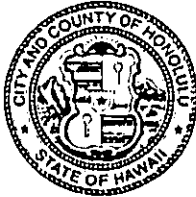


DEPARTMENT OF PLANNING AND PERMITTING  
**CITY AND COUNTY OF HONOLULU**

650 SOUTH KING STREET • HONOLULU, HAWAII 96813  
TELEPHONE: (808) 523-4414 • FAX: (808) 527-6743 • INTERNET: www.co.honolulu.hi.us

JEREMY HARRIS  
MAYOR



RECEIVED

ERIC G. CRISPIN, AIA  
DIRECTOR

'03 JUN 19 A10:00

BARBARA KIM STANTON  
DEPUTY DIRECTOR  
2002/ED-7(LW)

June 12, 2003

OFF. OF ENVIRONMENTAL  
QUALITY CONTROL

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 Rooke 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,

  
ERIC G. CRISPIN, AIA  
for Director of Planning  
and Permitting

EGC:pl  
Encls.

cc: Analytical Planning Consultants, Inc.

doc no. 226237

JUL 18 2003

FILE COPY

2003-06-08-0A-FEA

**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, 7<sup>th</sup> Floor  
Honolulu, Hawaii 96813**

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

April, 2003

---

2003 APR 25 PM 4 07

DEPT OF PLANNING  
AND PERMITTING  
CITY & COUNTY OF HONOLULU

**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, 7<sup>th</sup> Floor  
Honolulu, Hawaii 96813

Prepared by:  
Analytical Planning Consultants, Inc.  
928 Nuuanu 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:

<input type="checkbox"/> use of state or county lands or funds	<input type="checkbox"/> use of land in the Waikiki district
<input type="checkbox"/> use of conservation district lands	<input type="checkbox"/> amendment to county general plan
<input type="checkbox"/> use of shoreline area	<input type="checkbox"/> reclassification of conservation lands
<input checked="" type="checkbox"/> use of historic site or district	<input type="checkbox"/> 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 Seguirant 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 prepared by: Lauri Clegg Phone: 536-5695

**ENVIRONMENTAL ASSESSMENT**  
**Korean Cultural Center of Hawaii**  
**2756 Rooke Avenue, Honolulu, Hawaii (TMK:1-8-026:005)**

**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 .....	5
	F. Permits Required .....	5
2.2	Technical Characteristics .....	5
	A. Use 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 .....	11
	D. Displacement .....	11
3.2	Economic Impacts .....	11
	A. Economic Growth .....	11
	B. Employment .....	11
	C. Government Revenues (Taxes) .....	12
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 .....	20
	B. Natural Features .....	21
	C. Noise .....	21
	D. Air Quality .....	22
	E. Hazards .....	23
4.0	Alternatives Considered .....	23
5.0	Comments on the Draft Environmental Assessment .....	24
6.0	Mitigation Measures .....	26
7.0	Basis for a Negative Declaration .....	26
	6.1 Description of the Proposed Action .....	26
	6.2 Determination and Reasons Supporting Determination .....	28
8.0	Conclusion .....	28

**LIST OF EXHIBITS**

1.	Location Map	6.	Historic Register
2.	Tax Map	7.	State Historic Preservation
3.	Zoning Maps	8.	Neighborhood Board
4.	Photographic Display	9.	Easement B
5.	Plans	10.	Traffic Impact Analysis Report
		11.	Correspondence

ENVIRONMENTAL ASSESSMENT  
Korean Cultural Center of Hawaii  
2756 Rooke 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 Rooke 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 Rooke 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 (LUO):** R-5 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 Hawaii  
2756 Rooke Avenue, Honolulu, Hawaii (TMK:1-8-026:005)

---

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

ENVIRONMENTAL ASSESSMENT  
Korean Cultural Center of Hawaii  
2756 Rooke Avenue, Honolulu, Hawaii (TMK:1-8-026:005)

---

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

ENVIRONMENTAL ASSESSMENT  
Korean Cultural Center of Hawaii  
2756 Rooke Avenue, Honolulu, Hawaii (TMK:1-8-026:005)

---

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-know 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

ENVIRONMENTAL ASSESSMENT  
Korean Cultural Center of Hawaii  
2756 Rooke Avenue, Honolulu, Hawaii (TMK:1-8-026:005)

---

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.

ENVIRONMENTAL ASSESSMENT  
Korean Cultural Center of Hawaii  
2756 Rooke Avenue, Honolulu, Hawaii (TMK:1-8-026:005)

---

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.

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



**ENVIRONMENTAL ASSESSMENT**  
**Korean Cultural Center of Hawaii**  
2756 Rooke Avenue, Honolulu, Hawaii (TMK:1-8-026:005)

---

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

**ENVIRONMENTAL ASSESSMENT**  
**Korean Cultural Center of Hawaii**  
**2756 Rooke Avenue, Honolulu, Hawaii (TMK:1-8-026:005)**

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**

**LUO PARKING REQUIREMENTS**  
**PROPOSED RESIDENTIAL USES**  
**MAIN STRUCTURE AND CARETAKER HOUSE**

Use	Floor Area	LUO Parking Standard	Parking Required
<u>Main Structure</u>		2 stalls per 2,500 SF plus 1 per additional 1000 SF	
Kitchen	756 SF		
1 <sup>st</sup> Floor	256 SF		
2 <sup>nd</sup> Floor	3,000 SF		

ENVIRONMENTAL ASSESSMENT  
 Korean Cultural Center of Hawaii  
 2756 Rooke Avenue, Honolulu, Hawaii (TMK:1-8-026:005)

SUB-TOTAL	4,012 SF		4
<u>Caretaker House</u>	1,233 SF	2 stalls required	2
<b>TOTAL RESIDENTIAL</b>	5,245 SF		6

LUO PARKING REQUIREMENTS  
 PROPOSED MEETING FACILITY USE

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

LUO PARKING REQUIREMENTS  
 PROPOSED MUSEUM AND OFFICE USE

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

**TOTAL FLOOR AREA: 9,532**                      **TOTAL PARKING REQUIRED**                      **23**

ENVIRONMENTAL ASSESSMENT  
 Korean Cultural Center of Hawaii  
 2756 Rooke Avenue, Honolulu, Hawaii (TMK:1-8-026:005)

According to these LJO 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.

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

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

ENVIRONMENTAL ASSESSMENT  
Korean Cultural Center of Hawaii  
2756 Rooke Avenue, Honolulu, Hawaii (TMK:1-8-026:005)

---

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 ½ - 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

ENVIRONMENTAL ASSESSMENT  
Korean Cultural Center of Hawaii  
2756 Rooke Avenue, Honolulu, Hawaii (TMK:1-8-026:005)

---

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 Rooke 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 Rooke 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

"Canavarró 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 archeological 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.

ENVIRONMENTAL ASSESSMENT  
Korean Cultural Center of Hawaii  
2756 Rooke Avenue, Honolulu, Hawaii (TMK:1-8-026:005)

---

**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.

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.

DEPARTMENT OF FACILITY MAINTENANCE  
CITY AND COUNTY OF HONOLULU  
650 SOUTH KING STREET, 11TH FLOOR - HONOLULU, HAWAII 96813  
Phone: (808) 523-4341 • Fax: (808) 527-5837

JEREMY HARRIS  
MAYOR



LARRY J. LEOPARDI  
ACTING DIRECTOR AND CHIEF ENGINEER  
ALVIN K. AU  
DEPUTY DIRECTOR  
PI REPLY REFER TO:

November 8, 2002

PRO 02 022

MEMORANDUM

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

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

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT  
KOREAN CULTURAL CENTER OF HAWAII  
2756 ROOKE AVENUE  
TMK: 1-9-26:5

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 Laveme Higa at 527-6246.

**apc**  
ANALYTICAL PLANNING CONSULTANTS, INC.  
728 NUUANU AVENUE, SUITE 502 - HONOLULU, HI 96817

PHONE (808) 520-5495  
FAX: (808) 579-1533

April 25, 2003

Mr. Larry J. Leopardi, Acting Director  
Department of Facility Maintenance  
City and County of Honolulu  
650 South King Street 11<sup>th</sup> floor  
Honolulu, Hawaii 96813

SUBJECT: Draft Environmental Assessment (EA)  
Use of an Historic Structure  
Conditional Use Permit (Maio)  
2756 Rooke Avenue, Honolulu, Hawaii (TMK: 1-9-026:005)

Dear Mr. Leopardi:

Thank you for your letter dated November 8, 2002 commenting on the subject Environmental Assessment. As no construction is planned as a result of the application for a Conditional Use Permit to use the Historic Structure as the Korean Cultural Center of Hawaii, no construction documents will be submitted to your department at this time.

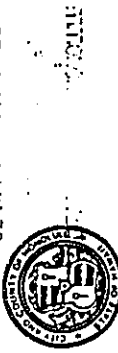
Your letter along with this response will be reproduced in the forthcoming Final Environmental Assessment.

Sincerely,

*RAC*  
Donald Clegg, President  
Agent for the Applicant

LJL:lh

POLICE DEPARTMENT  
**CITY AND COUNTY OF HONOLULU**  
801 SOUTH BERETANIA STREET  
HONOLULU, HAWAII 96813 - AREA CODE (808) 828-3111  
http://www.honolulu.gov  
www.cc.honolulu.gov



JEREMY HARRIS  
MAYOR

LEE D. DONOHUE  
CHIEF  
OLEN R. KAJIYAMA  
PAUL D. PUTZULU  
DEPUTY CHIEFS

OUR REFERENCE CS-KP  
November 12, 2002

TO: RANDALL K. FUJIKI, 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 Rooke 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 Sodehani of the Support Services Bureau at 529-3658.

LEE D. DONOHUE  
Chief of Police

By: *Carol Sodehani*  
KARL GODSEY  
Assistant Chief of Police  
Support Services Bureau

PHONE (808) 536-5665  
FAX (808) 599-1353

**apc**

**ANALYTICAL PLANNING CONSULTANTS, INC.**  
928 NUUANU AVENUE, SUITE 502 • HONOLULU, HI 96817

April 25, 2003

Mr. Lee D. Donahue, 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 (Major)  
2756 Rooke Avenue, Honolulu, Hawaii (TRK: 1-8-026:005)

Dear Mr. Donahue:

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 3.4H 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 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 chapertoned student borders should have little or no impact on traffic.

As mentioned in the DEA, 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*  
Donald Clegg, President  
Agent for the Applicant

BENJAMIN J. CAYENNE  
GOVERNOR OF HAWAII

NOV 15 11 2 36

NOV 15 2002



STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

HISTORIC PRESERVATION DIVISION  
1001 KAPOLEI AVENUE, SUITE 500  
KAPOLEI, HAWAII 96761

NE  
GABRIEL S. DE MALLARINA, CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES  
COMMISSION ON WATER RESOURCES MANAGEMENT

DEPUTY  
COMMISSIONER  
LAND AND NATURAL RESOURCES

AQUATIC RESOURCES  
BOATING AND RECREATION  
COMMISSION ON WATER RESOURCES  
MANAGEMENT  
COMMISSION ON WATER RESOURCES  
EMPLOYMENT  
CONVEYANCES  
IDENTIFICATION AND MONITORING  
HISTORIC PRESERVATION  
LAND  
STATE PLANS

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  
Canavaro Castle (Korean Cultural Center of Hawaii)  
TMK 1-8-026:005, Honolulu, Oahu

LOG NO: 31124  
DOC NO: 0211co06  
Architecture

Thank you for the letter dated October 30, 2002, regarding the Draft Environmental Assessment for Canavaro Castle, at 2756 Rooke Avenue. We have no additional comments. With the condition that any alterations, repair or renovations should be in accordance with the Secretary of the Interiors 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 692-8030.

Aloha,

DON HIBBARD, Administrator  
State Historic Preservation Division

CO:jk

apc

ANALYTICAL PLANNING CONSULTANTS, INC.  
928 NUUANU AVENUE, SUITE 502 - HONOLULU, HI 96817

PHONE (BUS): (808) 536-5495  
FAX: (808) 579-1533

April 25, 2003

Ms. Holly McEldowney, Acting Administrator  
State of Hawaii Historic Preservation Division  
Kakuhihewa building, Room 555  
Kapolei, Hawaii 96707

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

Dear Ms. McEldowney:

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 Clegg, President  
Agent for the Applicant



BRUNNEN & CARTER  
DESIGN



DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM  
LAND USE COMMISSION

P.O. Box 2359  
Honolulu, HI 96804-2359  
Telephone: 808-587-3822  
Fax: 808-587-3827

November 18, 2002

Ms. Loretta K. C. Chee, Acting Director  
Department of Planning and Permitting  
City and County of Honolulu  
650 South King Street  
Honolulu, Hawaii 96813

Dear Ms. Chee:

Subject: Draft Environmental Assessment (DEA), Use of an Historic Structure, Korean Cultural Center of Hawaii, 2756 Rooke Avenue, Honolulu, Hawaii, TMK No: 1-8-26:5

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 23, 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 Bert Saruwatani of my office at 597-3822, should you require clarification or any further assistance.

Sincerely,

*Anthony J. H. Clegg*  
ANTHONY J. H. CLEGG  
Executive Officer

c: Office of Environmental Quality Control

ANTHONY J.H. CLEGG  
EXECUTIVE OFFICER

NOV 19 10 40  
COMMUNICATIONS SECTION

PHONE (HLS): (808) 536-5695  
FAX: (808) 599-1333



ANALYTICAL PLANNING CONSULTANTS, INC.  
728 NUUANU AVENUE, SUITE 502 • HONOLULU, HI 96817

April 25, 2003

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

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

Dear Mr. Ching:

Thank you or your letter dated November 18, 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.

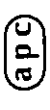
The date of the establishment of the State land use districts has been corrected in the Final Environmental Assessment.

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

Sincerely,

*Donald Clegg*  
Donald Clegg, President  
Agent for the Applicant





**ANALYTICAL PLANNING CONSULTANTS, INC.**  
928 NUUANU AVENUE, SUITE 502 • HONOLULU, HI 96817

PHONE (808) 534-5699  
FAX: (808) 599-1353

April 25, 2003

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

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

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,

*[Signature]*  
Donald Clegg, President  
Agent for the Applicant

Phyllis T. Nakahara  
2716A Rooke Avenue  
Honolulu, HI 96817

November 19, 2002

02 NOV 21 PM 2 58

CITY AND COUNTY OF HONOLULU

City and County of Honolulu  
Department of Planning and Permitting  
650 South King Street  
Honolulu, Hawaii 96813  
Attn: Randall K. Fujiki, AIA, Director  
Ref: Chapter 343, HRS  
Draft Environmental Assessment  
Korean Cultural Center of Hawaii

Dear Sir,

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

As a homeowner at 2716A Rooke 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 layperson, I have some concerns that I feel your office should address and consider thoroughly for the safety and welfare for 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,

*[Signature]*  
Phyllis T. Nakahara

DEV-11-2002 MED 04:29 PM PLANNING & PERMITTING

FAX NO. 808 521 6143

P. 01/01

PHONE (808) 594-1888



STATE OF HAWAII  
OFFICE OF HAWAIIAN AFFAIRS  
711 KAPOLANI BOULEVARD, SUITE 500  
HONOLULU, HAWAII 96813

02 DEC 20 02 PM 2 25

CITY & COUNTY OF HONOLULU

FAX (808) 594-1885

November 22, 2002

HRD 02 819

Randall K. Fujiki, 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. Fujiki:

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 Leimana DaMasc, Hawaiian Rights Division, at 594-1944 or email her at leimand@soha.org.

Sincerely,

Ernest M. Kimoto  
Hawaiian Rights Division, Acting Director

Post-Net Fax Note	7671	Date	12/18/02	Page	1
To	Leimani DaMasc	From	Ernest M. Kimoto		
Category					
Phone	594-1944	Phone	594-4485		
Fax	594-1888				

PHONE (808) (808) 594-5495  
FAX: (808) 594-1553



ANALYTICAL PLANNING CONSULTANTS, INC.  
97A NUUANU AVENUE, SUITE 502 • HONOLULU, HI 96817

April 25, 2003

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

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

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,

Donald Clegg, President  
Agent for the Applicant



PHONE (808) 534-5400  
FAX (808) 599-1333



**ANALYTICAL PLANNING CONSULTANTS, INC.**  
928 NIUANU AVENUE, SUITE 502 • HONOLULU, HI 96817

April 25, 2003

Mr. Allen Y. Kajioaka, AIA  
2731 Rooke Avenue  
Honolulu, Hawaii 96817

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

Dear Mr. Kajioaka:

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 DPP will be carefully reviewing the Conditional Use Permit in this regard in conjunction with the Department of Transportation Services.

As was stated in the draft EA, 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 (eg. the recently opened Doris Duke Museum). As most of the events are historically commemorative occasions, it is quite likely that they will fall on weekdays 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 van 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 be placed as a condition of the permit.

