely,

Donald Clegg, President
Agent for the Applicant
December 6, 2002

City & County of Honolulu
Department of Planning and Permitting
450 South King Street, 7th Floor
Honolulu, HI 96813

Re: Proposed Korean Cultural Center of Hawaii

Mr. Jon Sakamoto
2753 Punchi Avenue
Honolulu, Hawaii 96817

I am opposed to the above request for a conditional use permit of a historic structure in a residential district. I live on Punchi Avenue by the Ohau Country Club. This is a very quiet neighborhood with narrow streets. The traffic is already congested in this neighborhood. I feel it is inappropriate to have an organization celebrating Korean cultural events 5-6 times a year in a residential district, and urge the rejection of this permit request.

Sincerely,

Jin Sakamoto
2753 Punchi Avenue
Honolulu, HI 96817

April 25, 2003

Ms. Jon Sakamoto
2753 Punchi Avenue
Honolulu, Hawaii 96817

SUBJECT: Draft Environmental Assessment (Ea)

Dear Ms. Sakamoto:

Thank you for your letter dated December 6, 2002 commenting on the subject Environmental Assessment. Your suggestions and comments have helped to clarify specific areas of concern and will be included in the Final Environmental Assessment. We offer the following responses in respective order of your comments.

It is important to keep in mind that Cavanaugh Castle is an historic structure which has been owned by the Korean Association since 1947 and used for a similar purpose over the years. The Center is now attempting to get approval for the use and, in the process, review is necessary for all concerned. Recognizing that ownership of an historic structure has certain limitations and responsibilities, special consideration may be given for uses that are different than those prescribed by the underlying zoning district.

In applying for a Conditional Use Permit to use the historic structure as a meeting facility, the applicant will be bound to comply with conditions placed upon the use by the Department of Planning and Permitting. The SPP will be carefully reviewing the Conditional Use Permit in this regard in conjunction with the Department of Transportation Services. The traffic generated by the Center will be less than the traffic that would be generated if the land was developed to its full residential potential, or if the Castle was fully occupied on a full time basis.

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

Sincerely,

Donald Clegg, President
Agent for the Applicant
Christina B. Miller
2749 Nu'uanu Avenue
Hilo, Hawaii 96720

The Department of Planning & Permitting
629 S. King Street, 7th Floor
Honolulu, Hawaii 96813

Attention: Lin Wong

Draft EA: Use of a Historic Structure – Korean Cultural Center of Hawaii

I am requesting denial of the conditional use permit. The museum and viewing student residency is an inappropriate use in a residential neighborhood. The proposed use invites transients to the area that potentially threaten neighborhood safety.

I live close to the site and work downtown as an urban and regional planner. A couple of years ago the Pacific area was plagued by burglars. The problem was out of control when the burglars began to target older residents in their homes with guns and tie up mothers and young children when they came home during the burglary. I stepped in and helped organize a community neighborhood watch program.

The proposed Korean Cultural Center site site sits on a hill overlooking the entire neighborhood. The site has been used by burglars and drug dealers as a lookout point and meeting place. The lookout person watched residents leaving their homes and planned their actions so they could enter empty households. The police would have a difficult time catching people at the site because there are several escape routes.

The proposed conditional use would make it more difficult for residents to know if the people up there were "visitors," "students," or "lookout" people to again burglarize the community.

My master's thesis in college studied property crime. One conclusion I could draw from my paper was the fact that "transients" affected crimes against people and property. Compare the Wailuku area where you have a lot of "transients" with a stable residential community like "Kailua." There is no question that the crimes against people and property are much higher in Wailuku than Kailua mainly due to the "transient" nature of Wailuku.

Sincerely,

Christina B. Miller

CC: DSCD, Tom Chan, Ching, Analytical Planning Consultants, Inc., Lihikai Neighborhood Board

Ms. Christina B. Miller
2749 Nu'uanu Avenue
Hilo, Hawaii 96720

April 25, 2003

Subject: Draft Environmental Assessment (EA), Use of Historic Structure, Conditional Use Permit, draft

Dear Ms. Miller:

Thank you for your letter dated December 6, 2002 commenting on the subject Environmental Assessment. Your suggestions and comments have helped to clarify specific areas of concern and will be included in the final Environmental Assessment. We offer the following responses in respective order of your comments.

As you know, before renovations to the facility were completed late last year, the historic structure had been unoccupied and unsecured for many years, and there were some incidents which were troubling for the neighborhood residents. Since December a full-time caretaker has been living on site. If you would like to take this time to more thoroughly review the proposed Cultural Center you would easily recognize that the people who will visit the Center are not the drug dealing, neighborhood burglar, criminal "transient" element that you suggest. I trust this mitigates your concerns.

It is important to keep in mind that Conavero Castle is a historic structure which has been owned by the Korean Association since 1947 and used for a similar purpose over the years. The Center is now attempting to get approval for the use and, in the process, review is necessary for all concerned. Recognizing that ownership of historic structure has certain limitations and responsibilities, special consideration may be given for uses that are different than those prescribed by the underlying zoning district.

In applying for a Conditional Use Permit to use the historic structure as a meeting facility, the applicant will be bound to comply with conditions placed upon the use by the Department of Planning and Permitting. The DPP will be carefully reviewing the Conditional Use Permit in this regard in conjunction with the Department of Transportation Services.

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

Sincerely,

Donald Clegg, President
Agent for the Applicant
MEMORANDUM

TO: ERIC G. CRISPIN, AIA, ACTING DIRECTOR
   DEPARTMENT OF PLANNING AND PERMITTING

FROM: CHERYL D. SOON, DIRECTOR

SUBJECT: KOREAN CULTURAL CENTER OF HAWAII

In response to the October 30, 2002 memorandum, we reviewed the draft environmental assessment (EA) for the subject project and have the following comments for your consideration:

1. A traffic impact study should be conducted that addresses the project's impact on the surrounding residential community/neighborhood and the traffic concerns of the residents.

2. While the Land Use Ordinance requirement for off-street parking may be 26 parking spaces, the draft EA should discuss the actual needs of the Korean Cultural Center, especially during special events. All parking needs for the center should be accommodated off of the City's right-of-way and on the project site. The parking layout for the project site, including both the main and secondary parking areas, should be discussed in the traffic impact study. The site layout should facilitate traffic flow; otherwise, the parking attendants may choose to park cars on-street. The statement on Page 10 in the section on "Parking," related to the use of the easement for temporary parking should be clarified.

3. The draft EA should discuss proposed mitigation measures for implementation during special events to minimize traffic impacts on Koko Avenue. The Center's commitment to have the majority of the people who come to the center's major celebrations utilizing a van pool should to be ensured.

4. The draft EA states that the applicant is requesting that the Conditional Use Permit allow guests to reside at the facility. The draft EA should discuss the mitigation measures that are proposed to ensure that these guests do not adversely affect the surrounding area residents with respect to parking and traffic.

Should you have any questions regarding these comments, please contact Faith Miyamoto of the Transportation Planning Division at Local 6976.
April 25, 2003

Ms. Cheryl S. Soon, Director
Department of Transportation Services
City and County of Honolulu
659 South King Street, 3rd Floor
Honolulu, Hawaii 96813

SUBJECT: Draft Environmental Assessment (DEA)
Use of an Historic Structure
Condition Use Permit, (Mayor)
2710 Rodeo Avenue, Honolulu, Hawaii (TDD: 1-8-626-2005)

Dear Ms. Soon:

Thank you for your letter dated December 6, 2002 commenting on the subject Environmental Assessment. Your suggestions and comments have helped to clarify specific areas of concern and will be included in the Final Environmental Assessment. We offer the following responses in respective order of your comments.

1. A Traffic Impact and Site Assessment Report was conducted in March 2003 by Geotechnical Design Services, Inc. of West Jordan, Utah to address the project's impact on the surrounding residential community and the traffic concerns of the residents. The study will be included in the DEA.

   The TIAR concluded:
   
   "Our analysis shows that traffic impact will be minimal, we do not anticipate that the day-to-day functions of the Center will impact the surrounding neighborhood traffic flow. It is expected that the times when the Center traffic will be highest will not be during normal, daily peak traffic flow in the neighborhoods surrounding the Center.

   Traffic impacts can be further mitigated by organizing traffic flow in and from the Center during the evening using van pools for larger groups and organizing event time to coincide with lighter traffic flows."

2. The section on parking in the DEA has been expanded to discuss the actual needs of the Center during special events and describes how all parking needs will be accommodated off of the City's right-of-ways. A parking layout has been added to the site plan. The TIAR concluded that the Center parking capacity is presently sufficient to accommodate the consideration be given to improving the secondary access to the north end of the Center area, which serves the secondary parking lot and improving the secondary parking area to add additional surface area/parking lots.

3. The Center has proposed the use of van pools as a mitigative measure to minimize traffic impacts on Rodeo Avenue during special events. It is expected that this requirement will be a condition of the Conditional Use Permit.

4. The applicant is seeking a provision to allow for guests and students to occasionally reside at the facility. The annual, foreign students who would stay on-site twice a year, would be transported by two vans. The TIAR concluded that "use of the Center to provide short-term temporary caretaker individuals should not be a problem from more than sufficient parking places in the property to accommodate this light additional use, and the presence of such a small number of individuals will not provide a significant overload to the area streets." As all 4-5 guests at any residence in the neighborhood no mitigative measures are suggested.

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

Sincerely,

[Signature]
Donald Clegh, President
Agent for the Applicant
The applicant should apply for a Boundary Amendment from the State Land Use Commission to put the entire structure within the Urban District. Should you require any additional information, please contact Dawn Higgin of our Planning Branch at 587-0269.

Aloha,
Direda S. Marilyn
Administrator

CC: State Land Use Commission
Liliha/Alewa/Fuunui No. 14 Neighborhood Board
February 25, 2003

Ms. Dierdre S. Mamiya, Administrator
State of Hawaii
Department of Land and Natural Resources
P.O. Box 621
Honolulu, Hawaii 96809

SUBJECT: Draft Environmental Assessment (EA)
Use of an Historic Structure
Conditional Use Permit (Major)
2756 Roeke Avenue, Honolulu, Hawaii (TMK: 1-8-026:005)

Dear Ms. Mamiya:

Thank you for your letter dated December 9, 2002 commenting on the subject Environmental Assessment. Your suggestions and comments have helped to clarify specific areas of concern and will be included in the Final Environmental Assessment. We offer the following responses in respective order of your comments.

The applicant plans to seek a State Land Use Boundary Amendment to put the entire structure within the Urban District pending approval of the Conditional Use Permit for use of the historic structure. If assistance with the matter is required we will contact your Planning Branch as suggested.

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

Sincerely,

Donald Clegg, President
Agent for the Applicant
2146 Rooke Avenue #1
Honolulu, HI 96817
December 7, 2002
808-393-4325

City and County of Honolulu
The Department of Planning & Permitting
650 South King Street, 7th Floor
Honolulu, HI 96813
Fax: 337-4743

Fax and Mail to:
Analytical Planning Consultants, Inc.
913 Nuuanu Avenue, Suite 500
Honolulu, HI 96817

I am writing to comment on the "Draft Environmental Assessment / Use of an Historic Structure / Kamehameha Cultural Center of Hawaii 2756 Rooke Avenue, Honolulu, Hawaii /
THCD (3) 1-2-02-001" that was submitted in October 2002 to the Department of Planning and Permitting.

Any use of this site to hold the proposed "gathering" of a hundred people will very negatively impact the quiet residential neighborhood of Punchbowl (particularly the Maka area of the neighborhood) which already suffers from serious traffic safety concerns related to its extremely narrow streets (upper Rooke, Wester, Punch, Honolulu Avenue in particular), to its high density population, and to its lack of sidewalks for joggers, walkers, and the presence of older residents who like to stroll the area.

Until recently the owners of the property have been extremely irresponsible and unresponsive to appeals for relief from traffic speeding up and down Rooke Ave, and then going up and down the cul-de-sac, very narrow right of way/roadway that accesses 2756 Rooke off the top end of Rooke Avenue. The current owner has not even seen fit to install stop signs at the intersection of the driveway with Rooke Avenue, hoping to slow down the speeding vehicles that routinely cut onto Rooke Ave from the driveway without coming to a complete stop or even to really look for oncoming traffic.

Despite many complaints over the years, the owners of the property have never acted responsibly or even reasonably in regard to refuse disposal but have routinely thrown the corner where the entrance interacts with Rooke with raw garbage, trash, large items piled on the grass and never secured or contained but simply left by the road to plastic neighbors all the time as the many residents up there refuse to comply with City trash pickup schedules that responsible Rooke Avenue residents follow to avoid problems with rats, stray dogs and cats. The failure over years to adequately maintain the landscape has been both an aesthetic and safety (fire) concern.

When the former resident manager was approached concerning these and other problems, she would react in a hostile manner; at one point the resident manager denied access to

the driveway to an elderly man who was used to strolling up the hill and had been doing so for decades, he was shown away and told to stay away.

Our experiences as neighbors of the 2756 Rooke Avenue property over years have convinced us that the property should remain as it is - as a residential one, for the infrastructure within the area was not designed for and cannot be reconfigured to handle more usage than the currently permitted one or two private families would impose. Even housing six to ten students on the property will cause an increased and undesirable traffic flow that will negatively impact the quiet area and change it character. Why cannot the owners sell the property and purchase a structure in a more urban neighborhood where adequate roads, parking, sidewalks, refuse disposal capability are operational, allowing this residential neighborhood to enjoy a peaceful and safe quality of life? There is no reason why this Center must be located here.

In conclusion, perhaps most troubling about the "Draft Environmental Assessment" is its duplicative listing of some earlier proposed, failed development proposals as alternatives, for in it is not the case that the property's main structure cannot be demolished to make way for more multiple units and the like? Does not the fact that the structure is on both the National and State Historical Registers preclude its demolition? Or, if the owner values this building so highly, why would they consider radically changing the property?

Please do not accept this highly flawed and duplicative document - leave the property as is - to be used as a residence, for that is what is best for the common good of the majority of residents of the Rooke Ave/Punchbowl neighborhood. Mahalo for your consideration of these comments.

Sincerely,

Jack Hobbs
April 28, 2003

Mr. Jack Hobbs
2746 Rueke Avenue #1
Honolulu, Hawaii 96817

SUBJECT: Draft Environmental Assessment (EA)
Use of an Historic Structure
Conditional Use Permit (CUP) 2746 Rueke Avenue, Honolulu, Hawaii (TND: 1-8-026-005)

Dear Mr. Hobbs:

Thank you for your letter dated December 7, 2002 commenting on the subject Environmental Assessment. Your suggestions and comments have helped to clarify specific areas of concern and will be included in the Final Environmental Assessment. We offer the following responses in respective order of your comments.

Your concern about traffic impacts is understandable given the narrowness of Rueke Avenue and the residential character of the neighborhood. In applying for a Conditional Use Permit to use the historic structure as a meeting facility, the applicant will be bound to comply with conditions placed upon the use by the Department of Planning and Permitting. The DPP will be carefully reviewing the Conditional Use Permit in this regard in conjunction with the Department of Transportation Services.

To mitigate these concerns, the applicant is proposing to provide van pools to transport people to the Center for the 5-6 events per year. This arrangement has worked well in other neighborhoods with similar concerns (e.g., the recently opened Doris Duke Museum). The Traffic Impact Analysis for the project concluded that traffic impact will be minimal, we do not anticipate that the day-to-day functions of the Center will impact the surrounding neighborhood traffic flow. It is expected that the times when the Center traffic will be highest will not be during normal, daily peak traffic flow in the neighborhoods surrounding the Center. Traffic impacts can be further mitigated by organizing traffic flow to and from the Center during the evening using van pools for larger groups and organizing event times to coincide with lighter traffic flows.

It is important to keep in mind that Cannizarro Castle is an historic structure which has not been used primarily as a residence for many years.

The new owners of the Castle have upgraded the property both physically and operationally and are now in the process of getting approval for its use as a Cultural Center. Recognizing that ownership of an historic structure has certain limitations and responsibilities, the Land Use Ordinance provides that special consideration may be given for uses that are different than those prescribed by the underlying zoning district in order to preserve an historic structure. A limit to the number and times of events and amount of people attending, are considerations that are placed as conditions on the use of a proposed meeting facility. These conditions are determined by the Department of Planning and Permitting through their review process and community input.

As you know, before renovations to the facility were completed last year, the historic structure had been unoccupied and rundown. As such, no one was on site to supervise maintenance and there were certain incendies when garbage removal and other issues became a problem. In 2001, the Center went through a change of ownership and ownership with a renewed commitment to upgrade and care for the facility in order to provide continuity for the Korean community. Any previous plans for subdividing the land or demolishing the structure were abandoned. Since December 2002, a caretaker has been living on the property and the structure and grounds have undergone a complete beautification. If, in the future, any issues arise, the Center will work with neighbors to resolve the problem.

The Directors of the Korean Cultural Center apologize for any inconvenience from visiting guests or members during their early preparations to renovate and upgrade the structure last year. To our knowledge these incidents have not occurred again. The members have reached out to the community by attending the Neighborhood Board meetings on several occasions and listening to complaints and suggestions and have invited neighbors to an open house to meet and tour the historic structure. It has been a learning process for everyone involved. The members are sincerely sensitive to the concerns of their neighbors while desiring to be able to use the historic structure in a manner which will benefit the community.

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

Sincerely,

[Signature]

Donald Clepp, President
Agent for the Applicant
Mr. Don Clegg
Analytical Planning, Inc.
928 Kamehame Avenue, Suite 502
Honolulu, Hawaii 96817

December 9, 2002

Dear Mr. Clegg;

Comments on the Draft Environmental Assessment (EA) for the Korean Cultural Center of Hawaii, 2756 Rooke Avenue, Honolulu, Hawaii
Fax: 808-734-3241

The following are comments from our department relating to the Draft EA for the above-referenced project. We have also attached copies of all comments we have received to date. In accordance with the provisions of Chapter 343, Hawaii Revised Statutes (HRS), you must respond in writing to these and any other comments which were received during the 30-day comment period which began with the publication of a notice of availability of the Draft EA in The Environmental Notice on November 8, 2002. The Final EA must include these comments and responses, as well as revised text and plans, if appropriate.

2.1E. Government Approvals. The Final EA should indicate the approvals required for the project. As noted in Department of Land and Natural Resources comments to the Draft EA, the proposed land use is not an identified use within the Conservation District, and a State Land Use Boundary Amendment to put the entire structure within the Urban District is needed.

2.2A. Use Characteristics. The Draft EA stated the center will house cultural displays, host quarterly Board of Directors' meetings, schedule cultural celebration events 5-6 times a year with an attendance of about 100 people per event, and accommodate four to five students for 1- to 2-week periods. More information on these proposed uses should be included in the Final EA.

Mr. Don Clegg
Page 2
December 9, 2002

Where in the principal structure will the exhibits be located? When during the year will these events be held? Would these events be held indoor only or would they include outdoor activities? How do the visiting students' stay at the center tie in with the proposed uses of the facility? For those who will be coming here on scholarships in the future, how long will they be staying and how would their stay tie in with the proposed uses of the facility? In addition to existing layout, the floor plans should show location of proposed uses.

B. Physical Characteristics. The Draft EA stated that the center plans to replant and landscape the outside garden area, convert the maid's quarters to caretaker's residence, and remodel the garage/maintenance structure to an office for the center. A landscape and irrigation plan and floor plans, including dimensions and floor area calculations, for the caretaker's residence and office should be included in the Final EA.

C. Construction Characteristics. The Draft EA indicated that no construction is proposed for the site other than routine maintenance, structural repair and painting. We understand that a 25-foot tall granite monument is being prepared for installation at the site and there are proposals for replacement of portions of the retaining wall along the driveway. Even if no major construction is proposed for the site, we recommend that the above and any other proposed renovation on site be included in the Final EA.

3.4A. Access and Transportation. The Draft EA stated that hours of operation will be between 10:00 a.m. and 2:00 p.m. for meetings and cultural celebrations, and viewing of displays by appointment; and evening events will finish by 10:00 p.m. The applicant proposes to shuttle people via small vans to the events held on site. Due to the very limited capacity of Rooke Avenue, the Final EA should include a traffic assessment and management plan to address concerns about traffic impact on Rooke Avenue and the surrounding residential neighborhood. The assessment should include the following:

1. An assessment of the existing traffic conditions in the vicinity and on streets leading to the site;

2. Periods of peak traffic;
3. Amount and type of vehicular traffic being generated by the intended uses of the facility on an average daily, as well as by event basis, in a tabular format.

4. Frequency and approximate periods of year that these events will occur; and

5. Specifications for the proposed parking or staging area being used by visitors for van pick-up during major events.

Rock Avenue, as well as, the access driveway from Rock Avenue should be wide enough to accommodate two-way traffic and should typically be at least 20 feet wide and no more than 10% slope.

The driveway must meet the minimum requirements for a fire department access road in accordance with City standards (see Honolulu Fire Department's comments). In addition, the surrounding residents should be notified whenever there is a planned event that will noticeably increase traffic or affect on-street parking.

Parking. More information on floor area calculations are needed to determine the required number of off-street parking spaces. The floor plans need to clarify the exact limits of the area intended for the proposed uses (indoor and outdoor assembly area for the events, museum, visitors' office, caretaker's residence, etc.) and include a breakdown of floor area calculations by proposed uses. Plans must be drawn to scale and include dimensions to verify floor area calculations.

The Final EA should include a parking plan showing location of and dimensions for parking stalls, aisles, and turnaround. Location and size of van drop-off stalls should also be included. At this point we cannot confirm whether tandem parking will be permitted until more information including proposed activities, floor area and parking layout are provided. Similarly, parking cars along the easement temporarily during these events, may be an option until we can confirm that minimum requirements for fire department access road are met and there is adequate room along the easement for parking without creating a safety hazard.

In addition, the parking plan should also indicate the location of access to and approximate size and layout of the secondary parking area where the Draft EA indicated that an additional 12 parking spaces can be accommodated if need be.

---

B. Water. The Draft EA stated that no additional fixtures are planned for the site. However, the Board of Water Services (BWS) indicated that the existing water system cannot provide adequate fire protection and the applicant will be required to install the necessary water system improvements to upgrade the water system in accordance with City standards. The Final EA should indicate how BWS' comments will be addressed.

C. Wastewater. A Site Development Division Master Application Form for Sewer Connection is required. The property should be submitted to separate the residential flow from the commercial flow. A Wastewater System Facility Charge may also be assessed dependent upon the ultimate meter sizes required by Board of Water Supply.

D. Refuse. The Final EA should indicate how the center will handle the additional refuse generated by the 5-6 events held at the center.

E. Police. The Final EA should address the Honolulu Police Department's concern about likely increase in vehicular and pedestrian traffic resulting in an increase in calls for police service to the area.

F. Fire. The Final EA should address Honolulu Fire Department's comments regarding provision of a private water system and adequate fire apparatus access road and turnaround area. The plans should reflect that the access driveway and parking area meet City requirements.

3.5c Noise. The Final EA should confirm if the 5-6 events will be limited to a maximum of 100 people and indoor events only. Even if no amplified music will be played outside of the structure, any outdoor activities generated by these events would have potential noise impact to the surrounding residences.

5. Mitigation Measures. The discussion should be expanded to include proposed mitigation measures to address comments and concerns raised by surrounding residents (including comments and concerns received at the Liliha Neighborhood Board October 14, 2002's meeting) and city and state agencies during the environmental review process.
Mr. Don Clegg
Page 5
December 9, 2002

Exhibits

The Final EA plans should be revised to address the above, including:
- floor plans showing the proposed uses with floor area calculations;
- a parking and circulation plan including layout and dimensions for
  parking stalls, aisles, turnarounds and access driveway (indicate
  slope and width at various points, including the widest and
  narrowest); and
- a landscape and irrigation plan. All plans must be
drawn to scale.

In addition, the Final EA plans should include a mauka elevation,
cross and longitudinal sections, and grid lines for reference. The
elevations in the Draft EA included spaces beneath the master bedroom
suite, adjacent to the workshop, and mauka of the storage/entry area;
but these are omitted from the floor plans in the Draft EA.

The Final EA plans should also show yard setbacks and height envelope
to clarify if any portion(s) of the existing structures are non-
conforming, and a zoning project data table should show the lot area
of the R-5 zoned portion to establish the existing lot coverage. The
extent of the easement should be shown and it needs to be deducted
from the calculations since it is an access easement.

If we can be of further assistance, please contact Lin Wong of our
Urban Design Branch at 523-1483.

Sincerely yours,

Shelley A. Moran
for ERIC G. CRISPIN, AIA
Acting Director of
Planning and Permitting

EDC:cs
Attachments
CC: OKQC
April 25, 2003

Mr. Eric G. Crispin, AIA, Director
Department of Planning & Permitting
City and County of Honolulu
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

SUBJECT: Draft Environmental Assessment (DEA)
Use of an Historic Structure
Conditional Use Permit (Huhau)
2350 Kokee Avenue, Honolulu, Hawaii (Toll Free: 1-800-246-0008)

Dear Mr. Crispin:

Thank you for your letter dated December 9, 2002 commenting on the draft Environmental Assessment. Your suggestions have helped to clarify specific areas of concern and will be included in the final Environmental Assessment. We offer the following responses in respective order of your comments:

2.1E The applicant plans to seek a State Land Use Boundary Amendment to put the entire structure within the Urban District pending approval of the Conditional Use Permit for the historic structure. Approvals needed for the project are contained in the FEA.

2.2A Use Characteristics has been expanded in the FEA to include the items mentioned and the floor plan labeled.

B Physical Characteristics will include floor area calculations. The Center presently has no large scale landscaping plans other than necessary maintenance and beautification. Landscape plans are premature at this time. A building permit was issued to convert the garage and that work has been completed.

C Construction Characteristics has been updated to include the repair of the retaining wall.

3.4A Access and Transportation. A Traffic Impact Analysis Report (TIAR) will be included in the FEA.

Parking spaces have been noted on the site plan and a table of floor area calculations included in the FEA.

B Water flow to the site has been determined by the Fire Department to be sufficient for fire protection if the applicant installs a fire sprinkler system. This information has been included in the FEA.

C Water/Drainage As stated in the DEA, no additional water or wastewater service requirements is projected with the separate residential and commercial use. As proposed, use is not a true commercial or residential use; these Division Master Application for Sewer Connection is applied for.

D Refuse Additional refuse generated by the 5-6 special events and picked up by the city refuse collection. If this is not possible private pickup will be arranged. In the past there have been complaints from the neighbors concerning garbage from the facility not being removed in a timely fashion. The presence of a full-time caretaker, who will be responsible to supervise maintenance of the grounds, will mitigate these concerns.

E Police The following has been added to the FEA:

"In the comments on the OEA, the Police Department expressed a concern that the increased vehicular traffic on service to the area. The 5-6 events per year are scheduled to last only 3-4 hours each and traffic will be controlled by the use of vans. The occasional viewing of the geoboard and student borders should have little or no impact on traffic concerns."

F Fire section has been expanded to include information about the fire access road and turnout area and the option of meeting fire protection requirements by the installation of a fire sprinkler system.

3.5C Noise As the largest room in the facility is devoted to the museum displays, the formal part of some events will take place outside in the front area where the museum will be placed. The events will involve the use of a microphone and perhaps some taped music as part of the ceremony.
Aftersuds guests may view the displays inside and tour the 
grounds while enjoying light refreshments. (Added to FEA)

No maximum number of people per event has been suggested; 
however, 160 is considered by the applicant to be the 
maximum number that would attend the yearly events. There 
were approximately 300 people in attendance at the January 
States and the celebration was remarkably orderly and quiet. 
This was a major event for the Korean community and the 
applicants expect participation in future events. The applicant is expecting that the 
Department of Planning will set a maximum number as part of 
the conditions of the CUP.

5.0 Mitigative Measures have been expanded to include comments 
from letters on the EA by government agencies and others.

Exhibits

The plans have been expanded and clarified to include the 
information suggested which is appropriate for the EA. Any 
Further details, if needed, will be included as a part of the CUP 
application process.