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

Sincerely,

Donald Clegg, President  
Agent for the Applicant

NOV 24 11 3 53

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

November 26, 2002

Ms. Loretta K. C. Chee  
Deputy Director of Planning and Permitting  
650 South King Street  
Honolulu, Hawaii 96813

Re: Draft Environmental Assessment.  
Korean Cultural Center of Hawaii

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 declared minimal, but we have great concern, namely:

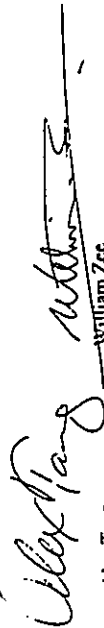
1. Traffic: Since Rooke Avenue is only 20 feet wide with parked cars on the North side, it is totally inappropriate for a "Cultural Center" set up where traffic will be a major problem for a quiet, tranquil area, where we have been living for the past 20 some years.
2. The report fails to mention that Rooke Avenue is home for many residents whose school age children are safely enjoying our deadend 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 post 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 2758 Rooke Avenue ignoring the driveway and turnaround areas with their radio walkie-talkies 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 now know that is not true. We have serious concern about how sincerely the "Cultural Center" will obligate 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 Paolo. 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 my neighbors. They will be forwarded to your office once we have a chance to collate them.

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

Sincerely yours,

  
Alex Tang

William Zee

  
Liana Zee

Eva Tang

PHONE (609) 398-5695  
FAX (609) 398-1533



**ANALYTICAL PLANNING CONSULTANTS, INC.**

729 NUUANU AVENUE, SUITE 502 • HONOLULU, HI 96817

April 25, 2003

Mr. Alex Tang  
2745 Rooke Avenue  
Honolulu, Hawaii 96817

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

Dear Mr. Tang:

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.

1,2. Your concern about traffic impacts is understandable given the narrowness of Rooke 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 (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."

It is important to keep in mind that Canavaro 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.

3. The Directors of the Korean Cultural Center apologize for any inconsideration 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 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 uncared for. As such, no one was on site to supervise maintenance and there were certain incidences when garbage removal became a problem. The members have discussed this matter with neighboring residences. 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 obligated by law 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 Wan Sa Temple in Pololo 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



BOARD OF WATER SUPPLY

CITY AND COUNTY OF HONOLULU  
630 SOUTH BERETANIA STREET  
HONOLULU, HI 96813



November 26, 2002

STEFAN HARRIS, Mayor  
EDDIE FLORES, JR., Chairman  
CHARLES A. LESTER, Vice Chairman  
JAN LEE Y. JUNG  
HERBERT S.K. KAPOHUA, SR.  
DARCELYN K. LENDOG  
BRUNN K. MAMUAU, Esq. Office

CLIFFORD S. JAMILE  
Manager and Chief Engineer  
DOMINA FAY K. KOTZSAKI  
Deputy Manager and Chief Engineer

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

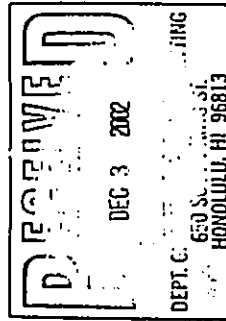
FROM: *K. S. Jamile*  
for CLIFFORD S. JAMILE, MANAGER AND CHIEF ENGINEER

SUBJECT: YOUR MEMORANDUM OF OCTOBER 30, 2002 ON THE  
DRAFT ENVIRONMENTAL ASSESSMENT FOR THE KOREAN  
CULTURAL CENTER OF HAWAII. TMK: 1-8-26: 5

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 Kaakua at 527-6123.



Pure Water... our greatest need - use it wisely.



ANALYTICAL PLANNING CONSULTANTS, INC.  
978 NUUANU AVENUE, SUITE 502 - HONOLULU, HI 96817

PHONE (RUSH) (808) 536-5695  
FAX: (808) 594-1553

April 25, 2003

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

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

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,

*D. Clegg*  
Donald Clegg, President  
Agent for the Applicant





PHONE (BUS): (808) 536-5695  
FAX: (808) 599-1553

**ANALYTICAL PLANNING CONSULTANTS, INC.**  
928 NUUANU AVENUE, SUITE 502 • HONOLULU, HI 96817

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


Dear Mr. Leonardi:

Thank you or 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 DTS 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,

  
Donald Clegg, President  
Agent for the Applicant

DOCUMENT CAPTURED AS RECEIVED

LINDA LINGLE  
GOVERNOR OF HAWAII



GENEVIEVE SALMONSON  
DIRECTOR

STATE OF HAWAII  
OFFICE OF ENVIRONMENTAL QUALITY CONTROL  
735 SOUTH BERETAMA STREET  
SUITE 702  
HONOLULU, HAWAII 96813  
Telephone (808) 586-4185  
Facsimile (808) 586-4186  
Email: eeoc@health.state.hi.us

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 Rooke Avenue during the peak hour? Can the single lane Rooke Avenue handle the traffic? What is the traffic level of service?

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

Sincerely,

  
Genevieve Salmonson  
Director

c: Lauri Clegg  
Dr. Kea Sung Chung.

PHONE (USE): (808) 534-5495  
FAX: (808) 579-1353



**ANALYTICAL PLANNING CONSULTANTS, INC.**  
928 NUUANU AVENUE, SUITE 502 • HONOLULU, HI 96817

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 (EA)  
Use of an Historic Structure  
Conditional Use Permit (Maioxi)  
2756 Rooke Avenue, Honolulu, Hawaii (TMK: 1-8-026:005)

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 (1-3 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 CUP 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" Rooke 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,

  
Donald Clegg, President  
Agent for the Applicant

02 DEC 9 PM 4 03

DEPARTMENT OF PLANNING AND PERMITTING  
CITY & COUNTY OF HONOLULU  
MINNIE S. KAI  
2646 LILIHA STREET  
HONOLULU, HI 96817  
PHONE: (808) 595-2123

December 5, 2002

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

Dear Sir:

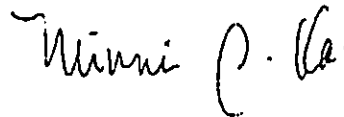
I am writing regarding the proposed Korean Cultural Center of Hawaii in our neighborhood. I do not think that having this center in a residential neighborhood would be a very good idea.

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

PHONE (808) 928-5345  
FAX (808) 928-1533

**apc**  
**ANALYTICAL PLANNING CONSULTANTS, INC.**

978 NUUANU AVENUE, SUITE 502 • HONOLULU, HI 96817

April 25, 2003

Ms. Minnie S. Kai  
2646 Liliha Street  
Honolulu, Hawaii 96817

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

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 Rooke 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

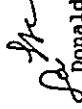
To mitigate these concerns, the applicant is proposing to provide van pools to transport people to the Center for the 5-6 events per year. This arrangement has worked well in other neighborhoods with similar concerns (eg. the recently opened Doris Duke Museum). The Traffic Impact Analysis for the project 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 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 Canavaro 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. 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.

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

Sincerely,



Donald Clegg, President  
Agent for the Applicant

'02 DEC 4 PM 3:39

December 6, 2002

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

Post-Net Fax Note	7671	Date	12/10	Time	3:39
To	Louise Oly	From	Lisa Wong		
Phone #	599-1553	Phone #	523-4485		
	Received 12/19/02				

Re: Proposed Korean Cultural Center of Hawaii  
TMK: 8-8-026:005

I am opposed to the above request for a conditional use permit of a historic structure in a residential district. I live on Puunui Avenue by the Oahu 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 historical/cultural events 5-6 times a year in a residential district, and urge the rejection of this permit request.

Sincerely,

*Jean Sakamoto*

Jean Sakamoto  
2753 Puunui Avenue  
Honolulu, HI 96817  
547-6499



ANALYTICAL PLANNING CONSULTANTS, INC.  
928 NUUANU AVENUE, SUITE 502 • HONOLULU, HI 96817

PHONE (808) 536-5695  
FAX (808) 536-1533

April 25, 2003

Ms. Jean Sakamoto  
2753 Puunui Avenue  
Honolulu, Hawaii 96817

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

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 Canavaro 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 DPP 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*  
Donald Clegg, President  
Agent for the Applicant



Christina B. Meller  
2749 Rooke Avenue  
Honolulu, Hawaii 96817  
December 6, 2002

The Department of Planning & Permitting  
650 S. King Street, 7<sup>th</sup> 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 visiting 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 Puunui area was plagued by burglars. The problem was out of control when the burglars began to threaten 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 sits high 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 phoned accomplices so they could enter empty residences. 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 crimes. One conclusion I could draw from my paper was the fact that "transients" affected crimes against people and property. Compare the Waikiki 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 Waikiki than Kailua mainly due to the "transient" nature of Waikiki.

Sincerely,

*Christina B. Meller*

Christina B. Meller

CC: OEQC, Tam Chun Ching, Analytical Planning Consultants, Inc., Lihua Neighborhood Board

PHONE (808) 534-5495  
FAX (808) 599-1553



**ANALYTICAL PLANNING CONSULTANTS, INC.**  
978 NUUANU AVENUE, SUITE 502 • HONOLULU, HI 96817

April 25, 2003

Ms. Christina B. Meller  
2749 Rooke Avenue  
Honolulu, Hawaii 96817

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

Dear Ms. Meller:

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 uncared for 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 were to take the 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 Canavaro 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 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*

Donald Clegg, President  
Agent for the Applicant



PHONE (808) (808) 534-5495  
FAX (808) 594-1553



**ANALYTICAL PLANNING CONSULTANTS, INC.**  
928 NUUANU AVENUE, SUITE 502 • HONOLULU, HI 96817

April 25, 2003

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

SUBJECT: Draft Environmental Assessment (EA)  
Use of an Historic Structure  
Conditional Use Permit (Major)  
2736 Rooke Avenue, Honolulu, Hawaii (TRK: 1-8-026:005)

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 FEA. 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."

2. The section on parking in the FEA 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 required number of parking spaces 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.

3. The Center has proposed the use of van pools as a mitigative measure to minimize traffic impacts on Rooke 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 anticipated 18 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 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 spaces 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.

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

Sincerely,

  
Donald Clegg, President  
Agent for the Applicant

LEGAL COUNSEL  
GOVERNOR



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
LAND DIVISION  
P.O. Box 521  
HONOLULU, HAWAII 96809

GILBERT B. COLQUHOUN  
BOARD OF LAND AND NATURAL RESOURCES  
LAWRENCE S. MCKENNA  
DEPUTY DIRECTOR FOR  
PLANNING AND PERMITTING  
RESOURCES MANAGEMENT

ADULT RESOURCES  
DIVISION  
COMMISSION ON WATER RESOURCES  
CONSERVATION AND RESOURCES  
MANAGEMENT  
PLANNING  
FOR CITY AND COUNTY OF HONOLULU  
HONOLULU ISLAND RESERVE  
COMMISSION  
LAND  
STATE PLANS

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 Hegger of our Planning Branch at 587-0380.

Aloha,

Dierdre S. Mamiya  
Administrator

Ref:PB:DH

Correspondence: OA-01-67

DEC 9 2002

Randall Fujiki, Director  
Department of Planning and Permitting  
City and County of Honolulu  
650 South King Street  
Honolulu, Hawaii 96813

Dear Mr. Fujiki:

SUBJECT: Korean Cultural Center Improvements, 2756 Rooke Avenue, Pauoa, Oahu,  
TMK: (1) 1-8-26:005

The Department has reviewed the proposed improvements for the Korean Cultural Center located at 2756 Rooke Avenue, Pauoa, Oahu (TMK: (1) 1-8-26:005).

According to the information provided, the applicant is requesting a Conditional Use Permit from the City and County of Honolulu for the use of an historic residential structure "Canavarro Castle", as the Korean Cultural Center of Hawaii. Proposed uses for the Korean Cultural Center include the use of the historic structure as: 1) a meeting place for the Korean community; 2) a historic, information and display area of Korean leaders; 3) a place to hold 5 to 6 Korean celebration a year (attendance 100 people); 4) a meeting place for Board members; 5) a place where guests can reside; and 6) provide for a full time caretaker and family to live on the premises to provide security and maintenance.

The applicant noted "the boundary between the Urban and Conservation District runs through the principal structure." The subject parcel is within the Conservation District, thus a Conservation District Use Application (CDUA) permit would normally be required for the proposed uses. However, the proposed land use is not an identified use within Chapter 13-5, Hawaii Administrative Rules, CONSERVATION DISTRICT.

CC: State Land Use Commission  
Liliha/Aiewa/Puunui No. 14 Neighborhood Board



PHONE (BUS): (808) 536-5695  
FAX: (808) 599-1553

**ANALYTICAL PLANNING CONSULTANTS, INC.**  
928 NUUANU AVENUE, SUITE 502 • HONOLULU, HI 96817

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 Rooke 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

2746 Rooke Avenue #1  
Honolulu, HI 96817  
December 7, 2002  
808.595.4325

City and County of Honolulu  
The Department of Planning & Permitting  
650 South King Street, 7<sup>th</sup> Floor  
Honolulu, HI 96813  
Fax: 527-6743

Fax and Mailed a CC to:  
Analytical Planning Consultants, Inc.  
928 Nuuanu Avenue, Suite 502  
Honolulu, HI 96817

I am writing to comment on the "Draft Environmental Assessment / Use of an Historic Structure / Korean Cultural Center of Hawaii 2756 Rooke Avenue, Honolulu, Hawaii / TMK: (1) 1-8-026-005 that was submitted in October 2002 to the Department of Planning and Permitting

Any use of this site to hold the proposed "gatherings" of a hundred people will very negatively impact the quiet residential neighborhood of Puunui (particularly the Mizuka areas of the neighborhood) which already suffers from serious traffic safety concerns related to its extremely narrow streets (upper Rooke, W'oloni, Puunui, Hawaii Avenues 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 connecting, very narrow right of way/easement that accesses 2756 Rooke off the top end of Rooke Avenue. The current owner has not even seen fit to install a stop sign or speed limits signs on the driveway/easement. It was left to me to paint a broad white stop line at the intersection of the driveway with Rooke Avenue, hoping to slow down the speeding vehicles that routinely exit 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 trashed the corner where the easement intersects with Rooke with raw garbage, trash, large items placed on the grass and never scoured or contained but simply left by the road in plastic bags. This routinely made for a huge, unsanitary mess that had to be endured by neighbors all the time as the many residents up there refused to comply with City trash pick up 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 shooed 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 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 street and change its 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 duplicitous posing of some earlier proposed, failed development proposals as alternatives, for is it not the case that the property's main structure cannot be demolished to make way for many multiples of condos 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 owners value this building so highly, why would they consider radically changing the property?

Please do not accept this highly flawed and duplicitous 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./ Puunui neighborhood. Mahalo for your consideration of these comments.

Sincerely,



Jack Hobbs

PHONE (808) 534-5495  
FAX: (808) 599-1553



**ANALYTICAL PLANNING CONSULTANTS, INC.**  
528 NUUANU AVENUE, SUITE 502 - HONOLULU, HI 96817

April 25, 2003

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

SUBJECT: Draft Environmental Assessment (EA)  
Use of an Historic Structure  
Conditional Use Permit (Major)  
2756 Rooke Avenue, Honolulu, Hawaii (TMK: 1-8-026:0051)

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 Rooke 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 (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."

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

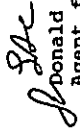
The new owners of the Castle have upgraded the property both physically and operationally and are now in the process of getting approval for its use as a Cultural Center. Recognizing that ownership of an historic structure has certain limitations and responsibilities, the Land Use Ordinance provides 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 incidences when garbage removal and other issues became a problem. In 2001, the Center went through a change of organization 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 inconsideration 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 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.

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

Sincerely,

  
Donald Clegg, President  
Agent for the Applicant

DEPARTMENT OF PLANNING AND PERMITTING  
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET - HONOLULU, HAWAII 96813  
TELEPHONE: (808) 525-4110 • FAX: (808) 525-7873 • WWW.CITYANDCOUNTY.HI



ERIC G. CRISPIN, AIA  
Acting Director  
LORETTA K.C. CHEE  
SENIOR DIRECTOR

2002/ED-7(LW)

December 9, 2002

Mr. Don Clegg  
Analytical Planning, Inc.  
928 Nuuanu Avenue, Suite 502  
Honolulu, Hawaii 96817

Dear Mr. Clegg:

Comments on the Draft Environmental Assessment (EA)  
for the Korean Cultural Center of Hawaii,  
2756 Rooke Avenue, Honolulu, Hawaii  
Tax Map Key 1-8-26; 5

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' meeting, 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 quarter 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.

Rooke Avenue, as well as, the access driveway from Rooke Avenue should be wide enough to accommodate two-way traffic and should typically be at least 20 feet wide and no more than 19% 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, visiting students, 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 turnarounds. 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 not 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 submetered 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.
- H. **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.
- I. **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 indoors 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.
- 5.0 **Mitigation Measures.** The discussion should be expanded to include proposed mitigative 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

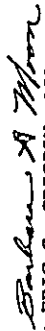
The Final EA plans should be revised to address the above, including floor plans showing the proposed uses with floor area calculations; a parking and circulation plan including layout and dimensions for parking stalls, aisles, turnarounds and access driveway (indicate slope and width at various points, 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 523-4485.

Sincerely yours,

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

EGC:cs  
Attachments

cc: OEQC

PHONE (808) 969-5495  
FAX: (808) 969-1553



**ANALYTICAL PLANNING CONSULTANTS, INC.**  
928 NUUANU AVENUE, SUITE 502 • HONOLULU, HI 96817

April 25, 2003

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

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

Dear Mr. Crispin:

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.