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

Sincerely,

[Signature]

Donald Clegg, President
Agent for the Applicant
SUBJECT: Draft Environmental Assessment (EA)  
Use of an Historic Structure  
Conditional Use Permit (Major)  
2756 Rooke Avenue, Honolulu, Hawaii (TNK: 1-8-026:005)

Dear Resident:

We are in receipt of your petition opposing to the use of the subject property as a meeting facility for the Korean Cultural Center of Hawaii. We offer the following comments:

Canavarro Castle is an historic structure which has not been used as a private family residence since it was purchased the Korean Association in 1947. During this time there were periods when the building was unoccupied and became an unsafe environment for the neighborhood. The new owner, the Korean Cultural Center of Hawaii, is applying to use the historic structure as a meeting facility; and, in the process, review is necessary for all concerned. Recognizing that ownership of an historic structure has certain limitations and responsibilities, special consideration may be given for uses that are different than those prescribed by the underlying zoning district. In applying for a Conditional Use Permit to use the historic structure, the applicant will be bound to comply with conditions placed upon the use by the Department of Planning and Permitting. The DPP will be carefully reviewing the application in conjunction with several state and county agencies.

One of the main concerns is the impact of traffic on the neighborhood given the narrowness of Rooke Avenue. To mitigate this impact, the applicant is proposing to provide van pools to transport people to the Center for the 5-6 events per year. This arrangement has worked well in other neighborhoods with similar concerns (e.g. the recently opened Doris Duke Museum). The Traffic Impact Analysis for the project concluded “that traffic impact will be minimal, we do not anticipate that the day-to-day functions of the Center will impact the surrounding neighborhood traffic flow. It is expected that the times when the Center traffic will be highest will not be during normal, daily peak traffic flow in the neighborhoods surrounding the Center. Traffic impacts can be further mitigated by organizing traffic flow to and from the Center during the evening using van pools for larger groups and organizing event times to coincide with lighter traffic flows.”

The Directors of the Korean Cultural Center apologize for any inconsideration from visitors in the past and are sincerely sensitive to the concerns of their neighbors while desiring to be able to care for and use the historic structure in a manner which will benefit the community.

This letter along with the petition will be reproduced in the forthcoming Final Environmental Assessment.

Sincerely,

Donald Clegg, President
Agent for the Applicant
TO: Ms. Loretta K.C. Chee, Deputy Director, Department of Planning and Permitting, City & County of Honolulu.

RE: Korean Cultural Center Application
2756 Rooke Avenue, Honolulu, Hawaii 96817, TMK: 1-8-026:005

We, the undersigned residents of Rooke Avenue and its surrounding neighborhood, **strongly object** the recent application / proposal of converting the residence at 2756 Rooke Avenue into a Korean Cultural Center.

<table>
<thead>
<tr>
<th>NAME/SIGNATURE</th>
<th>ADDRESS</th>
<th>PHONE NO.</th>
</tr>
</thead>
<tbody>
<tr>
<td>ALEX TANG</td>
<td>2745 ROOKE AVE HONO. HI 96817</td>
<td>(Wk) 593-8388</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(Res)</td>
</tr>
<tr>
<td>EVA TANG</td>
<td>2745 ROOKE AVE Hono Hawaii 96817</td>
<td>(Wk) 341-3067</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(Res)</td>
</tr>
<tr>
<td>RANDY TSENG</td>
<td>2658 Rooke Avenue, Hon. Hi 96817</td>
<td>(Wk) 951-7314</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(Res)</td>
</tr>
<tr>
<td>Liana Zee</td>
<td>2758 Rooke Ave, Honolulu HI 96817</td>
<td>(Wk) 595-6184</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(Res)</td>
</tr>
<tr>
<td>William Zee</td>
<td>2758 ROOKE AVE Hono (HI 96817</td>
<td>(Wk) 575-6188</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(Res)</td>
</tr>
<tr>
<td>Rodney Tamamoto</td>
<td>2755 Rooke AVE. Hono HI 96817</td>
<td>(Wk) 522-0550</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(Res)</td>
</tr>
<tr>
<td>Shari Tamamoto</td>
<td>3795 Rooke Ave Honolulu HI 96817</td>
<td>(Wk) 523-9154</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(Res)</td>
</tr>
</tbody>
</table>
TO: Ms. Loretta K.C. Chee, Deputy Director, Department of Planning and Permitting, City & County of Honolulu.

RE: Korean Cultural Center Application
2756 Rooke Avenue, Honolulu, Hawaii 96817, TMK: 1-8-026:005

We, the undersigned residents of Rooke Avenue and its surrounding neighborhood, strongly object the recent application / proposal of converting the residence at 2756 Rooke Avenue into a Korean Cultural Center.

<table>
<thead>
<tr>
<th>NAME / SIGNATURE</th>
<th>ADDRESS</th>
<th>PHONE NO.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jon Baron</td>
<td>2716 Rooke Ave</td>
<td>(Wk)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(Res) 595-4677</td>
</tr>
<tr>
<td>John Baron</td>
<td>2716 Rooke Ave</td>
<td>(Wk)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(Res) 595-4677</td>
</tr>
<tr>
<td>Robert Baron</td>
<td>2716 Rooke Ave</td>
<td>(Wk)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(Res) 595-4677</td>
</tr>
<tr>
<td>Robert Higa</td>
<td>2716 Rooke Ave</td>
<td>(Wk)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(Res) 595-4677</td>
</tr>
<tr>
<td>Robert Higa</td>
<td>2716 Rooke Ave</td>
<td>(Wk)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(Res) 595-4677</td>
</tr>
<tr>
<td>Loretta Higa</td>
<td>2739 Rooke Ave</td>
<td>(Wk)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(Res) 595-7301</td>
</tr>
<tr>
<td>Donna Higa</td>
<td>2739 Rooke Ave</td>
<td>(Wk)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(Res) 595-7301</td>
</tr>
<tr>
<td>Richard Higa</td>
<td>2739 Rooke Ave</td>
<td>(Wk)</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Richard Higa</td>
<td>2739 Rooke Ave</td>
<td>(Wk)</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pao Chu Lee</td>
<td>3658 Rooke Ave</td>
<td>(Wk)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(Res) 595-3338</td>
</tr>
<tr>
<td>Kat Chin Lee</td>
<td>3658 Rooke Ave</td>
<td>(Wk)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(Res) 595-3338</td>
</tr>
</tbody>
</table>
TO: Ms. Loretta K.C. Chee, Deputy Director, Department of Planning and Permitting, City & County of Honolulu.

RE: Korean Cultural Center Application
2756 Rooke Avenue, Honolulu, Hawaii 96817, TMK: 1-8-026:005

We, the undersigned residents of Rooke Avenue and its surrounding neighborhood, **strongly object** the recent application / proposal of converting the residence at 2756 Rooke Avenue into a Korean Cultural Center.

<table>
<thead>
<tr>
<th>NAME/SIGNATURE</th>
<th>ADDRESS</th>
<th>PHONE NO.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Hei Liang</strong></td>
<td>2667 Rooke Ave.</td>
<td>(Wk) 382-888</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(Res)</td>
</tr>
<tr>
<td><strong>Ren Ying</strong></td>
<td>2667 Rooke Ave.</td>
<td>(Wk) 2281-888</td>
</tr>
<tr>
<td><strong>Ren Runkus</strong></td>
<td></td>
<td>(Res)</td>
</tr>
<tr>
<td><strong>Martha Kieh</strong></td>
<td>2703 Rooke Ave.</td>
<td>(Wk) 595-2457</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(Res)</td>
</tr>
<tr>
<td><strong>Martha O. J. Koh</strong></td>
<td></td>
<td>(Wk)</td>
</tr>
<tr>
<td><strong>Martha P. J. Koh</strong></td>
<td></td>
<td>(Res)</td>
</tr>
<tr>
<td><strong>Caren Char</strong></td>
<td>2040 B Rooke Ave.</td>
<td>(Wk)</td>
</tr>
<tr>
<td><strong>Ma</strong></td>
<td></td>
<td>(Res) 595-0343</td>
</tr>
<tr>
<td><strong>Chon T. Kono</strong></td>
<td>2646 Rooke Ave.</td>
<td>(Wk)</td>
</tr>
<tr>
<td><strong>Cheng C. Q.</strong></td>
<td></td>
<td>(Res) 596-2377</td>
</tr>
<tr>
<td><strong>Makoto Yamada</strong></td>
<td>2650 Rooke Ave.</td>
<td>(Wk)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(Res) 595-6531</td>
</tr>
</tbody>
</table>
TO: Ms. Loretta K.C. Chee, Deputy Director, Department of Planning and Permitting, City & County of Honolulu.

RE: Korean Cultural Center Application
2756 Rooke Avenue, Honolulu, Hawaii 96817, TMK: 1-8-026:005

We, the undersigned residents of Rooke Avenue and its surrounding neighborhood, strongly object the recent application / proposal of converting the residence at 2756 Rooke Avenue into a Korean Cultural Center.

<table>
<thead>
<tr>
<th>NAME/SIGNATURE</th>
<th>ADDRESS</th>
<th>PHONE NO</th>
</tr>
</thead>
<tbody>
<tr>
<td>Torraine &amp; Howell</td>
<td>710 Alewa Dr.</td>
<td>(Wk) 595-3953</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(Res)</td>
</tr>
<tr>
<td>Helen Obaikawa</td>
<td>2614 Namua St.</td>
<td>(Wk) 595-4090</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(Res)</td>
</tr>
<tr>
<td>Vivien Izume</td>
<td>2651 Waipani Ave.</td>
<td>(Wk) 595-2510</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(Res)</td>
</tr>
<tr>
<td>George Izume</td>
<td>2651 Waipani Ave.</td>
<td>(Wk) 595-2510</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(Res)</td>
</tr>
<tr>
<td>Shiko Kanno</td>
<td>2639 Waipani Ave.</td>
<td>(Wk) 595-2830</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(Res)</td>
</tr>
<tr>
<td>Isamu Asato</td>
<td>2418 Waipani Ave.</td>
<td>(Wk) 595-2027</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(Res)</td>
</tr>
<tr>
<td>Yoshiko Koide</td>
<td>709 Kaau St.</td>
<td>(Wk) 595-2731</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(Res)</td>
</tr>
</tbody>
</table>
TO: Ms. Loretta K.C. Chee, Deputy Director, Department of Planning and Permitting, City & County of Honolulu.

RE: Korean Cultural Center Application
2756 Rooke Avenue, Honolulu, Hawaii 96817, TMK: 1-8-026:005

We, the undersigned residents of Rooke Avenue and its surrounding neighborhood, strongly object the recent application / proposal of converting the residence at 2756 Rooke Avenue into a Korean Cultural Center.

<table>
<thead>
<tr>
<th>NAME / SIGNATURE</th>
<th>ADDRESS</th>
<th>PHONE NO.</th>
</tr>
</thead>
<tbody>
<tr>
<td>SunWoong Won</td>
<td>0728 Rooke Ave</td>
<td>(Wk)</td>
</tr>
<tr>
<td></td>
<td>Honolulu Hi 96817</td>
<td>(Res)</td>
</tr>
<tr>
<td>James E. Morris</td>
<td>2746 Rooke Ave #3</td>
<td>(Wk) 587-2543</td>
</tr>
<tr>
<td>James E. Morris</td>
<td>Hon Hi 96817</td>
<td>(Res) 585-3545</td>
</tr>
<tr>
<td>Jennifer M. Lee</td>
<td>2722 Rooke Ave</td>
<td>(Wk) 585-0727</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(Res)</td>
</tr>
<tr>
<td>Marilyn V. Chin</td>
<td>2722 Rooke Ave</td>
<td>(Wk) 585-6917</td>
</tr>
<tr>
<td>Rodolfo A. Chin</td>
<td>2722 Rooke Ave</td>
<td>(Res) 585-6917</td>
</tr>
<tr>
<td>Marie K. Lee</td>
<td>2722 Rooke Ave</td>
<td>(Wk) 585-0727</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(Res)</td>
</tr>
<tr>
<td>David M. L. Lee</td>
<td>2716 A Rooke Ave</td>
<td>(Wk) 585-0777</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(Res)</td>
</tr>
<tr>
<td>David Ericson</td>
<td>746 Hawaii St</td>
<td>(Wk) 588-0411</td>
</tr>
<tr>
<td></td>
<td>Hon, HI 96817</td>
<td>(Res)</td>
</tr>
</tbody>
</table>
TO: Ms. Loretta K.C. Chea, Deputy Director, Department of Planning and Permitting, City & County of Honolulu.

RE: Korean Cultural Center Application
2756 Roke Avenue, Honolulu, Hawaii 96817, TMK: 1-8-026:005

We, the undersigned residents of Roke Avenue and its surrounding neighborhood, strongly object the recent application / proposal of converting the residence at 2756 Roke Avenue into a Korean Cultural Center.

<table>
<thead>
<tr>
<th>NAME/SIGNATURE</th>
<th>ADDRESS</th>
<th>PHONE NO</th>
</tr>
</thead>
<tbody>
<tr>
<td>Misayo Hobbs</td>
<td>2746 Roke Ave. #1</td>
<td>(Wk)</td>
</tr>
<tr>
<td></td>
<td>Hon. HI 96817</td>
<td>(Res) 595-435</td>
</tr>
<tr>
<td>Jack Hobbs</td>
<td>2768 Roke Ave. #1</td>
<td>(Wk) 845-6461</td>
</tr>
<tr>
<td></td>
<td>Hon. HI 96817</td>
<td>(Res) 595-7726</td>
</tr>
<tr>
<td>Adrienne Birch</td>
<td>2746 Roke Ave. #2</td>
<td>(Wk)</td>
</tr>
<tr>
<td></td>
<td>Hon. HI 96817</td>
<td>(Res) 595-5284</td>
</tr>
<tr>
<td>David T. Johnson</td>
<td>2746 Roke Ave. #2</td>
<td>(Wk)</td>
</tr>
<tr>
<td></td>
<td>Hon. HI 96817</td>
<td>(Res) 595-5284</td>
</tr>
<tr>
<td>David J. Johnson</td>
<td>2740 Roke Ave. #3</td>
<td>(Wk)</td>
</tr>
<tr>
<td></td>
<td>Hon. HI 96817</td>
<td>(Res) 595-7726</td>
</tr>
<tr>
<td>Mark Yamashita</td>
<td>2754 Roke Ave. #4</td>
<td>(Wk)</td>
</tr>
<tr>
<td></td>
<td>Hon. HI 96817</td>
<td>(Res) 595-7726</td>
</tr>
<tr>
<td>Dave Lewis</td>
<td>3728 Roke Ave. #C</td>
<td>(Wk) 1</td>
</tr>
<tr>
<td></td>
<td>Hon. HI 96817</td>
<td>(Res) 590-2015</td>
</tr>
</tbody>
</table>
TO: Ms. Loretta K.C. Chee, Deputy Director, Department of Planning and Permitting, City & County of Honolulu.

RE: Korean Cultural Center Application
2756 Rooke Avenue, Honolulu, Hawaii 96817, TMK: 1-8-026:005

We, the undersigned residents of Rooke Avenue and its surrounding neighborhood, **strongly object** the recent application / proposal of converting the residence at 2756 Rooke Avenue into a Korean Cultural Center.

<table>
<thead>
<tr>
<th>NAME/SIGNATURE</th>
<th>ADDRESS</th>
<th>PHONE NO</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ricke O. Erickson</td>
<td>746 Hawaii St.</td>
<td>(Wk)</td>
</tr>
<tr>
<td>Ricke O. Erickson</td>
<td>Honolulu, HI 96817</td>
<td>(Res) 835-0419</td>
</tr>
<tr>
<td>Frederick Soong</td>
<td>700 Hawaii St.</td>
<td>(Wk)</td>
</tr>
<tr>
<td>Jacky Jung</td>
<td>Honolulu, HI 96817</td>
<td>(Res) 995-0318</td>
</tr>
<tr>
<td>Chaunce Ethino</td>
<td>742 Hawaii St.</td>
<td>(Wk)</td>
</tr>
<tr>
<td>Chaunce Ethino</td>
<td>Honolulu, HI 96817</td>
<td>(Res) 595-3005</td>
</tr>
<tr>
<td>Andrew Riehle</td>
<td>2608A Waalani Ave</td>
<td>(Wk)</td>
</tr>
<tr>
<td>Andrew Riehle</td>
<td>Honolulu, HI 96817</td>
<td>(Res) 595-2200</td>
</tr>
<tr>
<td>Lanthe Riehle</td>
<td>2608 A Waalani Ave</td>
<td>(Wk)</td>
</tr>
<tr>
<td><a href="mailto:lanche@hiwaalani.com">lanche@hiwaalani.com</a></td>
<td>Honolulu, HI 96817</td>
<td>(Res) 595-2200</td>
</tr>
<tr>
<td><a href="mailto:csiehle@hawaii.f.com">csiehle@hawaii.f.com</a></td>
<td></td>
<td>(Res)</td>
</tr>
<tr>
<td>Florence S Salamoni</td>
<td>2603 Waalani Ave</td>
<td>(Wk)</td>
</tr>
<tr>
<td></td>
<td>Honolulu, HI 96817</td>
<td>(Res) 595-2200</td>
</tr>
</tbody>
</table>
TO: Ms. Loretta K.C. Chee, Deputy Director, Department of Planning and Permitting, City & County of Honolulu.

RE: Korean Cultural Center Application
2756 Rooke Avenue, Honolulu, Hawaii 96817, TMK: 1-8-026:005

We, the undersigned residents of Rooke Avenue and its surrounding neighborhood, **strongly object** the recent application / proposal of converting the residence at 2756 Rooke Avenue into a Korean Cultural Center.

<table>
<thead>
<tr>
<th>NAME / SIGNATURE</th>
<th>ADDRESS</th>
<th>PHONE NO.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shigeo Sato</td>
<td>2707 Rooke Ave.</td>
<td>(Wk)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(Res) 595-2775</td>
</tr>
<tr>
<td>Guy Nakano</td>
<td>2707 Rooke Ave.</td>
<td>(Wk)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(Res) 252-2823</td>
</tr>
<tr>
<td>George Sato</td>
<td>2707 Rooke Ave.</td>
<td>(Wk)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(Res) 91-2775</td>
</tr>
<tr>
<td>Matthew Nashiro</td>
<td>2707 Rooke Ave.</td>
<td>(Wk)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(Res) 595-2853</td>
</tr>
<tr>
<td>Mary</td>
<td>2707 Rooke Ave.</td>
<td>(Wk)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(Res) 595-2823</td>
</tr>
<tr>
<td>Ray T. Harimoto</td>
<td>2708 Rooke Ave.</td>
<td>(Wk)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(Res) 595-2477</td>
</tr>
<tr>
<td>Sabina Fintanilla</td>
<td>736 Hawaii St.</td>
<td>(Wk)</td>
</tr>
<tr>
<td></td>
<td>Hn. Hl 96817</td>
<td>(Res) 38202029</td>
</tr>
</tbody>
</table>

Page 8 of 16
TO: Ms. Loretta K.C. Chee, Deputy Director, Department of Planning and Permitting, City & County of Honolulu.

RE: Korean Cultural Center Application
2756 Rooke Avenue, Honolulu, Hawaii 96817, TMK: 1-8-026:005

We, the undersigned residents of Rooke Avenue and its surrounding neighborhood, strongly object the recent application / proposal of converting the residence at 2756 Rooke Avenue into a Korean Cultural Center.

<table>
<thead>
<tr>
<th>NAME/SIGNATURE</th>
<th>ADDRESS</th>
<th>PHONE NO.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ignacio Balanta</td>
<td>2706 Rooke Ave.</td>
<td>(Wk)</td>
</tr>
<tr>
<td>Eloise</td>
<td></td>
<td>(Res) 595-1604</td>
</tr>
<tr>
<td>Margot Balanta</td>
<td>31st Corn Ave.</td>
<td>(Wk)</td>
</tr>
<tr>
<td>(Res) 595-1606</td>
<td></td>
<td>(Wk)</td>
</tr>
<tr>
<td>Jerri Mitchell</td>
<td>2734 Rooke Ave.</td>
<td>(Res) 590-2498</td>
</tr>
<tr>
<td>Delia Mitchell</td>
<td></td>
<td>(Wk) 844-2928</td>
</tr>
<tr>
<td>Anne Youngblood</td>
<td>2734 ROKE AVENUE Apt. #1</td>
<td>(Wk) 698-4300</td>
</tr>
<tr>
<td>Maka Monte-Makahara</td>
<td></td>
<td>(Res) 591-7377</td>
</tr>
<tr>
<td>Patricia Uleihumaka</td>
<td>2716 Rooke Ave.</td>
<td>(Wk) 483-8836</td>
</tr>
<tr>
<td>Roldano Guice</td>
<td></td>
<td>(Res) 585-3113</td>
</tr>
<tr>
<td>Rolland Guice</td>
<td>2716 Rooke Ave.</td>
<td>(Wk) 375-5317</td>
</tr>
<tr>
<td>Donna Guic</td>
<td></td>
<td>(Res) 595 3113</td>
</tr>
</tbody>
</table>
TO: Ms. Loretta K.C. Chee, Deputy Director, Department of Planning and Permitting, City & County of Honolulu.

RE: Korean Cultural Center Application
2756 Rooke Avenue, Honolulu, Hawaii 96817, TMK: 1-8-026:005

We, the undersigned residents of Rooke Avenue and its surrounding neighborhood, strongly object the recent application / proposal of converting the residence at 2756 Rooke Avenue into a Korean Cultural Center.

<table>
<thead>
<tr>
<th>NAME / SIGNATURE</th>
<th>ADDRESS</th>
<th>PHONE NO.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stephanie Tanaka</td>
<td>2759 Rooke Ave</td>
<td>(WK)</td>
</tr>
<tr>
<td>Jerome Tanaka</td>
<td>2759 Rooke Ave</td>
<td>(WK) 641-6331</td>
</tr>
<tr>
<td>Veep Mizo</td>
<td>2727 Rooke Ave</td>
<td>(WK) 595-4536</td>
</tr>
<tr>
<td>Kimberly Mizo</td>
<td>2727 Rooke Ave</td>
<td>(WK)</td>
</tr>
<tr>
<td>Kimberly Mizo</td>
<td>Honolulu, Hawaii 96817</td>
<td>(Res) 595-4536</td>
</tr>
<tr>
<td>Eileen Yagami</td>
<td>2727 Rooke Ave</td>
<td>(WK)</td>
</tr>
<tr>
<td>Eileen Yagami</td>
<td>Honolulu, Hawaii 96817</td>
<td>(Res) 595-4536</td>
</tr>
<tr>
<td>Jaynee Yagami</td>
<td>2727 Rooke Avenue</td>
<td>(Res) 595-4536</td>
</tr>
<tr>
<td>Jaynee Yagami</td>
<td>Honolulu, Hawaii 96817</td>
<td>(Res) 595-4536</td>
</tr>
<tr>
<td>Clayton Mizo</td>
<td>2727 Rooke Ave</td>
<td>(WK)</td>
</tr>
<tr>
<td>Clayton Mizo</td>
<td>Honolulu, Hawaii 96817</td>
<td>(Res) 595-4536</td>
</tr>
</tbody>
</table>
TO: Ms. Loretta K.C. Chee, Deputy Director, Department of Planning and Permitting, City & County of Honolulu.

RE: Korean Cultural Center Application
2756 Rooke Avenue, Honolulu, Hawaii 96817, TMK: 1-8-026:005

We, the undersigned residents of Rooke Avenue and its surrounding neighborhood, **strongly object** the recent application / proposal of converting the residence at 2756 Rooke Avenue into a Korean Cultural Center.

<table>
<thead>
<tr>
<th>NAME/SIGNATURE</th>
<th>ADDRESS</th>
<th>PHONE NO</th>
</tr>
</thead>
<tbody>
<tr>
<td>Van Fontanilla</td>
<td>736 Hawai'i St.</td>
<td>(Wk) 529-3128</td>
</tr>
<tr>
<td></td>
<td>Hom. 96817</td>
<td>(Res) 282-8316</td>
</tr>
<tr>
<td>Betty Wu</td>
<td>732A Hawai'i St.</td>
<td>(Wk) 921-0200</td>
</tr>
<tr>
<td></td>
<td>Hom. HI 96817</td>
<td>(Res) 383-0169</td>
</tr>
<tr>
<td>Nancy Wu</td>
<td>732A Hawai'i St.</td>
<td>(Wk)</td>
</tr>
<tr>
<td></td>
<td>Hom. HI 96817</td>
<td>(Res)</td>
</tr>
<tr>
<td>Zheng Ting Wu</td>
<td>732A Hawai'i St.</td>
<td>(Wk)</td>
</tr>
<tr>
<td></td>
<td>Hom. HI 96817</td>
<td>(Res)</td>
</tr>
<tr>
<td>Richard Lien</td>
<td>732A Hawai'i St.</td>
<td>(Wk) 844-1680</td>
</tr>
<tr>
<td></td>
<td>Hom. HI 96815</td>
<td>(Res) 3915-7776</td>
</tr>
<tr>
<td>WEI HWI MA</td>
<td>732A Hawai'i St.</td>
<td>(Wk)</td>
</tr>
<tr>
<td></td>
<td>Hom. HI 96815</td>
<td>(Res)</td>
</tr>
</tbody>
</table>
TO:  Ms. Loretta K.C. Chee, Deputy Director, Department of Planning and Permitting, City & County of Honolulu.

RE:  Korean Cultural Center Application
      2756 Rookie Avenue, Honolulu, Hawaii  96817,  TMK:  1-8-026:005

We, the undersigned residents of Rookie Avenue and its surrounding neighborhood, **strongly object** the recent application / proposal of converting the residence at 2756 Rookie Avenue into a Korean Cultural Center.

<table>
<thead>
<tr>
<th>NAME/SIGNATURE</th>
<th>ADDRESS</th>
<th>PHONE NO.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tomu Ohama</td>
<td>2530 Rookie Ave, Honolulu, 96817</td>
<td>(Res) 595-4662</td>
</tr>
<tr>
<td>Janet Ohama</td>
<td>2530 Rookie Ave, Honolulu, 96817</td>
<td>(Res) 595-4667</td>
</tr>
<tr>
<td>Janet Ohama</td>
<td>2530 Rookie Ave, Honolulu, 96817</td>
<td>(Res) 595-4667</td>
</tr>
<tr>
<td>Jean A. Negre</td>
<td>709 Maui St, Honolulu, 96817</td>
<td>(Wk) 595-8798</td>
</tr>
<tr>
<td>Joaq. S. Negre</td>
<td>709 Maui St, Honolulu, 96817</td>
<td>(Res) 595-2310</td>
</tr>
<tr>
<td>Shimo Set</td>
<td>709 Maui St, Honolulu, 96817</td>
<td>(Wk) 595-8798</td>
</tr>
<tr>
<td>Sharr S. Peterson</td>
<td>709 Maui St, Honolulu, 96817</td>
<td>(Res) 595-2310</td>
</tr>
<tr>
<td>Susan M. Kurow</td>
<td>2453 Rookie Ave</td>
<td>(Res) 595-3360</td>
</tr>
<tr>
<td>Elizabeth Yashuo</td>
<td>2627 Waialae</td>
<td>(Wk) 595-8773</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(Res)</td>
</tr>
</tbody>
</table>
TO: Ms. Loretta K.C. Chee, Deputy Director, Department of Planning and Permitting, City & County of Honolulu.

RE: Korean Cultural Center Application
2756 Rooke Avenue, Honolulu, Hawaii 96817, TMK: 1-8-026:005

We, the undersigned residents of Rooke Avenue and its surrounding neighborhood, **strongly object** the recent application/proposal of converting the residence at 2756 Rooke Avenue into a Korean Cultural Center.

<table>
<thead>
<tr>
<th>Name/Signature</th>
<th>Address</th>
<th>Phone No.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Curtis M. Kurahara</td>
<td>2612 Wascalani Ave</td>
<td>(Wk) 832-3848</td>
</tr>
<tr>
<td>Curtis M. Kurahara</td>
<td></td>
<td>(Res) 832-1928</td>
</tr>
<tr>
<td>Curtis M.K. Kurahara</td>
<td>3617 Woolani Ave</td>
<td></td>
</tr>
<tr>
<td>Jordan N.K. Kurahara</td>
<td>2612 Woolani Ave</td>
<td>(Wk)</td>
</tr>
<tr>
<td>Juslee N.K. Kahan</td>
<td>2612 Woolani Ave</td>
<td>(Res) 595-1224</td>
</tr>
<tr>
<td>Kehialani Viana</td>
<td>3612 Pauuhi Ave</td>
<td>(Wk)</td>
</tr>
<tr>
<td>Samuel Viana</td>
<td></td>
<td>(Res) 595-3831</td>
</tr>
<tr>
<td>Jordan F. Viana</td>
<td>3612 Pauuhi Ave</td>
<td>(Wk) 595-2831</td>
</tr>
<tr>
<td>Janis J. Viera</td>
<td>2612 Pauuhi Ave</td>
<td>(Res)</td>
</tr>
<tr>
<td>Mehdi M. Viasco</td>
<td></td>
<td>(Wk)</td>
</tr>
<tr>
<td>(Wk)</td>
<td></td>
<td>(Res)</td>
</tr>
</tbody>
</table>
TO: Ms. Loretta K.C. Chee, Deputy Director, Department of Planning and Permitting, City & County of Honolulu.