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 use of 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 monument, clearing of the second parking area and future 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 Wastewater As stated in the DEA, no additional sewer fixtures are planned for the site and no increase in wastewater service requirements is projected with the proposed change in use. It would not be practical to separate residential and commercial uses. As the proposed use is not a true commercial or residential use, these issues will be settled by the BMS when the Site Development Division Master Application Form for Sewer Connection is applied for.

D Refuse 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. 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 the full-time caretaker, who will be responsible to supervise maintenance of the grounds, will mitigate these concerns.

H Police The following has been added to the FEA:

"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 chaperoned student borders should have little or no impact on traffic concerns."

I Fire section has been expanded to include information about the fire access road and turnaround 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 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. (Added to FEA)

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.

5.0 Mitigative Measures have been expanded to include comments from letters on the DEA 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,



Donald Clegg, President  
Agent for the Applicant



PHONE (BUS): (808) 536-5695  
FAX: (808) 599-1553

**ANALYTICAL PLANNING CONSULTANTS, INC.**  
928 NUUANU AVENUE, SUITE 502 • HONOLULU, HI 96817

April 25, 2003

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

Dear Resident:

We are in receipt of your petition objecting 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 (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."

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

Dec 06 2007

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.

NAME/SIGNATURE	ADDRESS	PHONE NO.
ALEX TANG	2745 ROOKE AVE HONO. HI 96817	(WK) 593-8388
<i>Alex Tang</i>		(Res)
EVA TANG	2745 ROOKE AVE HONO HAWAII 96817	(WK) 341-3067
<i>Eva Tang</i>		(Res)
RANDY TSENG	2658 Rooke Avenue. Hon. HI 96817	(WK) 951-7314
<i>Randy Tseng</i>		(Res)
<i>William Zee</i>	2758 Rooke Ave. Honolulu HI 96817	(WK) 595-6198
<i>William Zee</i>		(Res)
WILLIAM ZEE	2758 ROOKE AVE HONO HI 96817	(WK) 595-6198
<i>William Zee</i>		(Res)
RODNEY TAMAMOTO	2755 ROOKE AVE. HAW. HI 96817	(WK) 522-0550
<i>Rodney Tamamoto</i>		(Res)
SHARI TAMAMOTO	2755 ROOKE AVE HONOLULU HI 96817	(WK) 523-4154
<i>Shari Tamamoto</i>		(Res)




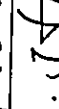




RECEIVED



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.

NAME / SIGNATURE	ADDRESS	PHONE NO
Hearty Liang 	2667 Rooke Ave	(Wk) 383/888
Rui Ying Rueliang 	2667 Rooke Ave	(Res)
Ruynoo Rueliang		(Wk) 228/888
Martha Kieha 	2703 Rooke Ave	(Res)
Martha Kieha		(Wk) 595-2457
Martha P. Johnson 	" "	(Res)
Martha P. Johnson (MLK)		(Wk) "
Caren Char 	2040 B Rooke Ave.	(Res)
Stanley T. Kono 		(Wk)
Stanley T. Kono	2646 Rooke Ave	(Res) 595-0343
Stanley T. Kono 		(Wk)
Stanley T. Kono	2650 Rooke Ave	(Res) 595-2377
Stanley T. Kono 		(Wk) 595-6131
Stanley T. Kono		(Res) 595-6131







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.

NAME/SIGNATURE	ADDRESS	PHONE NO
Misayo Hobbs	2746 Rooke Ave. # 1 Hon. HI 96817	(WK)
<i>Misayo</i>		(Res) 595-4325
JACK Hobbs	2746 Rooke Ave #, Hon HI	(WK) 834-0007
<i>Jack</i>	96817	(Res) 595-4325
Adrienne Birch	2746 Rooke Ave #2	(WK) 597-9233
<i>Adrienne</i>	Hon, HI 96817	(Res) 595-5284
David T. Johnson	2746 Rooke Ave #2	(WK)
<i>David T. Johnson</i>	Hon., HI 96817	(Res) 595-5284
MAEK Yamashita	2740 ROOKE AVE #3	(WK) 845-6461
<i>Maek</i>	Hon. HI. 96817	(Res) 595-7726
<i>Paul Lewis</i>	2734 A 6 Rooke, HI	(WK) 595-9125
<i>Paul Lewis</i>		(Res)
Joanne Jun	2728 Rooke Ave #C	(WK) 1
<i>Joanne Jun</i>	Hon. HI 96817	(Res) 5902015

.....

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.

NAME/SIGNATURE	ADDRESS	PHONE NO.
Rieko O Eriksen	746 Hawaii St.	(Wk)
Rieko O Eriksen	Honolulu, HI 96817	(Res) 595-0419
Frederick Soong	700 Hawaii St	(Wk)
Andan-Fong	Honolulu HI 96817	(Res) 595-2212
Clarence Ohno	742 Hawaii St	(Wk)
Clarence Ohno	Honolulu HI 96817	(Res) 595 3005
Anthony S. Hiji	2268A Waialani Ave	(Wk)
Anthony S. Hiji	Honolulu Hawaii 96817	(Res) 595 2200
Lanthe Riehle	2208 A Waialani Ave	(Wk)
Lanthe H. Riehle	HON HI 96817	(Res) 595.2200
ariehle@hawaii.fi.com		(Wk)
		(Res)
Florence S Salamoni	7663 Waialani Ave	(Wk)
		(Res) 595 2 995

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.

NAME/SIGNATURE	ADDRESS	PHONE NO.
<i>Shigeo Sato</i>	2707 Rooke Ave.	(WK) 595-2775 (Res) 252-2803
<i>Guy Noel</i>	2707 Rooke Ave	(WK) 252-2803 (Res)
<i>George Sato</i>	2707 Rooke Ave	(WK) 595-2775 (Res)
<i>Wahuna Nashiro</i>	2707 Rooke Ave.	(WK) 595-2855 (Res)
<i>Mimi</i>	2707 Rooke Ave	(WK) 595-2883 (Res)
<i>Ray Robinson</i>	2708 Rooke Ave	(WK) 595-2977 (Res)
<i>Sabrina Fontanilla</i>	736 Hawaii St. Hon HI 96817	(WK) 282-0900 (Res)



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.

NAME/SIGNATURE	ADDRESS	PHONE NO.
IGNACIO BABATA E Babate	2705 Rooke Ave.	(WK) 595-4604 (Res) 595-4604
MARION BABATA M Babate	2705 Rooke Ave.	(WK) 595-4604 (Res) 595-4604
Jennie Mitchell Jennie S. Mitchell	2734 Rooke Ave.	(WK) 595-4604 (Res) 595-4604
FANE MIYAKAWA Fane Miyakawa	2734 Rooke Ave. Apt. 1	(WK) 949-9922 (Res) 595-3132
ETA MIYAKAWA ETA MIYAKAWA ETA Miyakawa	2734 ROOKE AVENUE APT. #1	(WK) 595-4300 (Res) 595-7377
ROLAND GUISB Roland Guieb	2716 Rooke Avenue	(WK) 433-6836 (Res) 595-3113
DONNA GUISB Donna Guieb	2716 Rooke Ave	(WK) 375-5317 (Res) 595-3113

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

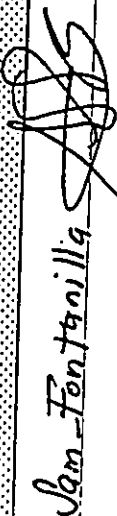


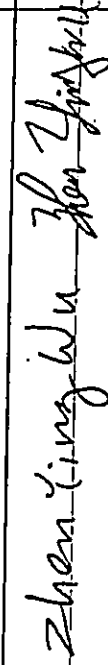
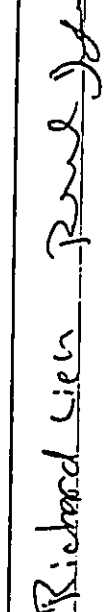

We, the undersigned residents of Rooke Avenue and its surrounding neighborhood, strongly object the recent application / proposal of converting the residence at 2756 Rooke Avenue into a Korean Cultural Center.

NAME/SIGNATURE	ADDRESS	PHONE NO.
Stephanie Tanaka	2739 Rooke Ave	(Wk)
Stephanie Tanaka	Hm. HI 96817	(Res)
JEROME TANAKA	2739 Rooke Ave	(Wk) 847-6337
Jeanne Tanaka	Hm. HI 96817	(Res) 595-3304
VEE MIZO	2727 Rooke Ave	(Wk) 595-5400
Kimberly Mizo	Honolulu, HI 96817	(Res) 595-4534
Kimberly Mizo	2727 Rooke Ave	(Wk)
Eileen Yagami	Honolulu, Hawaii 96817	(Res) 595-4536
Eileen Yagami	2727 Rooke Ave	(Wk)
JAYDCE YAGAMI	Honolulu Hawaii 96817	(Res) 595-4548
Jaydee Yagami	2727 Rooke Avenue	(Wk)
CLAYTON MIZO	HONOLULU, HAWAII 16817	(Res) 595-4548
Clayton Mizo	2727 ROOKE AVE	(Wk)
Clayton Mizo	HONOLULU, HAWAII 96817	(Res) 595-4536



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.



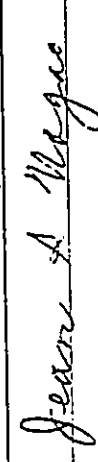



NAME/SIGNATURE	ADDRESS	PHONE NO.
 Sam Fontanilla	736 Hawaii St. Hon. 96817	(Wk) 529-3128 (Res) 282-8316
 Betty Wu	732A Hawaii St. Hon., HI. 96817	(Wk) 921-0200 (Res) 383-0169
 Nancy Wu	732A Hanalei St. Hon. HI 96817	(Wk) (Res)
 Zhen Ling Wu	732A Hanalei St. Hon. HI 96817	(Wk) (Res)
 Richard Lien	732A Hawaii St. Hon HI 96815	(Wk) 844-1680 (Res) 3915746
 WEI ANLU MA	732A Hanalei St.	(Wk) (Res)
		(Wk) (Res)
		(Wk) (Res)



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.

NAME/SIGNATURE	ADDRESS	PHONE NO
 TORU OHAMA	2530 Rooke Ave - Hon. H. 96817	(Wk) 595-4662 (Res)
 JANET OHAMA	2530 Rooke Ave Hon. H. 96817	(Wk) - (Res) 595-4662
 JEANNE A. NAGAO	709 Maui Al. Hon. 96817	(Wk) 595-2310 (Res)
 Shann S. Peterson	709 Maui St. Hon. 96817	(Wk) 595-8798 (Res) 595-2310
 Susan A. Kusata	2453 Rooke Ave	(Wk) (Res) 595-6360
 Eleanor Yaeud	2627 Waiolani	(Wk) (Res) 595-8713
		(Wk) (Res)

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.

NAME / SIGNATURE	ADDRESS	PHONE NO.
CURTIS M. KURAHARA	2612 WAOLANI AVE	(WK) 832-3848
Curtis M. Kurahara		(Res) 815-1024
Curtis M.K. Kurahara	2612 Waolani Ave	(WK)
Jordan N.K. Kurahara		(Res) 595-1024
Jordan N.K. of John Samuel Thorne	2612 Waolani Ave.	(WK) <del>595-1024</del>
Samuel Thorne		(Res) 595-1024
Samuel Thorne	2612 Puunui AVE	(WK)
Samuel Thorne		(Res) 595-831
John J. Thorne	2612 Puunui AVE	(WK) 895-2827
John J. Thorne		(Res)
		(WK)
		(Res)
		(WK)
		(Res)
		(Res)



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.

NAME/SIGNATURE	ADDRESS	PHONE NO.
ROGER S. TAKAMONA	2663 WAIKOLANI AVE	(WK)
<i>Roger S. Takamona</i>	Hono HI 96817	(Res) 595-2995
<i>A. Kon</i>	721 Hawaii St	(WK)
<i>A. Kon</i>	Hono HI 96817	(Res) 595-6452
<i>Bruce Kubota</i>	729 HAWAII ST	(WK)
<i>Bruce Kubota</i>	HONO. HI 96817	(Res) 595-6952
		(WK)
		(Res)
		(WK)
		(Res)
		(WK)
		(Res)
		(WK)
		(Res)



Resident  
2745 Rooke Avenue  
Honolulu, Hawaii 96817

Resident  
2658 Rooke Avenue  
Honolulu, Hawaii 96817

Resident  
2758 Rooke Avenue  
Honolulu, Hawaii 96817

Resident  
2755 Rooke Avenue  
Honolulu, Hawaii 96817

Resident  
2716 Rooke Avenue  
Honolulu, Hawaii 96817

Resident  
2739 Rooke Avenue  
Honolulu, Hawaii 96817

Resident  
2667 Rooke Avenue  
Honolulu, Hawaii 96817

Resident  
2703 Rooke Avenue  
Honolulu, Hawaii 96817

Resident  
2646B Rooke Avenue  
Honolulu, Hawaii 96817

Resident  
2646 Rooke Avenue  
Honolulu, Hawaii 96817

Resident  
2650 Rooke Avenue  
Honolulu, Hawaii 96817

Resident  
710 Alewa Drive  
Honolulu, Hawaii 96817

Resident  
2614 Namauu Drive  
Honolulu, Hawaii 96817

Resident  
2651 Waolani Avenue  
Honolulu, Hawaii 96817

Resident  
2639 Waolani Avenue  
Honolulu, Hawaii 96817

Resident  
2418 Waolani Avenue  
Honolulu, Hawaii 96817

Resident  
709 Kauai Street  
Honolulu, Hawaii 96817

Resident  
2728 Rooke Avenue  
Honolulu, Hawaii 96817

Resident  
2746 Rooke Avenue #3  
Honolulu, Hawaii 96817

Resident  
2722 Rooke Avenue  
Honolulu, Hawaii 96817

Resident  
2716A Rooke Avenue  
Honolulu, Hawaii 96817

Resident  
746 Hawaii Street  
Honolulu, Hawaii 96817

Resident  
2746 Rooke Avenue #1  
Honolulu, Hawaii 96817

Resident  
2746 Rooke Avenue #2  
Honolulu, Hawaii 96817

Resident  
2740 Rooke Avenue #3  
Honolulu, Hawaii 96817

Resident  
2734A6 Rooke Avenue  
Honolulu, Hawaii 96817

Resident  
2728 Rooke Avenue #C  
Honolulu, Hawaii 96817

Resident  
2740 Rooke Avenue #3  
Honolulu, Hawaii 96817

Resident  
2734A6 Rooke Avenue  
Honolulu, Hawaii 96817

Resident  
2728 Rooke Avenue #C  
Honolulu, Hawaii 96817

Resident  
750 Hawaii Street  
Honolulu, Hawaii 96817

Resident  
742 Hawaii Street  
Honolulu, Hawaii 96817

Resident  
2668A Waolani Avenue  
Honolulu, Hawaii 96817

Resident  
2663 Waolani Avenue  
Honolulu, Hawaii 96817

Resident  
2707 Rooke Avenue  
Honolulu, Hawaii 96817

Resident  
2708 Rooke Avenue  
Honolulu, Hawaii 96817

Resident  
736 Hawaii Street  
Honolulu, Hawaii 96817

Resident  
2705 Rooke Avenue  
Honolulu, Hawaii 96817

Resident  
2734 Rooke Avenue  
Honolulu, Hawaii 96817

Resident  
2705 Rooke Avenue Apt 1  
Honolulu, Hawaii 96817

Resident  
2739 Rooke Avenue  
Honolulu, Hawaii 96817

Resident  
2727 Rooke Avenue  
Honolulu, Hawaii 96817

Resident  
732A Hawaii Street  
Honolulu, Hawaii 96817

Resident  
2530 Rooke Avenue  
Honolulu, Hawaii 96817

Resident  
709 Maui Street  
Honolulu, Hawaii 96817

Resident  
2453 Rooke Avenue  
Honolulu, Hawaii 96817

Resident  
2627 Waolani Avenue  
Honolulu, Hawaii 96817

Resident  
2612 Waolani Avenue  
Honolulu, Hawaii 96817

Resident  
2523 Stream Drive  
Honolulu, Hawaii 96817

Resident  
515 Maui Street  
Honolulu, Hawaii 96817

Resident  
2723 Rooke Avenue  
Honolulu, Hawaii 96817

Resident  
2663 Waolani Avenue  
Honolulu, Hawaii 96817

Resident  
729 Hawaii Street  
Honolulu, Hawaii 96817

Resident  
2749 Rooke Avenue  
Honolulu, Hawaii 96817

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 completely 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.

ENVIRONMENTAL ASSESSMENT  
Korean Cultural Center of Hawaii  
2756 Rooke Avenue, Honolulu, Hawaii (TMK:1-8-026:005)

---

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.

ENVIRONMENTAL ASSESSMENT  
Korean Cultural Center of Hawaii  
2756 Rooke Avenue, Honolulu, Hawaii (TMK:1-8-026:005)

---

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.

Canvarro 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.