RE: Korean Cultural Center Application
2756 Rooke Avenue, Honolulu, Hawaii 96817, TMK: 1-8-026:005

We, the undersigned residents of Rooke Avenue and its surrounding neighborhood, **strongly object** the recent application/proposal of converting the residence at 2756 Rooke Avenue into a Korean Cultural Center.

<table>
<thead>
<tr>
<th>NAME/SIGNATURE</th>
<th>ADDRESS</th>
<th>PHONE NO.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Henry Sugimura</td>
<td>2523 Stream Dr</td>
<td>(Wk)</td>
</tr>
<tr>
<td></td>
<td>Honolulu 96817</td>
<td>(Res) 595-7111</td>
</tr>
<tr>
<td>Michelle Sakato</td>
<td>515 Mace St</td>
<td>(Wk)</td>
</tr>
<tr>
<td></td>
<td>Honolulu 96817</td>
<td>(Res)</td>
</tr>
<tr>
<td>Chula Leonard J. K. C.</td>
<td>2723 Rooke Ave.</td>
<td>(Wk) 589-8720 X257</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(Res)</td>
</tr>
<tr>
<td>S. C. Laos &amp; C. Tan</td>
<td>2723 Rooke Ave.</td>
<td>(Wk) 335-7899</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(Res)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(Wk)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(Res)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(Wk)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(Res)</td>
</tr>
</tbody>
</table>
TO: Ms. Lorella K.C. Chee, Deputy Director, Department of Planning and Permitting, City & County of Honolulu.

RE: Korean Cultural Center Application  
2756 Rooke Avenue, Honolulu, Hawaii 96817, TMK: 1-8-028:005

We, the undersigned residents of Rooke Avenue and its surrounding neighborhood, strongly object the recent application / proposal of converting the residence at 2756 Rooke Avenue into a Korean Cultural Center.

<table>
<thead>
<tr>
<th>NAME / SIGNATURE</th>
<th>ADDRESS</th>
<th>PHONE NO.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roger S. Takamori</td>
<td>2663 William Ave</td>
<td>(Wk)</td>
</tr>
<tr>
<td>Robert Dobson</td>
<td>Hono HI 96817</td>
<td>(Res) 545-2495</td>
</tr>
<tr>
<td>L C Roes</td>
<td>721 Hawaii St</td>
<td>(Wk)</td>
</tr>
<tr>
<td>L C Roes</td>
<td>721 Hawaii St</td>
<td>(Res) 545-6457</td>
</tr>
<tr>
<td>Bruce Kubota</td>
<td>729 Hawaii St</td>
<td>(Wk)</td>
</tr>
<tr>
<td>Bruce Kubota</td>
<td>Hono HI 96817</td>
<td>(Res) 545-2495</td>
</tr>
</tbody>
</table>

(Wk) = Work Phone  
(Res) = Residential Phone
TO: Ms. Loretta K.C. Chee, Deputy Director, Department of Planning and Permitting, City & County of Honolulu.

RE: Korean Cultural Center Application
2756 Rooke Avenue, Honolulu, Hawaii 96817, TMK: 1-8-026:005

We, the undersigned residents of Rooke Avenue and its surrounding neighborhood, **strongly object** the recent application / proposal of converting the residence at 2756 Rooke Avenue into a Korean Cultural Center.

<table>
<thead>
<tr>
<th>NAME / SIGNATURE</th>
<th>ADDRESS</th>
<th>PHONE NO.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Christina Moller</td>
<td>2749 Rooke Ave.</td>
<td>(Wk)</td>
</tr>
<tr>
<td>Chuck B. Meller</td>
<td>Hn. HI 96817</td>
<td>(Res) 395-8208</td>
</tr>
<tr>
<td>Douglas Meller</td>
<td>2749 Rooke Ave.</td>
<td>(Wk)</td>
</tr>
<tr>
<td>Doris E. Teller</td>
<td>Hn. HI 96817</td>
<td>(Res) 595-8208</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Page 16 of 16
<table>
<thead>
<tr>
<th>Resident</th>
<th>750 Hawaii Street</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Honolulu, Hawaii 96817</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Resident</th>
<th>742 Hawaii Street</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Honolulu, Hawaii 96817</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Resident</th>
<th>2663 Waolani Avenue</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Honolulu, Hawaii 96817</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Resident</th>
<th>2708 Rooke Avenue</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Honolulu, Hawaii 96817</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Resident</th>
<th>736 Hawaii Street</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Honolulu, Hawaii 96817</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Resident</th>
<th>2705 Rooke Avenue</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Honolulu, Hawaii 96817</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Resident</th>
<th>2734 Rooke Avenue</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Honolulu, Hawaii 96817</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Resident</th>
<th>732A Hawaii Street</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Honolulu, Hawaii 96817</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Resident</th>
<th>2739 Rooke Avenue</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Honolulu, Hawaii 96817</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Resident</th>
<th>709 Maui Street</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Honolulu, Hawaii 96817</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Resident</th>
<th>2453 Rooke Avenue</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Honolulu, Hawaii 96817</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Resident</th>
<th>2530 Rooke Avenue</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Honolulu, Hawaii 96817</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Resident</th>
<th>2627 Waolani Avenue</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Honolulu, Hawaii 96817</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Resident</th>
<th>2612 Waolani Avenue</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Honolulu, Hawaii 96817</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Resident</th>
<th>2523 Stream Drive</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Honolulu, Hawaii 96817</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Resident</th>
<th>515 Maui Street</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Honolulu, Hawaii 96817</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Resident</th>
<th>2723 Rooke Avenue</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Honolulu, Hawaii 96817</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Resident</th>
<th>2663 Waolani Avenue</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Honolulu, Hawaii 96817</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Resident</th>
<th>729 Hawaii Street</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Honolulu, Hawaii 96817</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Resident</th>
<th>2749 Rooke Avenue</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Honolulu, Hawaii 96817</td>
</tr>
</tbody>
</table>
6.0 MITIGATION MEASURES

At the May meeting of the Liliha/Alewa/Puunui No. 14 Neighborhood Board, concern was expressed that the Historical Structure was being repaired to be used as a consulate without the proper permits. There were also concerns about the impact on traffic conditions in the neighborhood. To clear up the misunderstanding and to present the project, representatives of the Korean Cultural Center met with the Board members at the June meeting. The issues of increased traffic, noise and the desire of the community to retain the residential character of the neighborhood were brought up and discussed. A second presentation was made to the Neighborhood Board at their regular monthly meeting held on October 14, 2002 to meet Land Use Ordinance requirements for a Conditional Use Permit for a meeting facility. All adjoining property owners were notified of the meeting.

The Center has participated in ongoing discussions with the community and the Neighborhood Board. To mitigate concerns, the hours of use and the scheduling of events was carefully thought out and revised. The existing proposed use is the result of the input from the neighborhood board and adjoining residents. To mitigate traffic impacts to the neighborhood, transportation by van to the large celebrations will be arranged and public viewing of the displays will be by appointment only.

To mitigate these concerns and those received as comments during environmental review of the project, the following mitigative measures are proposed:

Traffic

- The Center will organize small vans to provide transportation to the 5-6 planned events per year.
- Traffic concerns from residents of Rooke Avenue will be mitigated by the use of alternate routes to the facility.
- Peak traffic in the neighborhood is during the morning and afternoon, mainly due to work and school. The activities at the Cultural Center would take place before or after these hours or on the weekend.
- The Center also plans to notify neighboring residents of the planned events.
- Concerns from the neighbors about parking along Rooke Avenue will be mitigated by the use of vans and by
paving the second parking area. Parking will be provided on site.

Security

- Concerns about safety and security have been mitigated by having a caretaker live on site. This will ensure that the facility is maintained and issues (such as removal of garbage) handled in a timely manner. The appearance of the Center has been dignified and the grounds cleared of weeds and unwanted objects. This action has mitigated security concerns from the neighbors.
- The twice yearly student borders will be chaperoned by teachers.
- Viewing of the museum displays will be by appointment only.

Residential Quality/Noise

- Concerns about noise and the impact of a non-residential use on the residential neighborhood will be mitigated by limiting use of the facility and hours of operation.

- Day events would be between 10:00 AM and 2:00 PM, and evening events would be completed finished by 10:00 PM. Any evening events held outdoors could finish by 8:00 PM. The Center plans to notify neighboring residents of the planned events.

Public Facilities

- Concerns from the BWS and Fire Department regarding fire protection and adequate flow to the site could be mitigated by installing a sprinkler system in the Center.

The conclusion of this report is that the proposed change in use will have minimal impact on public services and the surrounding neighbors. No other mitigative measures are suggested.
7.0
BASIS FOR A NEGATIVE DECLARATION

7.1 Description of the Proposed Action

As described earlier, this application is for use of this Historic Structure as a site for the Korean Cultural Center of Hawaii. Other than minor repair, no renovations or construction of new structures is proposed.

7.2 Determination and Reasons Supporting Determination

The proposed project would not have a significant effect on the environment and therefore preparation of an environmental impact statement is not required. Based on the "Significant Criteria", Section 12 of Hawaii Administrative Rules Title 11, Chapter 200, "Environmental Impact Statement Rules", which were reviewed and analyzed, we submit the following conclusions:

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

   The proposed new use of the Historic Structure as the Korean Cultural Center of Hawaii does not involve new construction, or commitment or loss or destruction of any natural or cultural resource. In fact, use of this Historic Structure will allow preservation of this historic resource, the "Canavarro Castle".

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

   The proposed use will not involve any new construction and will not curtail the range of beneficial uses of the environment. The Historic Structure and the Conservation District open space will be maintained.

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

   The State's environmental policies and guidelines are set forth in Chapter 343, Hawaii Revised Statutes, "State Environmental Policy". The broad policies set forth include conservation of natural resources and enhancement of quality of life. As discussed earlier, the project does not affect significant natural resources and no new construction or development is planned. The use of the Historic Structure as the Korean Cultural Center of Hawaii, will allow the structure to be maintained and preserved and the open space to remain.
4. The economic or social welfare of the community or state would not be substantially affected.

The proposed use would not have any effect on the economic welfare of the community or state. The State of Hawaii and the City and County of Honolulu have recognized that historic property is an important community asset and resource, and that preserving historic property is in the public interest and in furtherance of public policy. Use of the Historic Property as a Cultural Center will provide an alternative to subdivision and development of this 7.7 acre parcel, allowing for the preservation of this Historic Structure and valuable open space.

The Cultural Center will give the members of the Korean community a place to celebrate cultural events and their heritage, thus enriching their social ties.

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

The proposed action will not affect public health.

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

The proposed use of the Historic Structure as a Cultural Center will have no impact on population and minimal impact on public facilities since the infrastructure requirements of the Center will remain the same.

7. No substantial degradation of environmental quality is anticipated.

The project will have no impact on environmental quality as no new construction or development is planned. Renovation of the Historic Structure and use of this cultural resource will enhance the quality of life. Any impact on the surrounding neighborhood will be minimal and regulated by conditions placed upon the facility by the Conditional Use Permit.

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

The proposed project does not involve a commitment to larger actions nor will it result in cumulative impacts to the environment.
9. No rare, threatened or endangered species or their habitats be affected.

No rare, threatened or endangered species are known to be associated with the property.

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

Air quality, water quality or ambient noise levels will not be detrimentally affected as no new construction is proposed and use of the site will be limited.

11. The project would not affect environmentally sensitive areas, such as a flood plain, tsunami zone, erosion-prone area, geologically hazardous land, estuaries, fresh water or coastal waters.

No environmentally sensitive areas will be affected. The property is within Flood Zone "X", an area determined to be outside the 500 year flood plain. No new structures are proposed.

12. Substantially affects scenic vistas and view planes identified in county or state plans or studies.

Canavarro Castle is visible from Rooke Avenue, however, no existing scenic vistas or view planes will be affected.

13. Requires substantial energy consumption.

The proposed project will not require substantial energy consumption.

8.0 CONCLUSION

Based on the foregoing report, the applicant respectfully requests the approval of a Finding of No Significant Impact for this Environmental Assessment (FONSI) to allow use of this Historic Structure as the Korean Cultural Center of Hawaii. The proposed use will involve no new construction and will have minimal impact on the environment or public services in the area.
ENVIRONMENTAL ASSESSMENT
Korean Cultural Center of Hawaii
2756 Rooke Avenue, Honolulu, Hawaii (TKE:1-8-026:005)

EXHIBITS

1. Location Map
2. Tax Map
3. Zoning Maps
4. Photographic Display
5. Plans
6. Historic Register Certification
7. State Historic Preservation Division
8. Neighborhood Board
9. Easement B
10. Traffic Analysis Report
11. Correspondence
ENVIRONMENTAL ASSESSMENT
Korean Cultural Center of Hawaii
2756 Rookoe Avenue, Honolulu, Hawaii (TMK:1-8-026:005)

ZONING MAP

STATE LAND USE BOUNDARIES

Exhibit 3
PHOTOGRAPHIC REVIEW

1. Photo of the historic "Canavaro Castle", the proposed site of the Korean Cultural Center of Hawaii, taken from the main parking area to the south. The entry road (Easement "B") is seen on the right. The main entrance is up the stairs and to the left. The photo shows the complex architectural design of the unique Mediterranean two story structure.

2. Looking southwest from the 4000 square foot paved main parking area.

3. The open inner courtyard with its ceramic tiled roof and mosaic fountain is the heart of the Historic Structure. This area will be incorporated as a gathering place for the celebrations and displays.

4. The maintenance structure is being enclosed to provide office space for the Center. The caretakers house adjoins the structure at the back.

5. Entrance to the second story of the caretakers house. The roof of the office is seen on the left. A portion of the backyard terrace is seen on the right.

6. The front yard and front terraced garden of the "Castle" which has become overgrown. The remains of a cement stage area is seen center/right.

7. The remaining landscaping for the back terrace. This area is in the Conservation District.

8. Looking down the entry road (Easement "B") from the corner of the parking area. The stone buttressing for the front garden area can be seen as well as the proximity of the adjoining properties.

9. Adjoining properties to the southwest.

10. Taken from Roeke Avenue looking mauka to the "Castle".

11. Taken from Roeke Avenue looking mauka to the "Castle".

Exhibit 4
A majestic monument in tribute to anonymous Korean patriots graces the garden courtyard of the Korean Cultural Center, which plans to eventually host cultural activities and house exchange students.

Displays in Independence Hall chronicles the movement for Korea's liberation from Japanese rule.
Center celebrates Koreans’ isle life

By Nancy Araya
nancy@statebulletin.com

HISTORY was made on Jan. 13, 1903, when the first group of 182 Korean immigrants aboard the SS Gaelic set foot in Honolulu.

A hundred years later, Koreans in Hawaii are celebrating the centennial of immigration to Hawaii, and the establishment of the Korean Cultural Center at 2756 Kokee Ave., offers even more reason to celebrate.

Although the center is not fully operational, it will stand as an institution promoting national pride and historical awareness for those of Korean ancestry.

NEARLY 7,000 Koreans came to Hawaii in the early 1900s to work on the plantations. Even as they adjusted to their life in an alien country, they never forgot their homeland. Central to their flight was their battle against Japanese colonial rule.

The center’s primary exhibit in Independence Hall is a pictorial account of Korea’s fight for freedom and Independence Movement Day, the anniversary of the March 1, 1919, movement against the Japanese. Even though freedom was not achieved, the rebellion created strong bonds of national identity and patriotism among Koreans.

Flags, military badges, uniforms, proclamations and even telephone and telegraph equipment are included in the collage of pictures that will allow future generations to learn more about Korea’s history. One photograph shows a group of people mourning the Korean emperor, Kwangmu. Alongside that photo is the suicide note of a patriot announcing the assassination of the emperor. Graphic pictures show victims of torture and weary Koreans released from Japanese prison during World War II and victims of torture and medical experiments.

HAWAII WAS ONE of several places that served as an overseas base for Korea. Hong Woo-Joon, of the Korean Community Association (Kul Min Hur), said he purchased the center site because of its ties to the Korean independence movement.

In 1959 several Korean associations in America combined forces as the Korean National Association to carry out its mission, according to association member Kea Sung Chung, who is also the founder of the Korean TV station KBFD.

The building has been used as a headquarters for the Korean National Association since 1947, and also provided inexpensive housing for students over the years.

Please see Center, G11

Continued from GS

The Mediterranean-style stucco residence was designed by renowned architect Hart Wood and built in 1957 for the son of the consul general of Portugal and became known as the "Cavalerro Castle." The building was included in the State and National Registers of Historical Places in 1980 but fell into disrepair before Hong Woo-Joon purchased it for the RCA.

Plans for the center include hosting five cultural activities a year and eventually housing exchange students, according to Chung. "It’s all still in the planning stages, though," he said.

Independence Hall is open for viewing by appointment. Call 595-7023.
CANAVARRO CASTLE RESTORATION
2756 ROOKE AVENUE, HONOLULU, HI 96818

GENERAL NOTES:

GENERAL:
2. ALL CONSTRUCTION WORKS SHALL CONFORM WITH THE LATEST LOCAL CODES, ORDINANCES AND REGULATIONS APPLICABLE TO THIS PROJECT.
3. THE CONTRACTOR SHALL VERIFY ALL ACTUAL DIMENSIONS AND CONDITIONS AT THE PROJECT SITE PRIOR TO STARTING WORK. THE CONTRACTOR SHALL NOTIFY ANY DISCREPANCIES TO THE ARCHITECT.
4. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY CHANGES MADE FROM THE APPROVED BUILDING PERMIT DRAWINGS WITHOUT PRIOR WRITTEN APPROVALS FROM THE ARCHITECT.
5. DETAILS ARE INTENDED TO SHOW THE METHOD AND MANNER OF ACCOMPLISHING WORKS; MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT THE ACTUAL JOB CONDITIONS.

6. ALL GYPSUM BOARD SHALL BE 1/2" THICK USE 5/8" THICK TYPE-X GYPSUM BOARD ON BOTH SIDES OF ALL 1-HOUR WALLS.
7. THE CONTRACTOR SHALL CLEAN-UP AS REQUIRED TO KEEP THE SITE AND PREMISES IN CLEAN, CLEAR, ORDERLY AND HAZARD FREE CONDITION AT ALL TIMES.
8. THE CONTRACTOR SHALL MAKE NECESSARY PROVISION TO PREVENT THE SPREADING OF DUST AND SILT TO THE OTHER AREA OF THE BUILDING.
9. THE CONTRACTOR SHALL ALWAYS KEEP THE PREMISES IN LOCKED CONDITION WHEN IT IS NOT BEING SUPERVISED.
10. OBTAIN PERMISSION FROM BUILDING OWNER AND REACTIVATE ALL UTILITY LINES IN CONTRACT AREA BEFORE STARTING WORK.

OTHERS:
1. PROVIDE 1/4" GL. MESH UNDER FLOORS 3 SIDES DOWN TO 1/2 FT. FOR EACH 4 FT. AND ONE WITHIN 3 FEET OF THE CONTRACT FLOOR.
2. PROVIDE ATTIC VENT AS PER LATEST.
3. ALL GYPSUM BOARD SHALL BE 1/2" THICK TYPE-X GYPSUM BOARD ON BOTH SIDES WALLS.
4. ALL ROOFING MATERIALS SHALL BE CEMENTED
5. ALL NEW PLUMBING FIXTURES SHALL BE SEPARATELY
6. PAINT ALL EXPOSED WOOD AND METAL SEALER, Primer and Enamel, unless

ZOBKI PARTNERSHIP
Architect

Phone: (805) 332-4723 / 1169 Bishop St., #1501, Honolulu, HI 96813

CANAVARRO CASTLE RESTORATION
2756 ROOKE AVENUE, HONOLULU, HI 96818
SCOPE OF WORK:
1. PATCH ALL DAMAGED PLASTER AND CONCRETE WALLS & BARS.
2. REPAIR AS NEEDED INCLUDING HARDWARE AND REFISH ALL BOARDS AND WINDOWS. HEAVILY DAMAGED ONES SHALL BE REPLACED WITH NEW AS CLOSE TO ORIGINALS AS POSSIBLE.
3. REPAIR AND REFRESH, REPLACE IF NECESSARY, ALL DAMAGED FINISH WOODWORKS AND CABINETS, AS CLOSE TO ORIGINAL AS POSSIBLE.
4. REMOVE ALL DAMAGED TILES AND WATERPROOFING AROUND TUBS AND SHOWER ENCLOSURES, REPLACE WITH NEW.
5. REPAIR OR REPLACE ALL DAMAGED PLUMBING FIXTURES AND REPLACE WITH NEW FIXTURES AS CLOSE TO ORIGINALS.
6. REPAIR OR REPLACE ALL DAMAGED KITCHEN APPLIANCES & FIXTURES. (ALL ELECTRIC FOR NEW FIXTURES)
7. INSPECT TERMITES DAMAGED BY PROFESSIONAL. REPLACE ALL DAMAGED LUMBER AND COMPLY WITH ALL THEIR RECOMMENDATIONS.
8. SEE DRT. AS FOR MAINTENANCE STRUCTURES AND AS FOR ELECTRICAL WORKS.
TOP LEVEL FLOOR PLAN

UPPER LEVEL FLOOR PLAN & LOWER ROOF PLAN
The Director of the Heritage Conservation and Recreation Service

Chris Therral Delaporte

is pleased to inform you that the historic property listed on the enclosed sheet has been nominated by the State Historic Preservation Officer responsible for your State’s implementation of the National Historic Preservation Act of 1966, P.L. 89-665 (80 Stat. 915), as amended. It has accordingly been entered in the National Register of Historic Places. A leaflet explaining the National Register is enclosed for your information and convenience.

Enclosures
## ENTRIES IN THE NATIONAL REGISTER

**State:** Hawaii  
**Date Entered:** MAY 28 1980

<table>
<thead>
<tr>
<th>Name</th>
<th>Location</th>
</tr>
</thead>
</table>
| Canavairo, Georges de S., House | Honolulu  
Honolulu County |  
| Linekona School             | Honolulu  
Honolulu County |

### Also Notified

- Honorable Daniel K. Inouye  
- Honorable Spark M. Matsunaga  
- Honorable Cecil Heftel

For further information, please call the National Register at (202) 343-6401.
### SIGNIFICANCE

**PERIOD**
- PREHISTORIC
- 1400-1499
- 1500-1599
- 1600-1699
- 1700-1799
- 1800-1899
- 1900-

**AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW**
- ARCHITECTURE
- COMMUNITY PLANNING
- LANDSCAPE ARCHITECTURE
- RELIGION
- SCIENCE
- SCULPTURE
- SOCIAL/HUMANITARIAN
- ART
- EDUCATION
- MILITARY
- THEATER
- CHIEF EXECUTIVE
- PHILOSOPHY
- TRANSPORTATION
- COMMUNICATIONS
- EXPLORATION/SETTLEMENT
- POLITICS/GOVERNMENT
- OTHER (SPECIFY)

<table>
<thead>
<tr>
<th>SPECIFIC DATES</th>
<th>1924-1927</th>
<th>BUILDER/ARCHITECT</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Kobayashi builder</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Hart Wood Architect</td>
</tr>
</tbody>
</table>

**STATEMENT OF SIGNIFICANCE**

The site is registered for primary architectural significance.

The house is a good example of Mediterranean revival architecture because of the stuccoed exterior and interior, the central courtyard, and the mission tiled roof forms. This style was particularly in vogue at this time. A small group of architects in Honolulu were trying to develop an architectural style particularly suited to the Hawaiian lifestyle and climate. The architect for this residence was the leader of that group, Hart Wood. The Mediterranean revival style had been used elsewhere in Honolulu at this time, the most notable example being the Walter Dillingham Residence, La Pietra, at Diamond Head. The use of the Mediterranean revival style is tempered by Hart Wood's strong design hand. The forms are simple in shape, while the level of interest is obtained by the clearly detailed ornamentation.

Hart Wood (1880-1957) came to Hawaii in 1919 as a junior partner of Dickey and Wood. His independent nature caused him to experiment with forms that were unique to the islands. Many of the residences that he designed were used as tools to try design ideas later used in his larger public buildings.

The house was built by Mr. and Mrs. Georges de Souza Canavarro. Mr. Canavarro was the son of the Consul-General of Portugal, António de Souza Canavarro.
HAWAII HISTORIC PLACES REVIEW BOARD
1151 Punchbowl Street, Room 232, Honolulu, Hawaii 96813, Telephone 548-4310

HAWAII REGISTER OF HISTORIC PLACES

Registration of Property

Submitted to the Historic Places Review Board, Hawaii Foundation for History and the Humanities on December 17, 1979

CANAVARRO CASTLE, TMK 1-8-26-5

(Site Name)

80:14:9713

(Site Number)

is hereby placed on the Hawaii Register of Historic Places and is not recommended for nomination to the National Register of Historic Places.

[Signatures]

Effective Date: JANUARY 7, 1980
August 27, 2002

Mr. Donald Clegg, President
Analytical Planning Consultants, Inc.
928 Nuuanu Avenue, Suite 502
Honolulu, Hawaii 96817

Dear Mr. Clegg:

SUBJECT: Chapter 6E (HRS)
Conditional Use Permit for
Canavarro Castle
TMK 1-8-026:005, Honolulu, Oahu

Thank you for the letter dated August 8, 2002, regarding the sale and use of the Canavarro Castle, at 2756 Rooke Avenue. The granting of a Conditional Use Permit for the use of the historic structure as the Korean Cultural Center of Hawaii should have ‘no effect’ on the historic character of the structure.

Any alterations, repair or renovations should be in accordance with the Secretary of the Interior's Standards for Rehabilitation and should be reviewed by the State Historic Preservation Division.

Thank you for the opportunity to comment. If you have any questions please have your staff contact Carol Ogata at 692-8032.

Aloha,

DON HIBBARD, Administrator
State Historic Preservation Division

CO:jk
LILIHA/PUUNUI/ALEWA/KAMEHAMEHA

HEIGTS NEIGHBORHOOD BOARD

MINUTES OF REGULAR MEETING

OCTOBER 14, 2002

MA'EEMA'E ELEMENTARY SCHOOL

KOREAN CULTURAL CENTER — Donald Clegg, consultant, reported that there are plans to use the former Carnavaro Castle at 1927 Rooke Avenue, as a cultural center. A Conditional Use Permit is required from the City for this use of property, which is not a principal use in a residential area. An Environmental Assessment has been done. The center will host approximately five or six meetings a year where about 100 persons would be expected to attend. Quarterly meetings would be attended by about a dozen persons. There is space for 34 vehicles on site in theater style parking. Attendees would be brought in by van. The Castle has bedrooms which would be used by visiting students on a periodic basis. A full-time caretaker would live in a separate house on the property.

1. This is an historic site.

2. The Conditional Use Permit could impose conditions on its use.

3. There are no plans to hold parties that would involve the serving of liquor. A permit would be needed if alcoholic drinks were sold. This matter could be addressed in the Conditional Use Permit process.

4. Neighbors commended the efforts thus far to improve the site have dealt with previous undesirable activities.

5. Access to is via Rooke Avenue, which is a narrow road.

6. Problems with water runoff will be addressed as required.

7. Concern was expressed about activities that would increase traffic on Rooke Avenue.

8. Concern was expressed about possible speeding by persons coming to the Center.

9. The Department of Planning and Permitting can hold a public hearing on the application if necessary.

There was no Board action on this matter.

Clegg was thanked for attending the meeting.