## 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

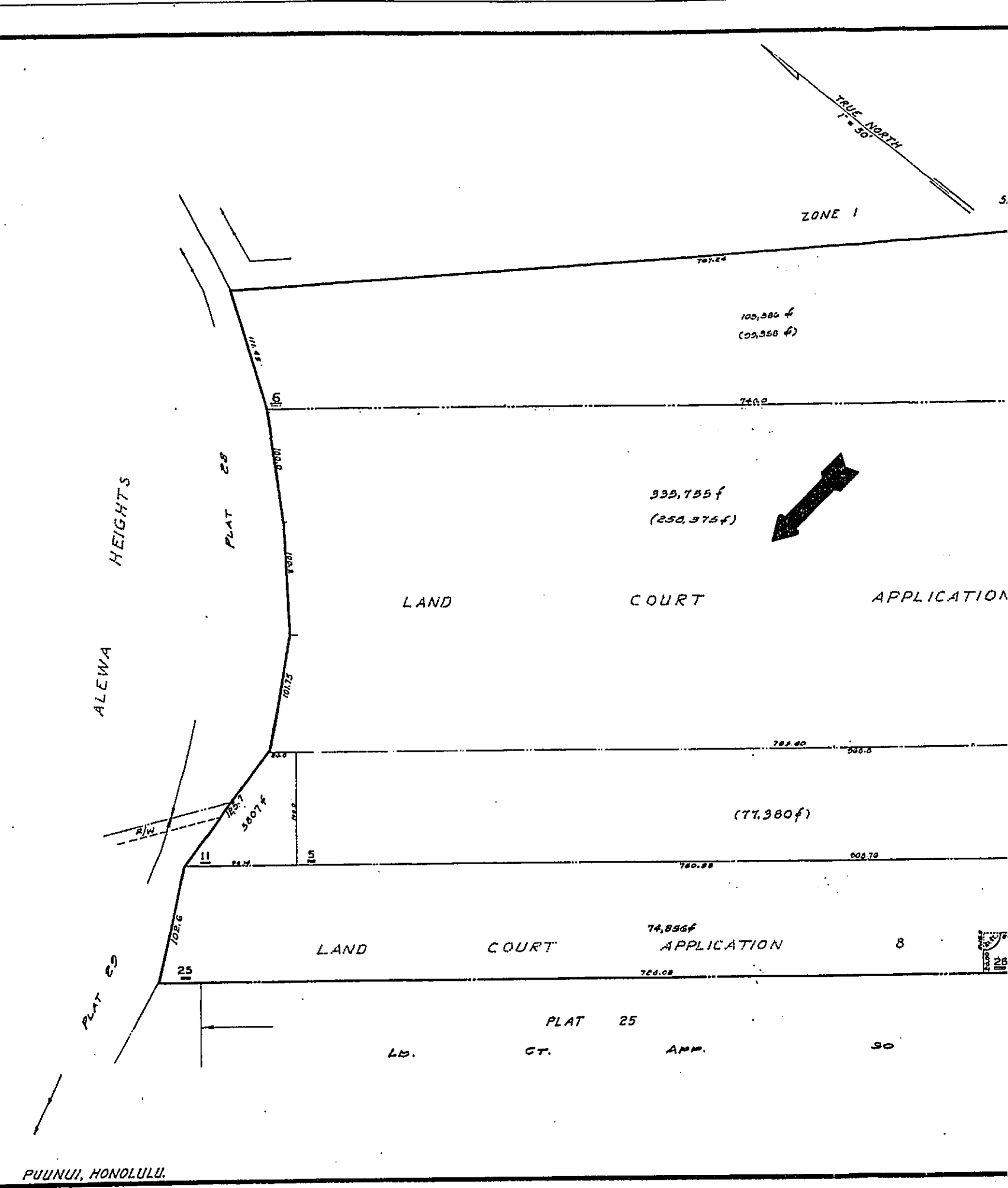


NOV 30 1942  
 MAY 29 1943  
 JUN 17 1943  
 JAN 15 1945  
 NOV 12 1945  
 OCT 12 1945  
 NOV 20 1944  
 NOV 15 1945  
 NOV 3 1944  
 NOV 21 1946  
 OCT 18 1946  
 DEC 26 1946  
 FEB 8 1947  
 APR 10 1947  
 APR 20 1947  
 OCT 17 1947

SEP 8 1950  
 MAY 25 1950  
 APR 19 1951  
 FEB 21 1929  
 OCT 2 1929

Div. No: 134-5  
 By: C.S. & L.K. - April 1933  
 Source: Tax Maps Bureau  
 Id. Ct. App. 25778

PUUNUI, HONOLULU.



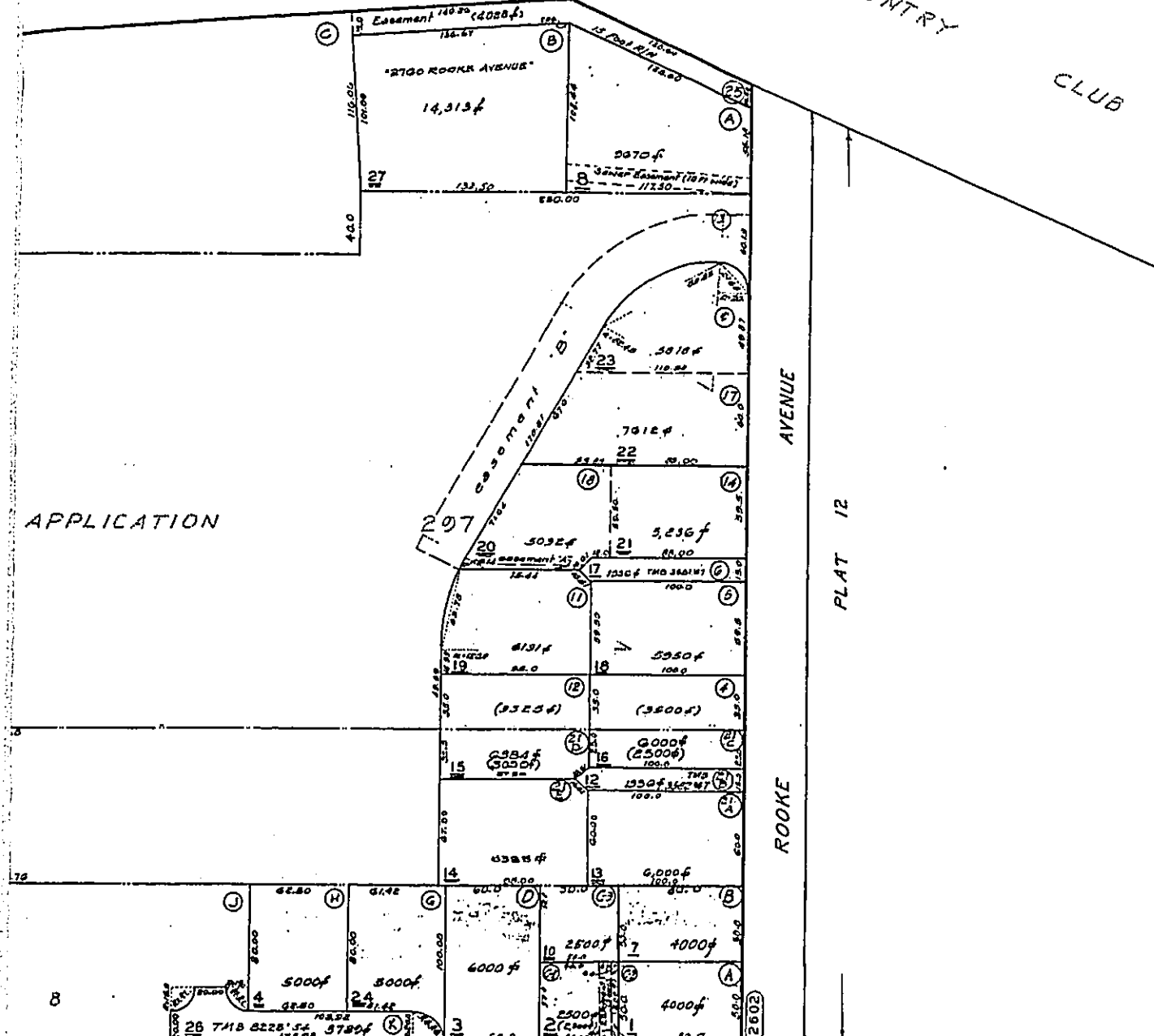
North

SECTION 9

OAHU

COUNTRY

CLUB



APPLICATION

PLAT 12

ROOKE AVENUE

STREET

WAOLANI AVE.

PLAT 13

ADVANCE SHEET  
SUBJECT TO CHANGE

Exhibit 2 <sup>1:21</sup>

FIRST DIVISION		
ZONE	SEC.	PLAT
1	8	26
CONTAINING PARCELS		
SCALE: 1-in.=50ft.		

PRINTED 2





Korean Cultural Center of Hawaii  
2756 Rooke Avenue, Honolulu, Hawaii (TMK:1-8-026:005)

PHOTOGRAPHIC REVIEW

Picture #

1. Photo of the historic "Canavarro 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 Rooke Avenue looking mauka to the "Castle".
11. Taken from Rooke Avenue looking mauka to the "Castel".

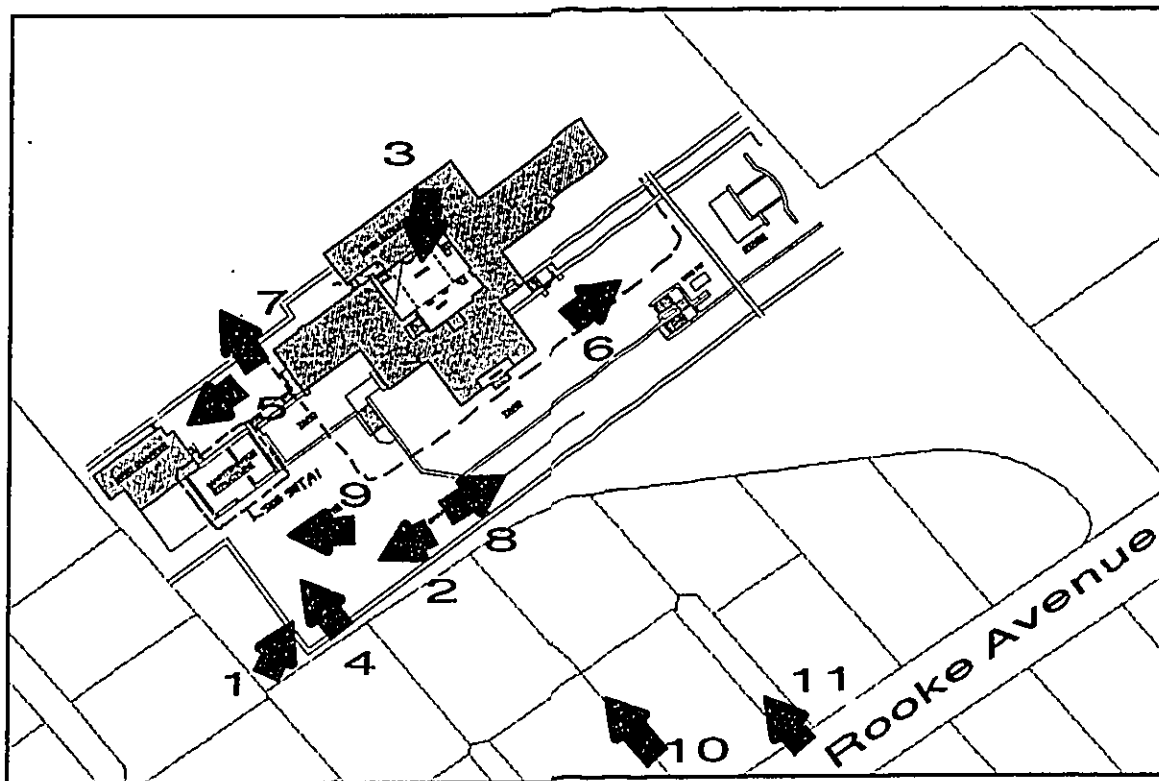
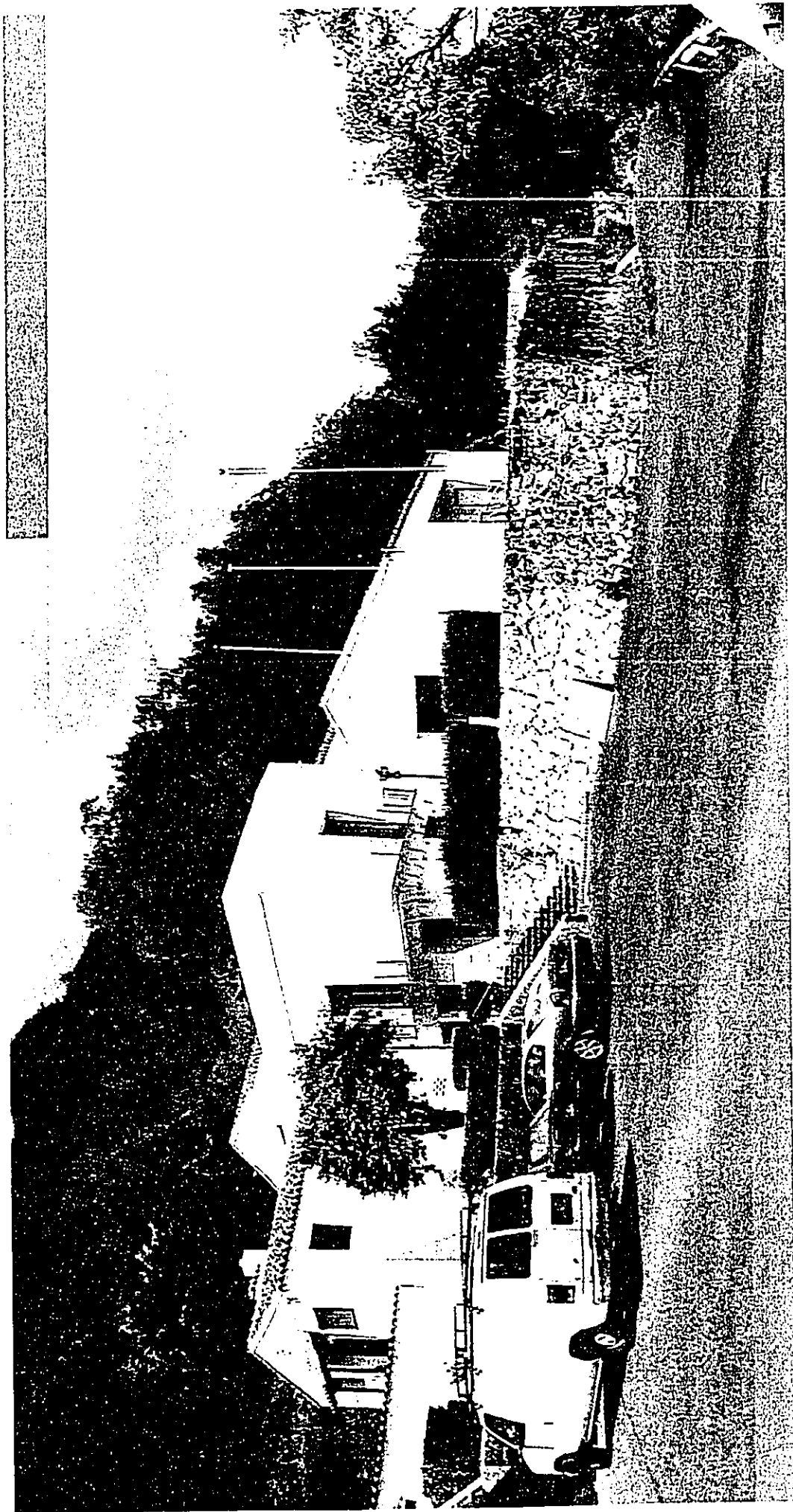
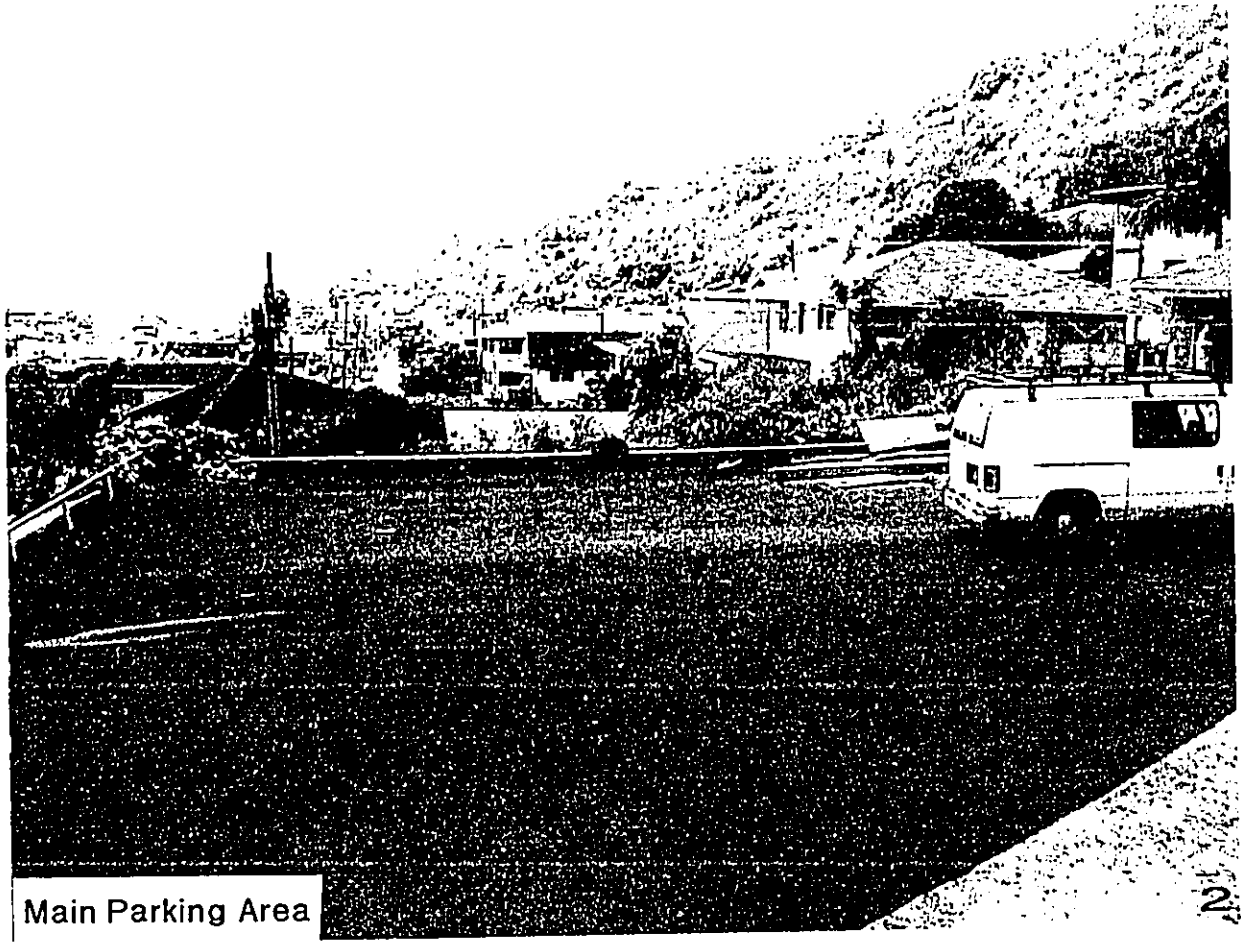