Exhibit 8
LILIHA/ALEWA/PUUNUI/KAMEHAMEHA HEIGHTS NEIGHBORHOOD BOARD

REGULAR MEETING MINUTES

NEW BUSINESS

Korean Cultural Center: Kea S. Chung stated that the problems reported at last months meeting were all caused by a misunderstanding. The center is a private non-profit organization, run by a corporation for the Preservation of Korean independence history. The center is for educational purposes and Chung invited Board members to attend an open house on Saturday, June 22, at 10:00 a.m., at 2756 Rooke Avenue. The center includes: historical information, Korean War history, traditional exhibits, cultural meetings, education of Korean history and promotes Korean culture in Hawaii. The signage that caused the problems has been taken down, the signage was put up for people to be able to find the place. It was for a single event, a blessing; after the organization cleaned and repaired the property other Korean residents came to hold a blessing for the place.

Questions, answers and comments followed: 1) Responding to Morgan, Chung stated that after the renovations are complete only a caretaker will be living on the property and that neighbors will be allowed access as well as the center being open to the public. 2) Responding to Higa, Chung said that the area is zoned residential now, but when they bought the place it was not, grandfather clause. 3) L. Chee, Mayor's representative reported that signage stated that it was the Korean Cultural Center and that the event signage had been removed, the facility has a permit to renovate a single-family dwelling only. The City needs to look at the facility more closely and determine the exact nature of its proposed usage. 4) Responding to a resident, Chung said that the center is not a consulate, that the confusing signage was put up for the blessing only. 5) Another resident of Rooke Avenue stated that the center had been renting the place out to many people. 6) Another Rooke Avenue resident stated that the center is causing traffic problems. Speeding vehicles from the center are causing problems with the children that play in the area; the consulate car almost ran over the residents' children causing the residents to yell at the vehicles. 7) Responding to Fife, Chung stated that the caretaker lives in one house on the property and that the place had been cleaned and that security lights and paving had been done to the property. 8) Chee stated that the City needs to look into the matter deeper; the property is on the historic register. 9) Fife asked for a copy of the plans that the City had approved so that a better understanding of the exact nature of the property can be had. Higa stated that the plans don't determine the usage. 10) One of the Rooke Avenue residents stated that the center had cleaned and fixed the area up greatly.
REGULAR MEETING MINUTES
MONDAY, MAY 13, 2002
MA’EMA’E ELEMENTARY SCHOOL CAFETERIUM

CALL TO ORDER: Chair Russell called the meeting to order at 7:04 p.m., with a quorum present. Chair Russell reminded everyone that there is a 10-minute time limit on presentations, a 2-minute time limit on all other reports, the Chair should recognize all speakers before they speak, and each speaker is allowed 2 questions per topic.


MEMBER ABSENT: Arvid Youngquist.

GUESTS: Rod Isa (Representative Lei Abi Isa’s Office staff), Melanie Arakaki (City Councilmember Yoshimura’s Office staff), Gerald Powers (Convalescent Center of Honolulu), Senator Suzanne Oakland-Chun, Drusilla Tanaka (Lanakila Multi-Purpose Center), Donal Spiker (Kuakini Medical Center), Maggie Jarrett (St. Francis Medical Center), Claude Uehara (Senator Tam’s Office staff), Lorrie Chee (Mayor’s Representative), John Stelquist (Chad, Makikí Neighborhood Board No. 10), Tom Noa (Department of Parks and Recreation), Marilyn Seely (Executive Office on Aging), Nettie Stillwell (Lanakila Rehab Center), Audrey Suga-Nakagawa (Maluhia/Elei Hospital), Kelvin Yoda, Bob Tam, Eileen and J. Franklin, Joanne Wain, Lt. Mark Victor (Honolulu Police Department – HPD), Honolulu Fire Department Representative (did not sign-in), and Charles Hermann Jr. (Neighborhood Commission Office staff).

FILLING OF VACANCIES: No qualified residents were interested in filling the vacancies.

COMMUNITY CONCERNS:

Residents’ Concerns: 1) A resident expressed concern with the noise created by the metal grate that is embedded in the roadway at the exit/entrance of the St. Francis Medical Center parking structure, the noise is heard at all hours of the day and night. The resident stated that the problem had started in 1996 and that they have had no relief after many meetings with the center. Maggie Jarrett, St. Francis Medical Center, stated that she would look into the concern and that the center had already tried to replace the metal grate with a plastic one and that they were now trying to see if speed bumps would help the problem. Jarrett stated that she would gladly work with the neighbor to resolve the problem. 2) Audrey Suga-Nakagawa, Maluhia/Elei Hospital, reported that they were expanding their nurses training program through the Farrington High School and Windward Community College nursing programs. Suga-Nakagawa added that they are working with the University of Hawaii’s Center on Aging through participation in the ACRON and ECHO Programs. 3) Morgan expressed concern that property on Rooke Avenue is being used as the Korean Consulate and does not have the proper permits. Traffic has increased in the area due to tours buses visiting the place. Chee responded that they had a permit to renovate the single-family dwelling and that they had not declared the offices as consulate offices as of this time. Chee will follow-up on the concern. 4) Chair Russell reported that the signage for the Lanakila Park closure hours is still pending, she will report again when they have a date for installation. 5) Several Board members expressed concern that they had received more than one copy of letters sent by the City and that something needs to be done to improve the mailing system. 6) Chee reported that she is still waiting for the field report regarding the concerns with the un-numbered house between 710 and 724 Alewa Drive expressed by Higa last month.

Honolulu Police Department – HPD: Lt. Mark Victor reported the following: 1) The statistics for the month of April compared to those of last month included: 25/41 burglaries, 25/26 auto thefts, 11/12 assaults, 4/2 sex offenses, 6/1/7 motor vehicle collisions, 9/0 drug offenses, 9/3/12 DUI’s, 9/0/3 property damages, 0/2 graffiti offenses, 3/9 family offenses, and 17/13 domestic arguments. 2) HPD will enforce State law 291-C148 regarding motorized vehicles driving on sidewalks and City Ordinance Section 1544 regarding driving motorized vehicles on the streets to control the motorized scooters until the City passes the new law. 3) The Pearl City Police Department had caught and killed an individual that was responsible for a major number of the burglaries during home invigations.

Questions, answers and comments followed: 1) Responding to Leonida, Lt. Victor stated that the police ask for proper identification when they stop a minor for a violation, if they have none the police take them to their school or to their residence for proper identification. 2) Responding to Hernandez, Lt. Victor said that the laws also cover electric scooters. 3) Chair Russell expressed concern that the officers are already busy and that they will not have time to address the problem. 4) Lt.
GRANT OF EASEMENT

THIS INDENTURE made this 26th day of December, A. D. 1949, by and between KOREAN NATIONAL ASSOCIATION OF HAWAII, an Hawaiian Eleemosynary Corporation, whose post office address is 1306 Kilili Street, Honolulu, City and County of Honolulu, Territory of Hawaii, hereinafter called the "Grantor", and JAMES TOKU TERUYA, an unmarried man, and FLORENCE MARY OLDER, an unmarried woman, whose residence and post office address is 2723 Rooke Avenue, "Honolulu aforesaid, hereinafter called the "Grantees";

WHEREAS, the Grantor is the owner in fee simple of
the following parcel of land situate at Puunui, Nuuanu Valley, Honolulu aforesaid, described as follows:

Lot 13, area 258,575.0 square feet, as shown on Map 3, filed in the Office of the Assistant Registrar of the Land Court of the Territory of Hawaii with Land Court Application No. 297 of Fanny Markham Strauch, and being all of the land described in Transfer Certificate of Title No. 58,565 issued to the Grantor;

WHEREAS, the Grantees are the owners in fee simple, as Joint Tenants with full rights of survivorship, of the following parcels of land situate on Rooke Avenue, Puunui, Nuuanu Valley, Honolulu aforesaid, described as follows:

Lot 8, area 5,878.0 square feet, as shown on Map 3, filed in the Office of the Assistant Registrar of the Land Court of the Territory of Hawaii with Land Court Application No. 297 of Fanny Markham Strauch, and being all of the land described in Transfer Certificate of Title No. 38,014 issued to the Grantees; and

Lots 17 and 18 (being a resubdivision of consolidation of Lots 15 and 16 by Land Court Order No. 9292), as shown on Map 5, filed in the Office of the Assistant Registrar of the Land Court of the Territory of
Hawaii with Land Court application No. 297 of Fanny Markham Strauch, and being a portion of the land described in Transfer Certificate of Title No. 39,204 issued to the Grantees;

AND WHEREAS, designation of Easement "b" for roadway purposes over said Lot 13 of the Grantor was made by Land Court Order No. 9293 as shown on Map 6 filed in the Office of the Assistant Registrar of the Land Court of the Territory of Hawaii;

NOW, THEREFORE, THIS INDEBTURE WITNESSETH:

That the Grantor, in consideration of the sum of ONE DOLLAR ($1.00) paid by the Grantees to the Grantor, the receipt whereof is hereby acknowledged, does hereby grant and convey unto the Grantees as joint tenants with full rights of survivorship and not as tenants in common, their assigns, and the heirs and assigns of the survivor of them, forever, a permanent right to use said area marked Easement "b" aforesaid for road purposes as a means for egress and ingress to said Lots 9, 17 and 18 of the Grantees, this easement created to be appurtenant to said Lots 9, 17 and 18 forever.

TO HAVE AND TO HOLD the said easement unto the Grantees as joint tenants with full rights of survivorship and not as tenants in common, their assigns, and the heirs and assigns of the survivor of them, forever.

IN WITNESS WHEREOF the Grantor has caused these presents to be executed on the day and year first hereinafore written.

KOREAN NATIONAL ASSOCIATION OF HAWAII -
Grantor,

By SANG SOON SUR, Its President.

By HUDSON MYUNGWOO LEE, Its Treasurer.
April 4, 2003
GDS Job No. 010-03-100

Ms. Janis Koh
Analytical Planning Consultants
928 Nuuanu Avenue, Suite 502
Honolulu, Hawaii 96817

Re: Traffic Impact and Site Assessment
    Proposed Korean Cultural Center of Hawaii
    Located at 2756 Rookel Avenue, Honolulu, Hawaii

Dear Ms. Koh:

1. Introduction

1.1. General

This letter report presents the results of investigations and studies for our traffic impact and site assessment performed for the above referenced project. This letter presents the results of our studies and our analyses in the following sections.

1.2. Objectives and Scope

The objectives and scope of this investigation were planned in discussions between Ms. Janus Koh representing the Korean Cultural Center and Mr. Jerold Bishop of Geotechnical Design Services, Inc.

In general, the objectives of our proposed services is evaluate the existing site and facilities as to their adequacy for existing and proposed traffic loads and determine what, if any, improvements are required at the site and to existing access roads and intersections to accommodate the projected traffic impact.

To accomplish these objectives, our scope has included the following:

1. Field studies to assess various site characteristics.

2. Using the traffic counts obtained from the field, the present level of service for the area was evaluated. This was done using the Highway Capacity Manual (HCM) and Highway Capacity Software (HCS 2000) to determine the level of services of the intersections and roadways.

3. Based upon the projected use of the center, we estimated the impact of vehicle trips generated by user traffic. Traffic patterns were based on the existing road network and parking requirements for the center.

Exhibit 10
The impact of this traffic volume was distributed onto the local road network, considering operational constraints from existing traffic control systems.

4. Preparation of our final Report - Our field information, analyses, projections and recommendations will be summarized and presented in our final, summary report.

1.3 Authorization

Authorization to proceed with this investigation was provided by Ms. Janis Koh by executing our proposal dated February 25, 2003.

1.4 Professional Statements

Supporting data upon which our recommendations are based are presented in subsequent sections of this report. Recommendations presented herein are governed by the physical conditions of the site, projected use conditions, and the data discussed in Section 2 of this report. If conditions other than those described in this report are encountered and/or if design and layout changes are implemented, Geotechnical Design Services must be informed so that our recommendations can be reviewed.

Our professional services have been performed, our findings obtained, and our recommendations prepared in accordance with generally accepted engineering principles and practices at this time.

2. Existing Situation

At the present, the site and buildings for the proposed cultural center are in the process of being renovated for use as a multi-function facility. This process also requires re-zoning. As part of this permitting process, it is necessary to perform an assessment of the traffic, both present and projected and determine what site and/or street improvements (if any) will need to be made to address any resulting traffic issues.

At the present, it is anticipated that the proposed use of the center will be fairly low impact, with only small groups participating as a general rule. We understand that larger events will include on the order of up to 100 people, on an occasional basis, perhaps every one to two months. Periods of maximum traffic into the center is largely expected to be during mid-day, off-peak hours and after the afternoon peak traffic flow, in the evening.

The Honolulu City Land Use Ordinance requires approximately 14 parking spaces for a structure of this size and present level of use. The proposed use may require up to 26 parking places, all of which should be located off of Roke Avenue and on the property itself.

Geotechnical Design Services, Inc.
Finally, there is some consideration being given to allowing use of the center for short term stay of a small number of occasional guests, as well as one or two semi-permanent caretakers/overseers stay on the property. It is also necessary to assess the impact the impact of such an arrangement on the local traffic and parking situation.

3. Investigations

As discussed, a representative of Geotechnical Design Services visited the site area to determine the existing network of streets and the surrounding land use. Road cross-sections were observed. Additionally, the condition and layout of the physical facilities were assessed so that recommendations can be made to assess any modifications that may be required.

Traffic counts were obtained during regular day-to-day traffic in order to best represent background conditions during likely peak use periods of the center. This was done at the intersections of Kauai/Punui, Maui/Roeke, Wyllie/Roeke, Wyllie/Liliha, and Wyllie/Nuanu.

The results of our field studies, together with a quantitative analysis of the traffic volume and impact was prepared for Geotechnical Design Studies by Riley Transportation Consultants of Salt Lake City, Utah, and is attached, as a detailed reference.

4. Site Conditions

The proposed Korean Cultural Center is located about a mile west of the Pali Highway (US Highway 61), in north central Honolulu. The immediate area is congested urban/suburban sprawl, with narrow access roads and minimal parking, particularly street parking. Throughout the area, typically only one side of the street is allowed for parking, which often constricts traffic flow on that street.

Approaching the subject area is done best going northwest on Wyllie Street, which has only one control (traffic semaphore) above the Pali Highway, at Liliha Street. Traffic can either turn north on Liliha Street and wind up to Roeke Ave and the center, encountering as little as only one stop sign, or continue west on Wyllie Street up to Roeke Ave, and still encounter only one stop sign. Traffic access therefor, while constricted by the narrowness of the road, is relatively good because of the very favorable existing control grid. The center is at the end of Roeke Avenue, which dead-ends at a golf course, and is therefore not expected to be developed and further strain traffic flow capacity.

The site of the cultural center is an old Spanish-style structure, previously known as Canavarro Castle. It is set up on a hillside, on a lot behind existing housing along Roeke Avenue, with an access road feeding down from the structures, between the existing housing to Roeke Avenue. This type of lot, known as a flag lot, is fairly restrictive in the types of developments best suited for it.

Geotechnical Design Services, Inc.
5. Discussions and Recommendations

The primary concern which has been expressed regarding re-zoning of this lot to allow the cultural center to go forward is the impact on local traffic and parking.

With respect to traffic, our analysis shows that traffic impact will be minimal. Consequently, we do not anticipate that the day-to-day functions of the center will impact the surrounding neighborhood traffic flow. It is expected that the times when the center traffic flow will be highest will not be during normal, daily peak traffic flow in the neighborhoods surrounding the center. However, the low volume of traffic generated by this facility is not expected to significantly impact traffic even during evening peak hours.

Traffic impacts can be further mitigated by organizing traffic flow to and from the center during the evening using van pools for larger groups and organizing event times to coincide with lighter traffic flows. With the relatively favorable layout of traffic control in the adjoining streets, center traffic can be easily organized to move through the area with comparative ease. Details of our analysis are included in the attached document prepared by Riley Transportation Consultants Inc.

With respect to parking, the center parking capacity is presently sufficient to accommodate the required number of parking places. The primary parking area is large enough to accommodate up to 14 vehicles while the secondary parking area could provide space for an additional 12 vehicles in its present condition, for a total of 26 parking places at the center in its present condition.

We recommend that consideration be given to improving the secondary access road up to the north end of the center area, which serves the secondary parking lot. With the present layout of the access roads from Rookes Avenue, this driveway can be improved for parking in the secondary parking lot area and to facilitate traffic flow.

Additionally, the secondary parking lot can be substantially improved to add additional surface area/parking lots with the judicious implementation of terraced retaining walls. There are a number of simple retaining wall systems which can be constructed which would allow regrading of the secondary parking area and add as much as six or eight more parking spaces, if desired.

Use of the center to provide a short-term stay for a small number of guests and to house one to two semi-permanent caretaker-type individuals should not be a problem from the standpoint of either traffic flow or parking. There are more than sufficient parking places on the property to accommodate this light, additional use, and the presence of such a small number of individuals will not provide a significant overload to the area streets.

Geotechnical Design Services, Inc.
Korean Cultural Center
GDS Job No. 010-03-100
April 4, 2003

This concludes our report of site assessment and traffic evaluation for the Korean Cultural Center. We appreciate the opportunity to perform our studies for this project. If you have any questions or require additional information, please do not hesitate to contact GDS.

Respectfully submitted,
Geotechnical Design Services, Inc.

[Signature]

Jerold Bishop
Professional Engineer No. 10605
State of Hawaii

Attachments: Korean Cultural Center Traffic Assessment, March 2003, prepared by Riley Transportation Consultants Inc.

Addressee (4)
Summary of Procedures and Results

- Existing off-peak traffic counts converted to PM peak hour counts using a 1.8 conversion factor and are illustrated in Figure 1. Other hours of operation were reviewed for traffic impacts. PM peak hour was assumed to be the worst-case scenario and therefore was evaluated in the most detail.

- Traffic Impacts from the site will be minimal, given the assumptions, as detailed in the trip generation.

- 1.8 conversion factor determined through analysis of traffic patterns at several different sites including residential and urban.

- Existing operational analyses were made following the guidelines of the Highway Capacity Manual and using Highway Capacity Software (HCS 2000). The results are shown in the following table:

<table>
<thead>
<tr>
<th>EXISTING LEVEL OF SERVICE</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
<tr>
<td>Intersection</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>Ave. Delay</td>
</tr>
<tr>
<td>(sec/veh)</td>
</tr>
<tr>
<td>Level of Service</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>Kualii/Puunui</td>
</tr>
<tr>
<td>Maui/Rooke</td>
</tr>
<tr>
<td>Wyuill/Rooke</td>
</tr>
<tr>
<td>Wyuill/Liliha</td>
</tr>
<tr>
<td>Wyuill/Nuuanu</td>
</tr>
</tbody>
</table>

- Projected trip generation for site determined from ITE Trip Generation Manual, 6th Edition (1997) as follows:

<table>
<thead>
<tr>
<th>PROJECTED TRIP GENERATION</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
<tr>
<td>Development/Condition</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td># of Units</td>
</tr>
<tr>
<td>Trip Generation</td>
</tr>
<tr>
<td>PM Peak Hour</td>
</tr>
<tr>
<td># Entering</td>
</tr>
<tr>
<td># Exiting</td>
</tr>
<tr>
<td>Land Use Code</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>Apartment</td>
</tr>
<tr>
<td>5</td>
</tr>
<tr>
<td>4</td>
</tr>
<tr>
<td>2</td>
</tr>
<tr>
<td>2</td>
</tr>
<tr>
<td>220</td>
</tr>
<tr>
<td>Single Family Detached</td>
</tr>
<tr>
<td>Housing</td>
</tr>
<tr>
<td>1</td>
</tr>
<tr>
<td>2</td>
</tr>
<tr>
<td>0</td>
</tr>
<tr>
<td>1</td>
</tr>
<tr>
<td>210</td>
</tr>
</tbody>
</table>

| infrequent Nightly        |
| Celebrations             |
|                          |
| Van Pools                |
| 5                         |
| 10                        |
| 5                         |
| 5                         |
| NA                        |
| Personal Vehicles        |
| 20                        |
| 20                        |
| 18                        |
| 2                         |
| NA                        |
• The following assumptions were made regarding trip generation:
  1. The caretaker family would be living on site.
  2. The site may house 4-5 students.
  3. There will be infrequent celebrations with 50-100 people.
  4. Van Pools will account for 40 people during the celebrations.

• Site-generated trips were distributed based on the expected traffic patterns and are illustrated in Figure 2.

• Total future traffic volumes were calculated by summing the existing and site-generated traffic volumes as illustrated in Figure 3.

• Operational analyses were made for future conditions following the guidelines of the Highway Capacity Manual and using Highway Capacity Software (HCS 2000).

• The following table shows the results of the analysis:

<table>
<thead>
<tr>
<th>Intersection</th>
<th>Ave. Delay (sec/veh)</th>
<th>Level of Service</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kauai/Puumalu</td>
<td>10</td>
<td>B</td>
</tr>
<tr>
<td>Maui/Rooke</td>
<td>9.4</td>
<td>A</td>
</tr>
<tr>
<td>Wylie/Rooke</td>
<td>12.5</td>
<td>B</td>
</tr>
<tr>
<td>Wylie/Lihiha</td>
<td>8.4</td>
<td>A</td>
</tr>
<tr>
<td>Wylie/Nuanu</td>
<td>22.2</td>
<td>C</td>
</tr>
</tbody>
</table>

• It is recommended that the existing secondary dirt driveway be paved and that the driveways be “one-way” in order to improve traffic circulation. This will improve on-site traffic conditions especially during night events when van pooling is used.
Korean Cultural Center
Figure 1 – Existing Traffic Volumes
PM Peak Hour Volumes

Korean Cultural Center
2756 Rooke Ave.
Korean Cultural Center
Figure 2 - Site-Generated Traffic Volumes
PM Peak Hour Volumes
Trip Distribution Percentages

Korean Cultural Center
2756 Rooke Ave.

Not to Scale

Korean Consulate
Korean Cultural Center

Figure 3 – Existing plus Site-Generated Traffic Volumes
PM Peak Hour Volumes

Korean Cultural Center
2756 Rooko Ave.

Korean Consulate

Not to Scale
August 28, 2002

Mr. Donald Clegg, President
Analytical Planning Consultants, Inc.
928 Nuuanu Avenue, Suite 502
Honolulu, Hawaii 96817

Dear Mr. Clegg:

Determination of Need for an Environmental Assessment
Korean Cultural Center of Hawaii
2756 Rooke Avenue - Pahoa
Tax Map Key 1-8-026: 005

This is in response to your request (letter date-stamped August 12, 2002) for a determination of whether an Environmental Assessment (EA) would be required for minor repairs and the change in use of the “Canavarro Castle”.

The structure is listed on both the State and National Registers of Historic Places and is subject to the regulations of Chapter 343 of the Hawaii Revised Statutes. Your proposal to convert the use of the structure from residential to a meeting facility does not qualify for an exemption from Chapter 343 and an EA must be prepared and reviewed by the State Office of Environmental Quality Control.

Prior to the acceptance of your Conditional Use Permit application, a Finding of No Significant Impact must be issued or an Environmental Impact Statement must be prepared. We have enclosed the instructions for filing an EA.

If we can be of further assistance, please contact Joyce Shoji of our Urban Design Branch at 527-5354.

Sincerely yours,

for RANDALL K. FUJIKI, AIA
Director of Planning and Permitting

RKF:cs
doc172589
January 14, 2003

MAYOR'S MESSAGE

I am pleased to send warm greetings of aloha on this special occasion marking the grand opening of the Korean Cultural Center of Hawaii.

One hundred years ago, 102 Korean immigrants braved uncertainty and sailed to our shores in search of a better life for themselves and their families. They were the founders of an ethnic community that has grown, prospered and contributed in a multitude of ways to our islands and nation. This cultural center stands as a proud tribute to the inspirational legacy of courage, hard work and determination left by these pioneers.

Congratulations to all who have made this Center possible, and especially to Dr. Hong Woo-Joon, who has contributed so much to the purchase and renovation of this property.

On behalf of the people of the City and County of Honolulu, I extend my very best wishes for a memorable opening and continued success in sharing the proud history, culture and traditions of our citizens of Korean ancestry.

JEREMY HARRIS, Mayor
City and County of Honolulu
The Center will be a place for the Korean community to celebrate historic/cultural events to be held 5-6 times a year with an attendance of about 100 people. Van service will be provided. The 12 member Board of Directors will also meet quarterly at the Center. The cultural displays would be open to visitors by appointment. Also requested is a provision to offer temporary housing for 4-5 Korean students or visiting dignitaries from Korea. A full-time caretaker family will live on the property.

Korean Cultural Ctr. in Nu‘uanu

The Korean Cultural Center of Hawai‘i, a private non-profit organization, is requesting a Conditional Use Permit from the City and County of Honolulu for use of a historic structure, “Canavarro Castle” in Nu‘uanu as the Korean Cultural Center of Hawai‘i.

The property is located at 2756 Rouke Avenue near the O‘ahu Country Club and is listed on the National and State Registers of Historic Places. The historic structure, a caretaker’s house, and a 5,000 SF parking lot sit on 7.7 acres. The building footprint is 6,600 square feet and it is surrounded by a landscaped lawn and terraced garden area. The remainder of the property consists of steep, heavily vegetated Conservation land that extends to Alewa Heights ridge.

The Center will be a place for the Korean community to celebrate historic and cultural events 5-6 times a year for about 100 people each time. The cultural displays would be open to visitors by appointment. For more info see page 6.
RECORD OF CONVERSATION

<table>
<thead>
<tr>
<th>PROJECT:</th>
<th>SUBJECT:</th>
<th>DATE:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Korean Cultural Center</td>
<td>CUP</td>
<td>6/20/02</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>PERSON CALLED:</th>
<th>AGENCY:</th>
<th>PHONE NO.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lorrie Chee</td>
<td>DPP</td>
<td>423-4433</td>
</tr>
</tbody>
</table>

SUMMARY: Consulted with Lorrie Chee regarding the possibility of going for an Existing Use permit since the structure had been owned and used by the Korean Association since 1947. Since it would be difficult to prove continuous use it was decided that a CUP would be required. All building permits were obtained for a "residence".

RESEARCH DONE BY: Don Clegg
**RECORD OF CONVERSATION**

<table>
<thead>
<tr>
<th>PROJECT:</th>
<th>SUBJECT:</th>
<th>DATE:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Korean Cultural Center</td>
<td>CUP</td>
<td>7/02</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>PERSON CALLED:</th>
<th>AGENCY:</th>
<th>PHONE NO.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Eileen Mark</td>
<td>DPP</td>
<td>527-5374</td>
</tr>
</tbody>
</table>

**SUMMARY:** Consulted with Eileen Mark at the Department of Planning and Permitting as to whether we should apply for a CUP minor for a meeting facility or a CUP major for use of an Historic Structure. Because the Center wishes to include a provision for student boarders, she said the CUP major would give more flexibility of use.

**RESEARCH DONE BY:** Don Clegg
RECORD OF MEETING

PROJECT: Korean Cultural Center
SUBJECT: BWS Requirements
DATE: 2/24/03

PERSON: Joseph Raakua
AGENCY: BWS
PHONE NO. 527-6123

SUMMARY: Discussed location of existing water mains and fire hydrants and BWS requirement for 2,000 gpm flow for fire protection. BWS recommended a meeting with the Fire Department. Other than concerns for fire protection, BWS confirmed that water is sufficient for the proposed use.

RECORD OF MEETING

PROJECT: Korean cultural Center
SUBJECT: EA/Fire Requirements
DATE: 2/25/03

PERSON: Lloyd Rogers/Ken Silva
AGENCY: Fire Department
PHONE NO. 831-7775

SUMMARY: Discussed the Fire Department’s concerns about BWS flow and access in the comment letter for the DEA. Concluded that sprinkling the structure would meet the requirement. Fire code allows for 70% of the required flow when a structure has fire sprinklers installed.
CERTIFICATION

I HEREBY CERTIFY THAT THE MICROPHOTOGRAPH APPEARING IN THIS REEL OF FILM ARE TRUE COPIES OF THE ORIGINAL DOCUMENTS.

2004  
DATE  

Signature of Operator
A & P International
612/854-0098 FAX 612/854-0482
8020 Old Cedar Ave. So., Ste. #215
Bloomington, MN 55435

PRECISION® RESOLUTION TARGETS

PL-3 8½"x11" PAPER PRINTED GENERAL TARGET