Exhibit 4

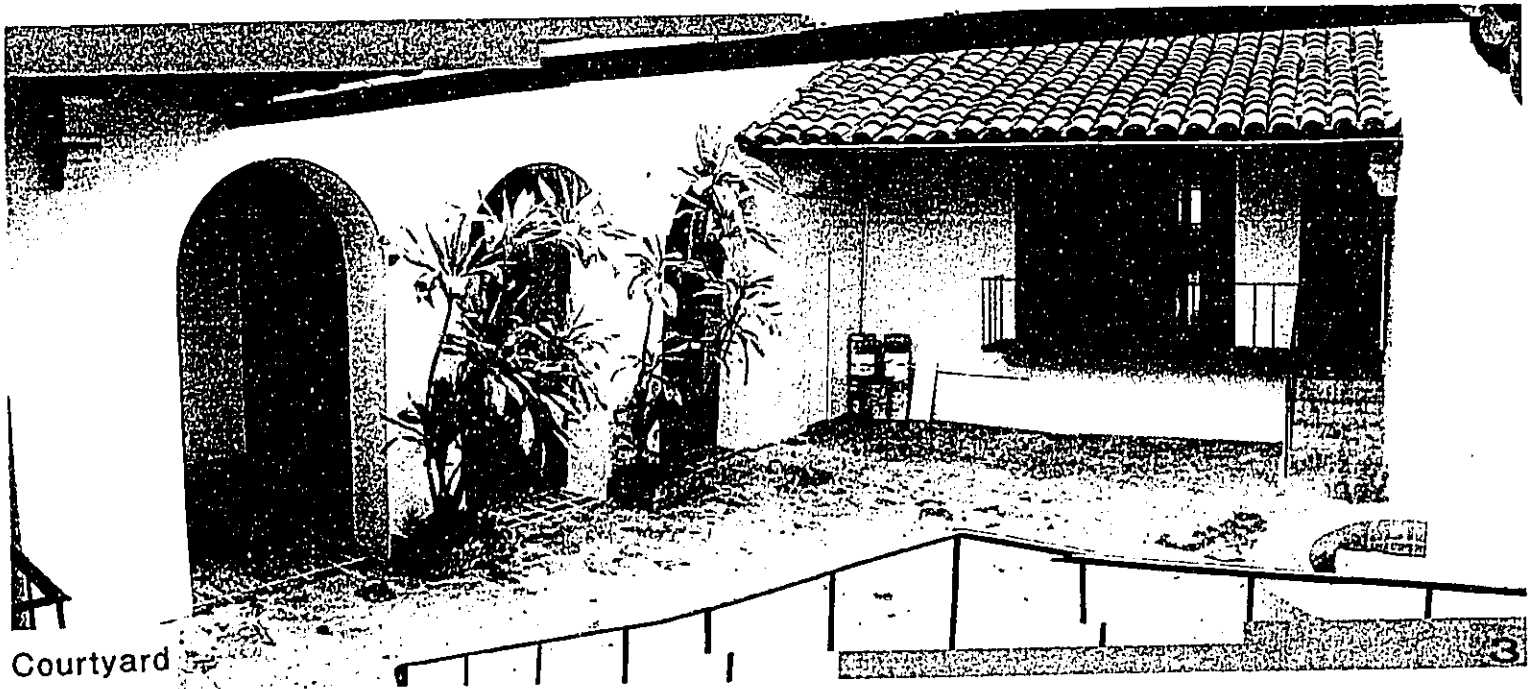


Canavarro Castle



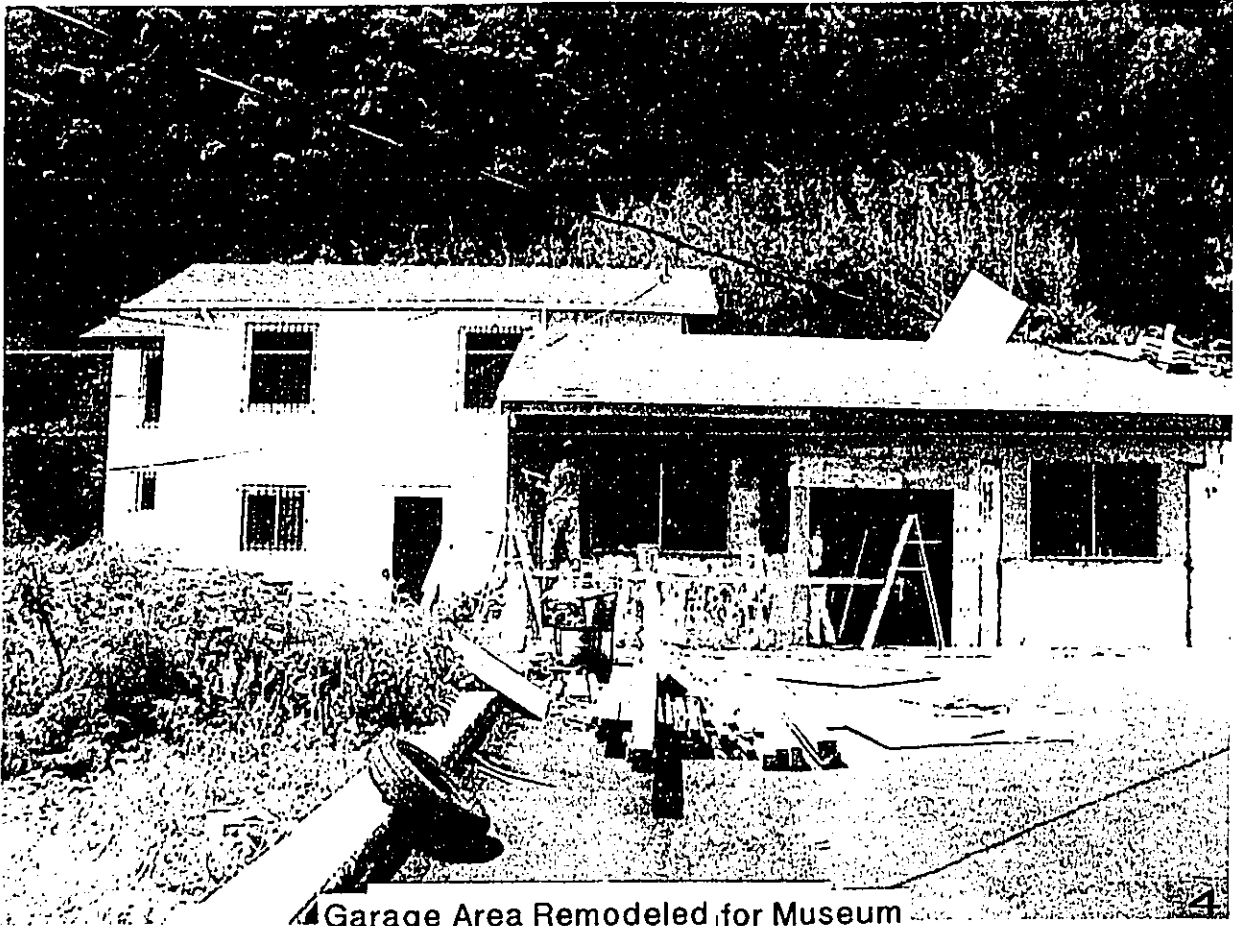
Main Parking Area

2

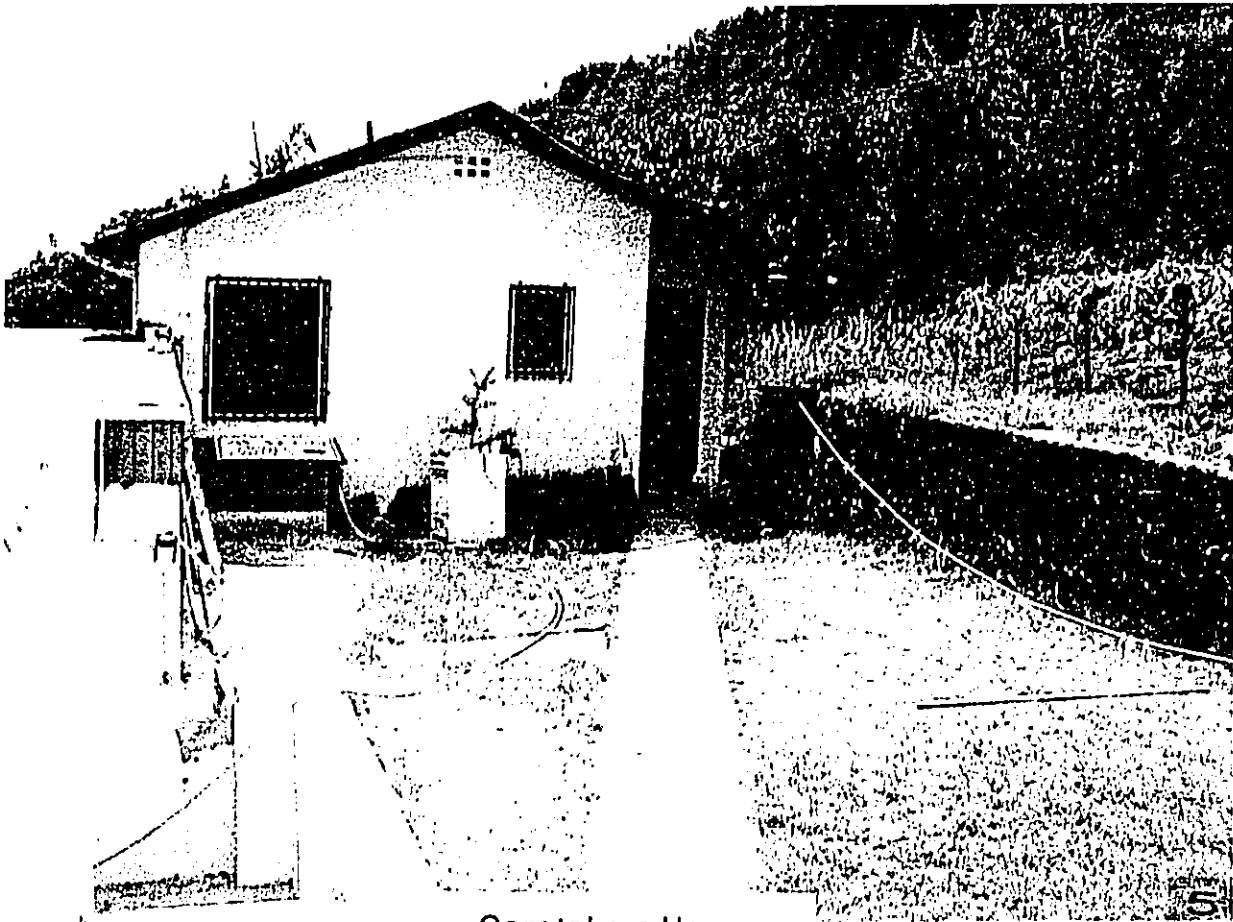


Courtyard

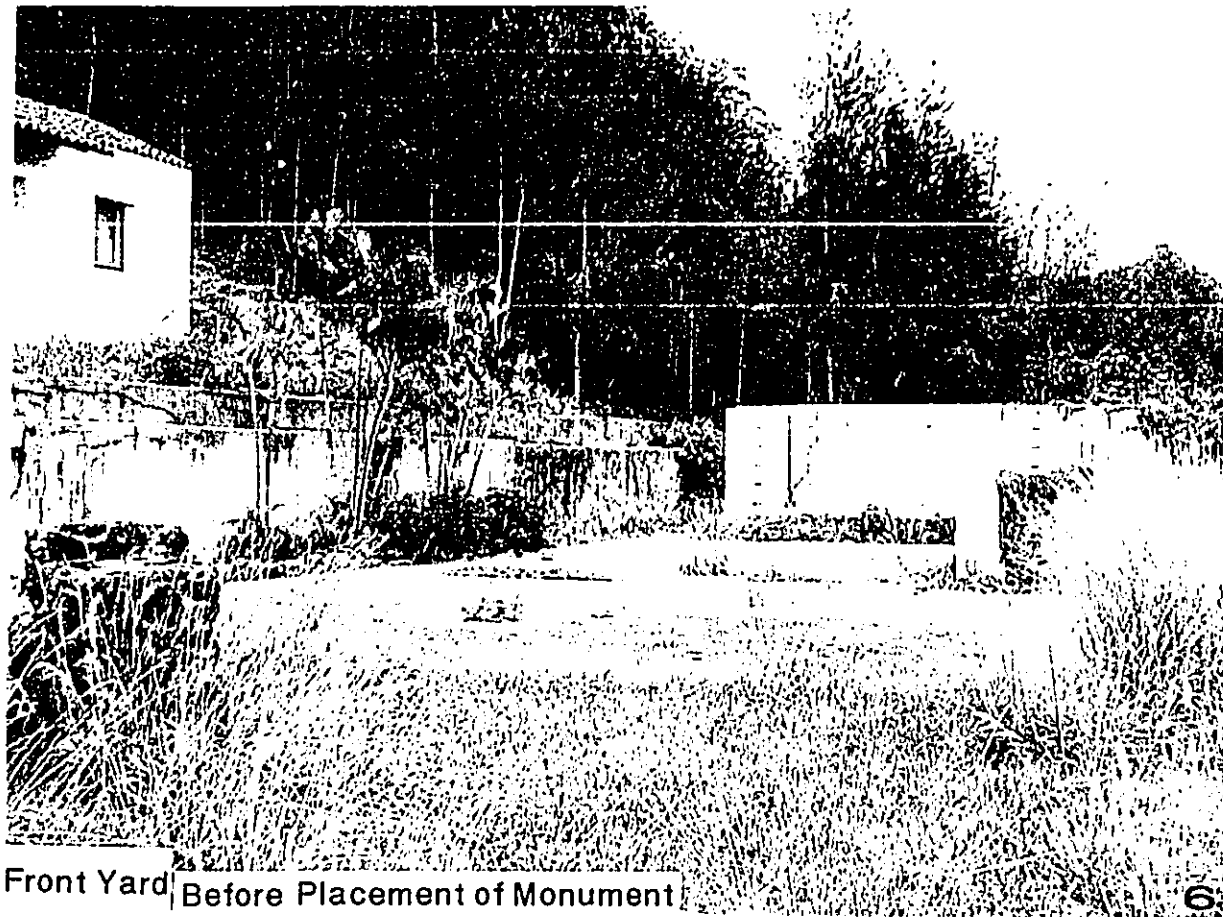
3



Garage Area Remodeled for Museum

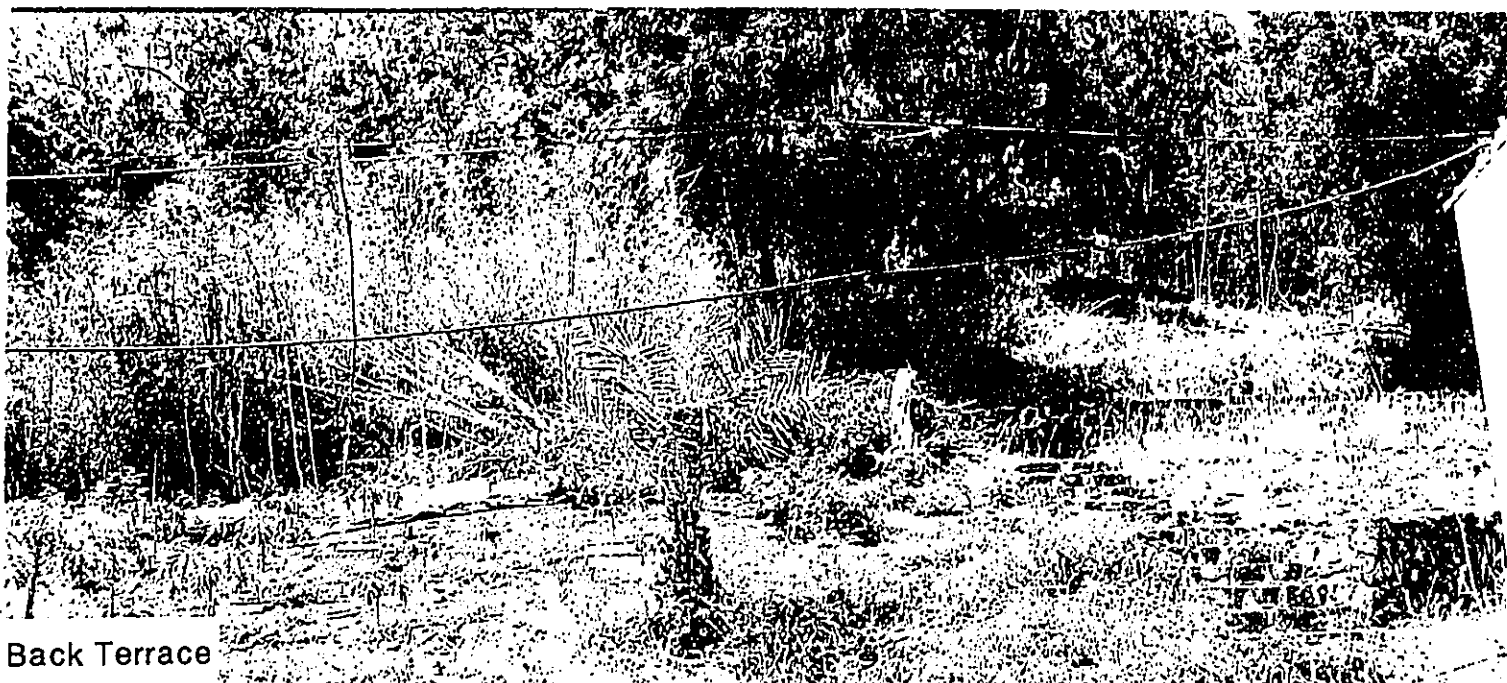


Caretakers House



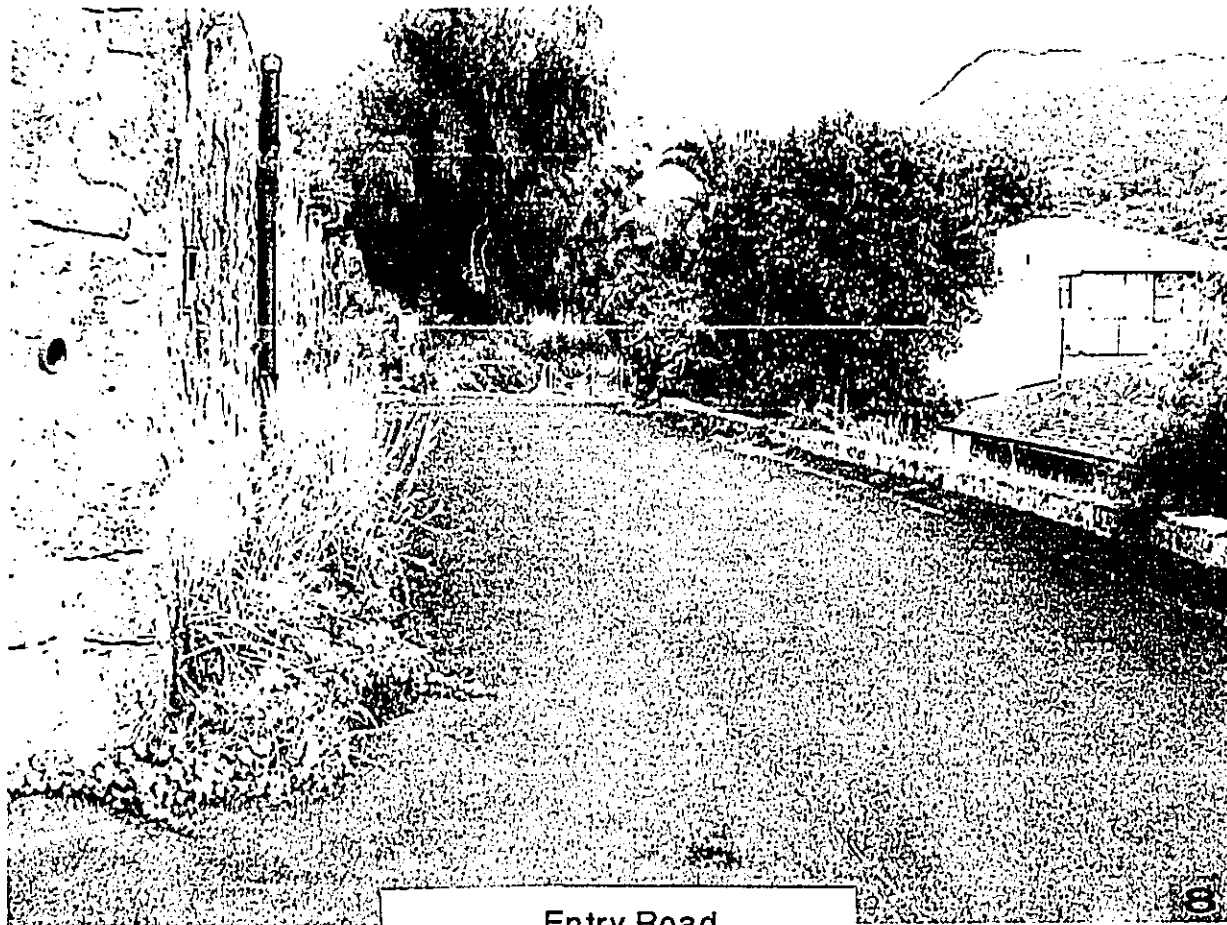
Front Yard Before Placement of Monument

6



Back Terrace

7



Entry Road

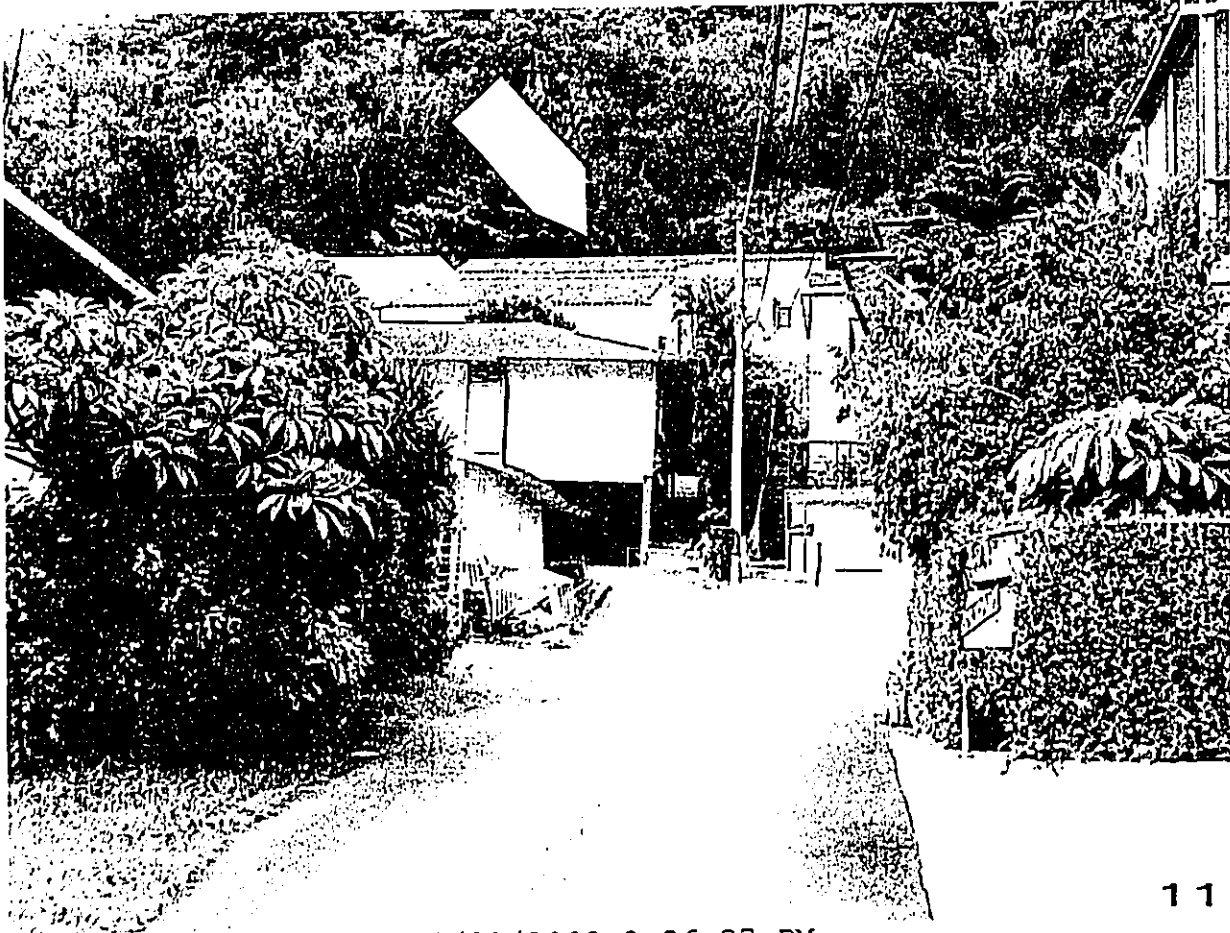


Adjacent Neighbors



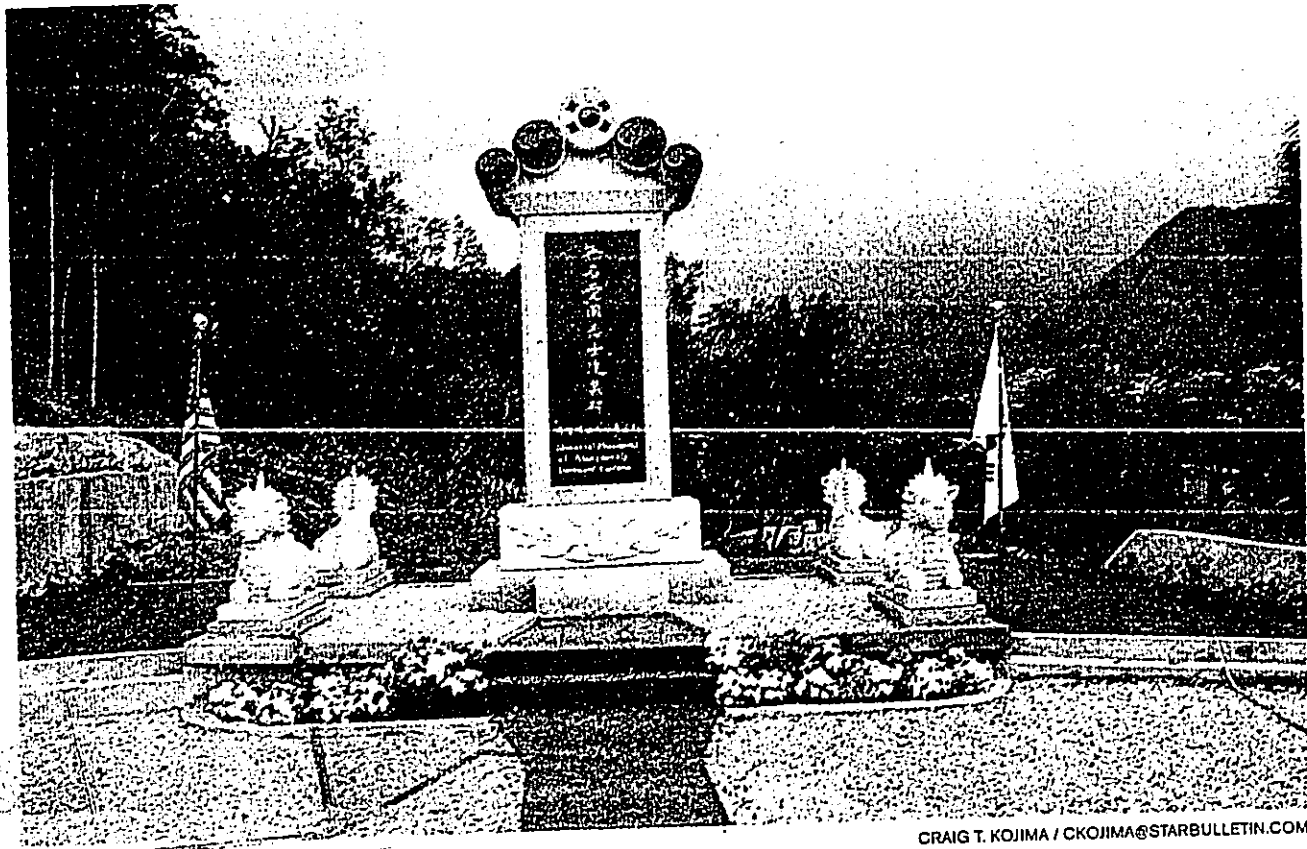


View from Rooke Avenue



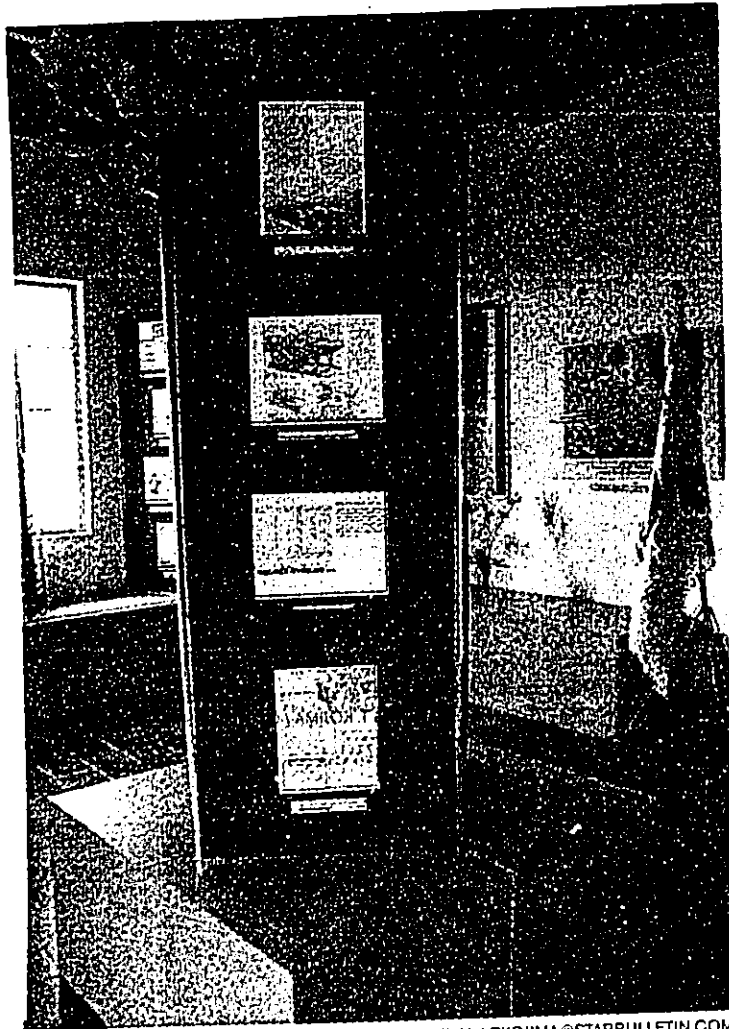
9/23/2002 2:26:37 PM





CRAIG T. KOJIMA / CKOJIMA@STARBULLETIN.COM

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.



CRAIG T. KOJIMA / CKOJIMA@STARBULLETIN.COM

Displays in Independence Hall chronicles the movement for Korea's liberation from Japanese rule.

# Center celebrates Koreans' isle life

By Nancy Arcayna  
narcayna@starbulletin.com

**H**ISTORY was made on Jan. 13, 1903, when the first group of 102 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 Rooke 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 (Kuk Min Hur), said he purchased the center site because of its ties to the Korean independence movement.

In 1909 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 KBFH.

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

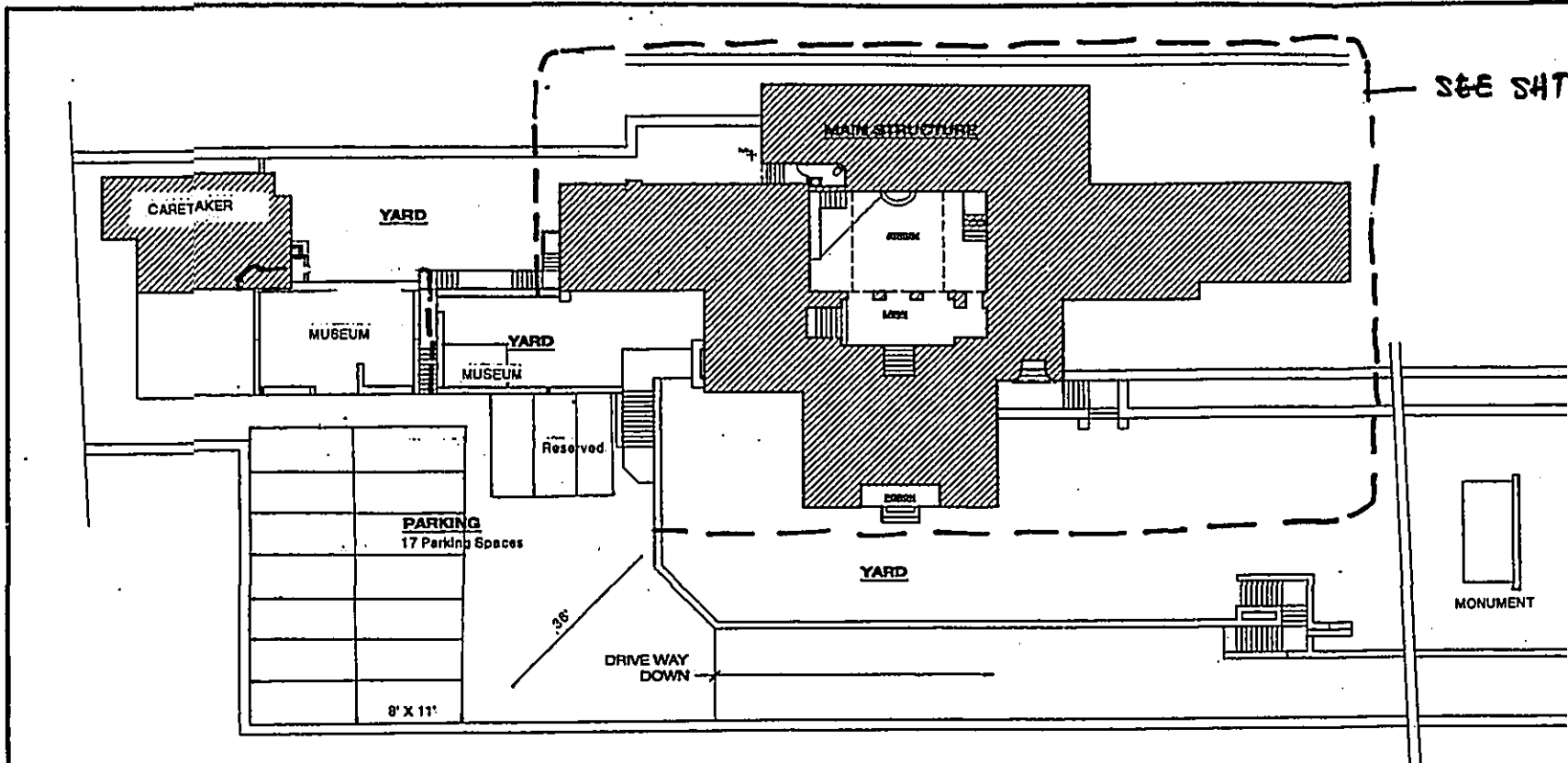
Continued from G5

The Mediterranean-style stucco residence was designed by renowned architect Hart Wood and built in 1927 for the son of the consul general of Portugal and became known as the "Canavarró 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 KCA.

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.



**SITE PLAN**  
SCALE: 1/16" = 1'-0"

# CANAVARRO CASTLE RESTORATION

TMK : # 1 - 8 - 26 : 05

2756 ROOKE AVENUE, HONOLULU, HI 96813

## GENERAL NOTES:

### GENERAL:

1. THE MOST RECENT EDITION OF THE A.I.A. DOCUMENT A201, "GENERAL CONDITION OF THE CONTRACT FOR CONSTRUCTION", IS HEREBY MADE A PART OF THIS CONTRACT DOCUMENT.
2. ALL CONSTRUCTION WORKS SHALL CONFORM WITH THE LATEST LOCAL CODES, ORDINANCE 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 OF 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 GIPSUM BOARD SHALL BE 1/2" THICK. USE 5/8" THICK TYPE-"X" GYP BOARD ON BOTH SIDES OF ALL 1-HOUR WALLS.
7. THE CONTRACTOR SHALL CLEAN-UP AS REQUIRED TO KEEP THE SITE AND PREMISES IN SAFE, CLEAN, NEAT, ORDERLY AND HAZARD FREE CONDITION AT ALL TIME.
8. THE CONTRACTOR SHALL MAKE NECESSARY PROVISION TO PREVENT THE SPREADING OF DUST AND DIRT TO THE OTHER AREA OF THE BUILDING.
9. THE CONTRACTOR SHALL ALWAYS KEEP THE PREMISE IN LOCKED CONDITION WHEN IT IS NOT BEING SUPERVISED.
10. OBTAIN PERMISSION FROM BUILDING OWNER AND DEACTIVATE ALL UTILITY LINES IN CONTRACT AREA BEFORE STARTING WORK.

### OTHERS:

1. PROVIDE 1/4" G.I. MESHED UNDER FLOOR 3 SIDES EQUAL TO 2 SQ. FT. FOR EACH FOOT AND ONE WITHIN 3 FEET OF THE CORNER FLOOR.
2. PROVIDE ATTIC VENT AS PER LATEST CODES.
3. ALL GIPSUM BOARD SHALL BE 1/2" THICK TYPE-"X" GYP BOARD ON BOTH SIDES OF WALLS.
4. ALL ROOFING MATERIALS SHALL BE AS PER SPECIFICATIONS.
5. ALL NEW PLUMBING FIXTURES SHALL BE AS PER SPECIFICATIONS.
6. PAINT ALL EXPOSED WOOD AND METAL WITH SEALER, PRIMER AND ENAMEL UNLESS OTHERWISE NOTED.

**ZOREY PARTNERSHIP**

Shoji Hiraoaka - Architect

Phone: (808) 523-0733 / 1188 Bishop St., #1501, Honolulu, HI 96813

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION.

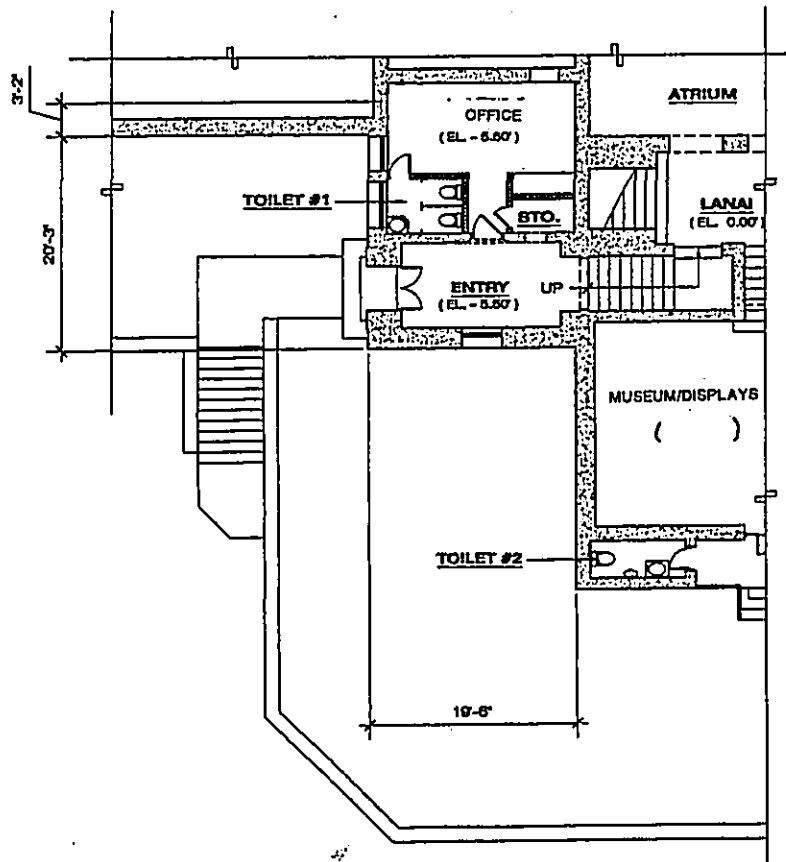


*[Signature]*

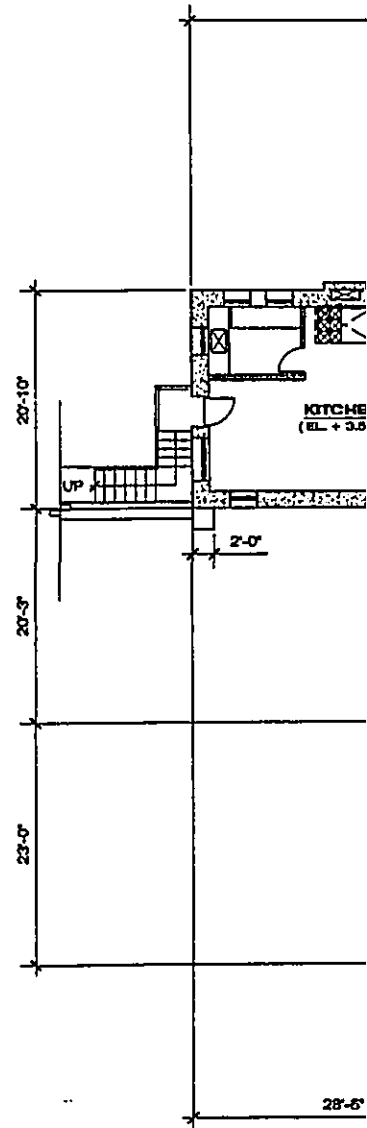
**CANAVARRO CASTLE RESTORATION**

TMK : # 1 - 8 - 26 : 05  
2756 ROOKE AVENUE, HONOLULU, HI 96813





**LOWER LEVEL FLOOR PLAN**



**ATRIUM**

- SCOPE**
1. PATIO
  2. REPAIR
  3. SHA
  4. AS C
  5. REM
  6. REP.
  7. INSP
  8. REC
  9. SEE

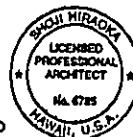
**ZOREL PARTNERSHIP**

Shoji Hiraoka - Architect

Phone: (808) 523-0733 / 1188 Bishop St., #1501, Honolulu, HI 96813

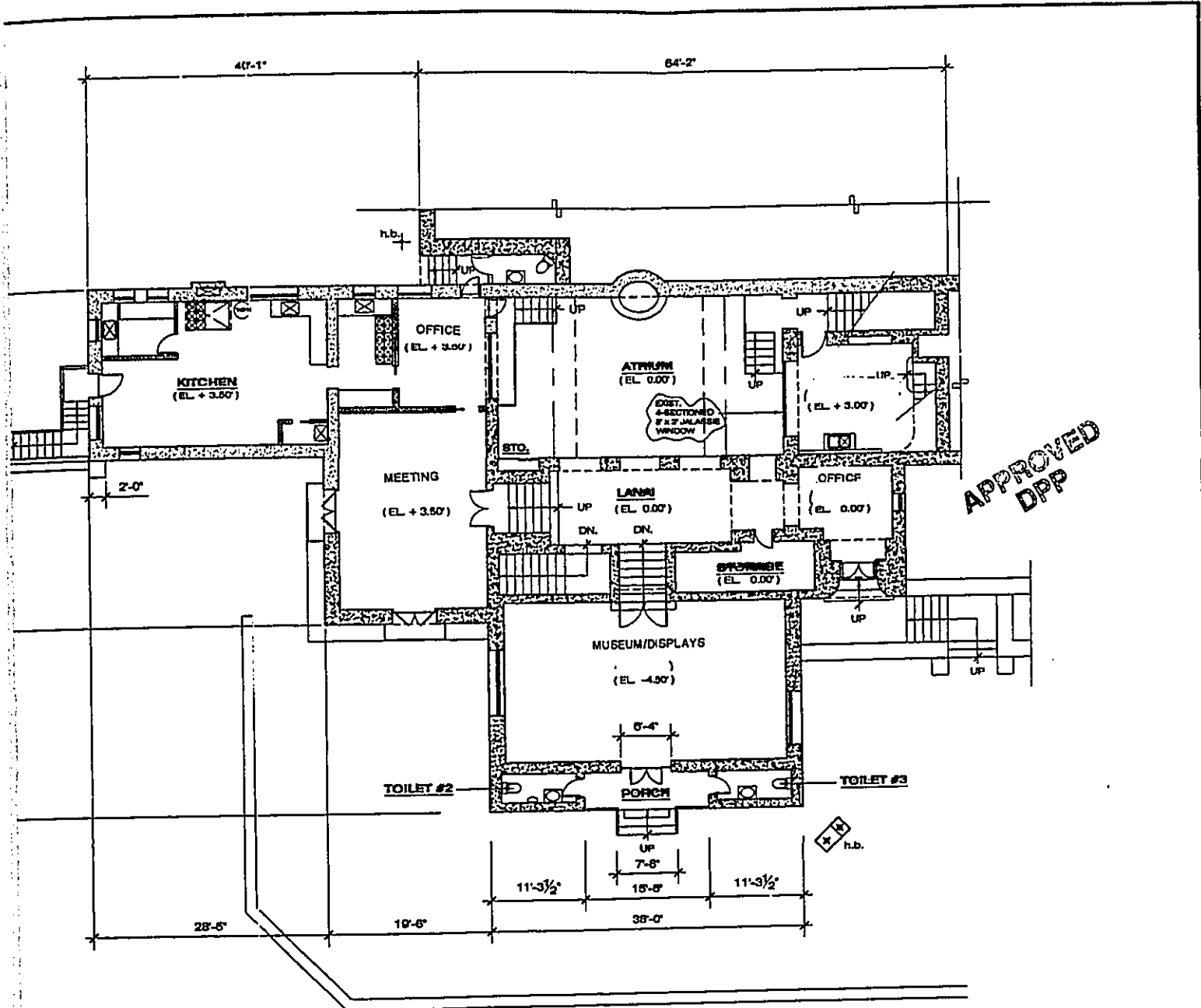
THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION.

*[Signature]*



**CANAVARRO CASTLE RESTORATION**

TMK: # 1 - 8 - 26 : 05  
2756 ROOKE AVENUE, HONOLULU, HI 96813



**ATRIUM LEVEL FLOOR PLAN**

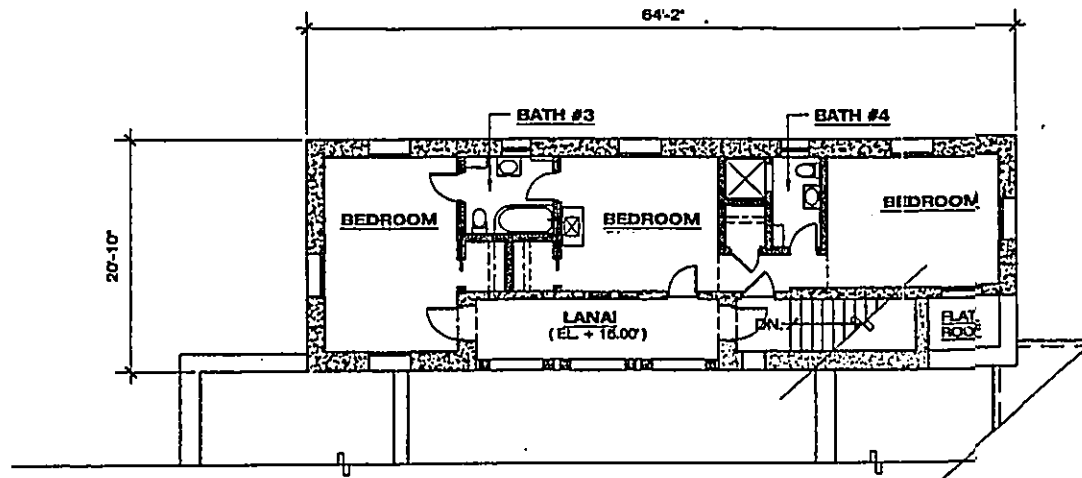
- SCOPE OF WORK:**
1. PATCH ALL DAMAGED PLASTER AND CONCRETE WALLS & SLABS.
  2. REPAIR AS NEEDED INCLUDING HARDWARES AND REFINISH ALL DOORS AND WINDOWS. HEAVILY DAMAGED ONES SHALL BE REPLACED WITH NEW AS CLOSE TO ORIGINALS AS POSSIBLE.
  3. REPAIR AND REFINISH, REPLACE IF NECESSARY, ALL DAMAGED FINISH 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 TERMITE DAMAGES BY PROFESSIONAL. REPLACE ALL DAMAGED LUMBERS AND COMPLY W/ ALL THEIR RECOMMENDATIONS.
  8. SEE SHT. A2 FOR MAINTENANCE STRUCTRES AND AS FOR ELECTRICAL WORKS.

**CASTLE**  
 5  
 IE, HONOLULU, HI 96817

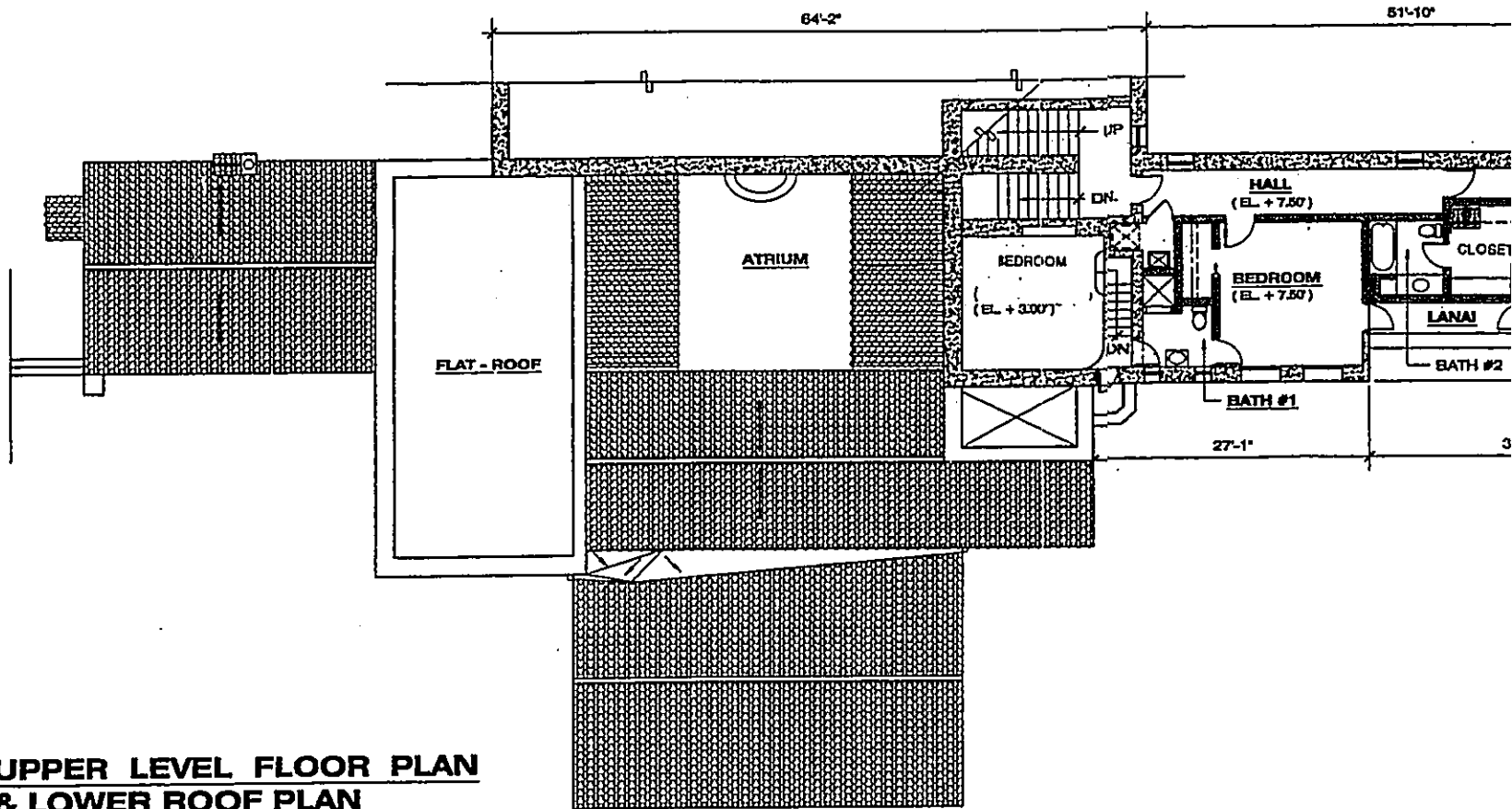
SHEET NAME:  
 MAIN BUILDING  
 1/8" SCALE FLOOR PLAN

Date	Revision / Issue

**A2.1**  
 Date: March 10, 2002  
 Scale: 1/8" = 1'-0"



**TOP LEVEL FLOOR PLAN**



**UPPER LEVEL FLOOR PLAN  
& LOWER ROOF PLAN**

**ZORCI PARTNERSHIP**

Shoji Hiraoka - Architect

Phone: (808) 523-0733 / 1188 Bishop St., #1501, Honolulu, HI 96813

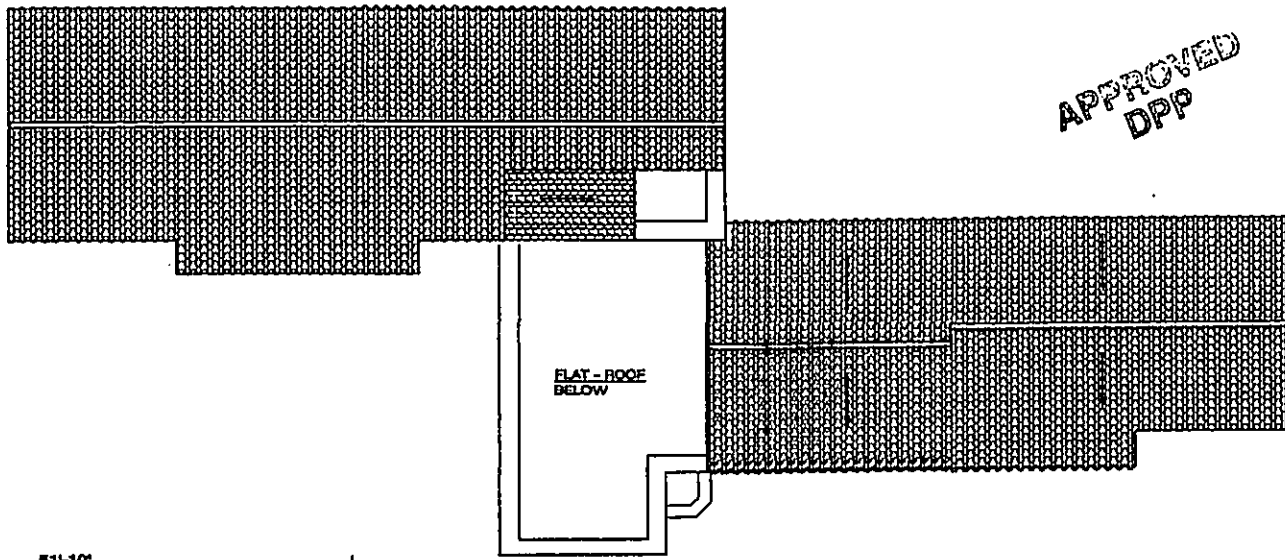
THIS WORK WAS PREPARED BY  
ME OR UNDER MY SUPERVISION  
AND CONSTRUCTION OF THIS  
PROJECT WILL BE UNDER MY  
OBSERVATION.



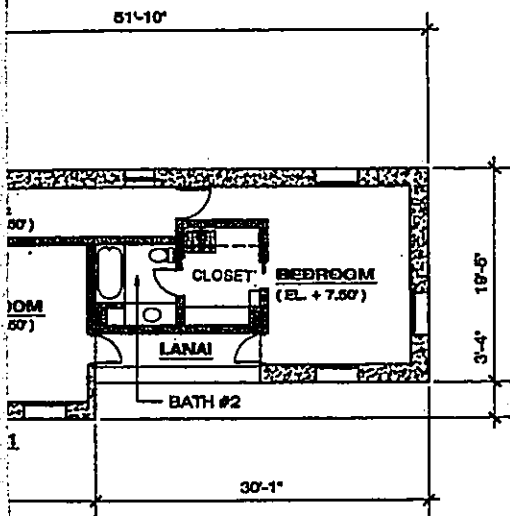
**CANAVARRO CASTLE  
RESTORATION**

TMK: # 1 - 8 - 26 : 05  
2756 ROOKE AVENUE, HONOLULU, HI 968

APPROVED  
DPP



**UPPER ROOF PLAN**



**STLE**

HONOLULU, HI 96817

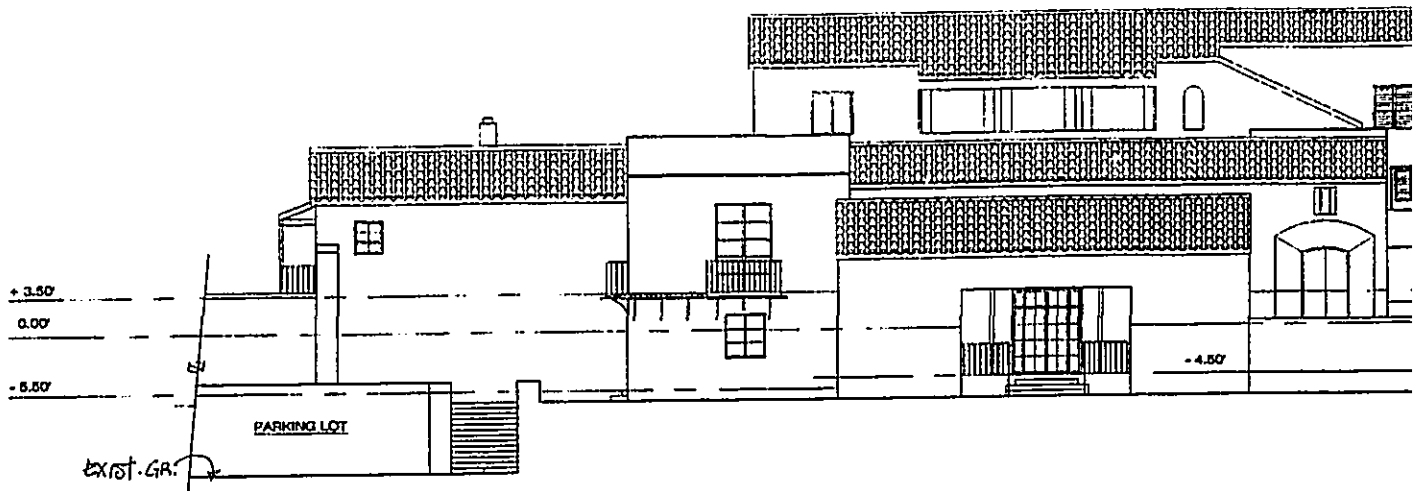
SHEET NAME :  
MAIN BUILDING  
1/8" SCALE FLOOR PLAN

Date	Revision / Issue

**A2.2**

Date: March 12, 2002  
Scale: 1/8" = 1'-0"





**MAKAI SIDE ELEVATION**



**FRONT ELEVATION**

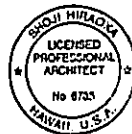
**REAR ELEVATION**

**ZORCE PARTNERSHIP**

Shoji Hironaka - Architect

Phone: (808) 523-0733 / 1168 Bishop St., #1501, Honolulu, HI 96813

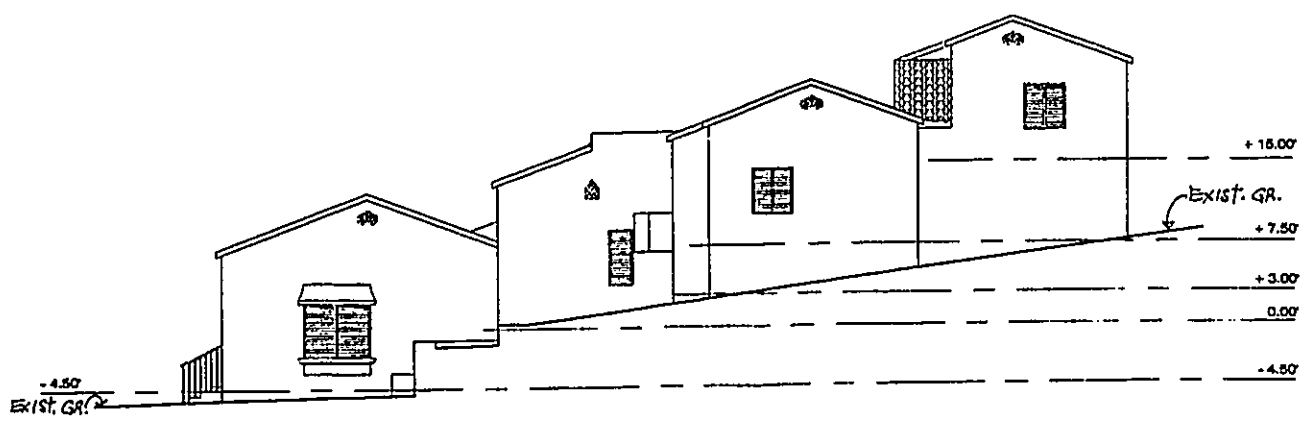
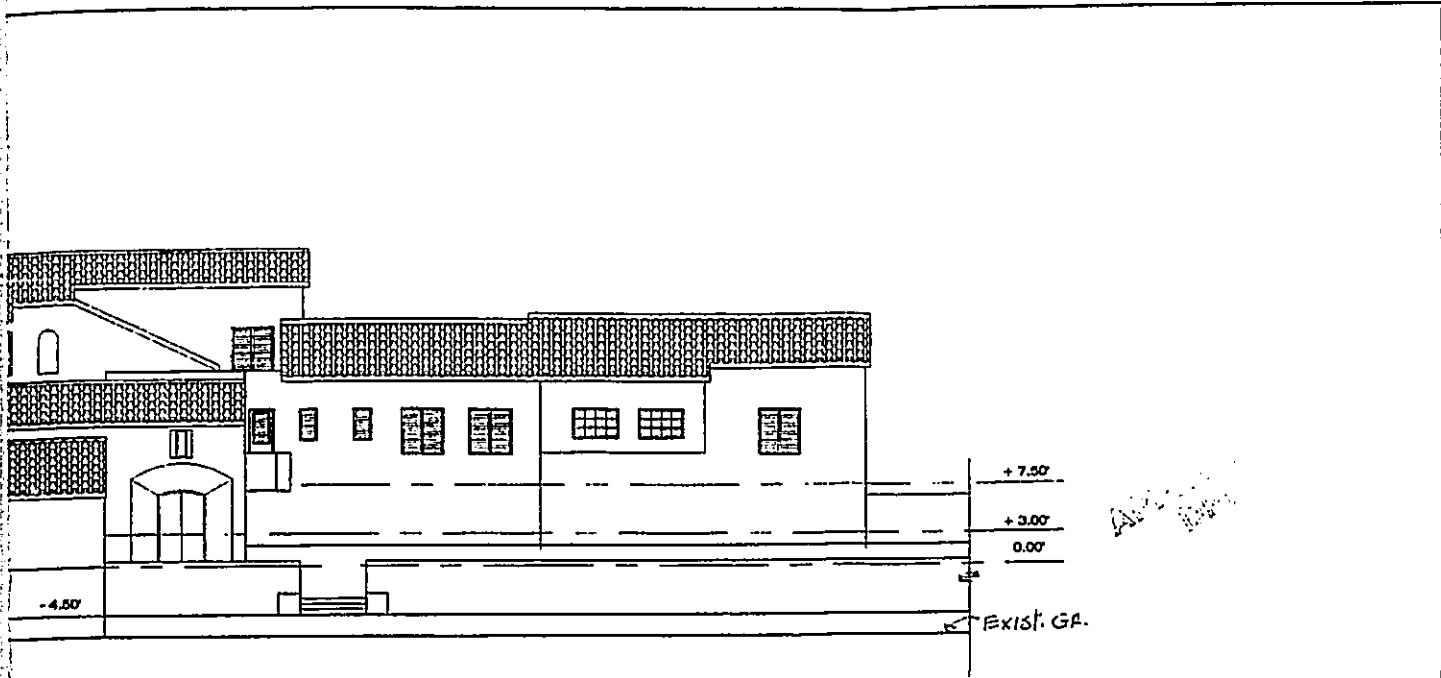
THIS WORK WAS PREPARED BY  
ME OR UNDER MY SUPERVISION  
AND CONSTRUCTION OF THIS  
PROJECT WILL BE UNDER MY  
OBSERVATION.



*[Handwritten signature]*

**CANAVARRO CASTLE  
RESTORATION**

TMK: # 1 - 8 - 26 : 05  
2756 ROOKE AVENUE, HONOLULU, HI 96817



**REAR ELEVATION**

<b>TITLE</b>  HONOLULU, HI 96817	SHEET NAME: <b>MAIN BUILDING ELEVATIONS</b>	Date	Revision/ Issue	<b>A4.1</b> Date: March 12, 2002 Scale: 1/8" = 1'-0"

*S/John*



United States Department of the Interior

RECEIVED  
HERITAGE CONSERVATION AND RECREATION SERVICE

WASHINGTON, D.C. 20240

00 JUN 16 8:07

IN REPLY REFER TO:

3878  
3979  
DIVISION OF  
STATE PARKS  
JUN 17 8 45 AM '80

973

DEPT. OF LAND  
& NATURAL RESOURCES  
STATE OF HAWAII

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

- TO: ✓
- \_\_\_ ADMIN.
  - \_\_\_ ASS'T ADMIN.
  - \_\_\_ ADMIN. ASST
  - \_\_\_ DEV. BR.
  - \_\_\_ PLAN. BR.
  - \_\_\_ RES. MGT. BR.
  - \_\_\_ CLERICAL STAFF
  - \_\_\_ HIST. SITES SEC.
- FOR:
- \_\_\_ CIRC.
  - \_\_\_ COMMENTS & REC.
  - \_\_\_ DRAFT REPLY
  - \_\_\_ FILE
  - \_\_\_ FOLLOW UP
  - \_\_\_ INFO
  - \_\_\_ SEE ME
  - \_\_\_ SIGNATURE

ENTRIES IN THE NATIONAL REGISTER

STATE HAWAII

Date Entered MAY 28 1980

<u>Name</u>	<u>Location</u>
Canavarro, 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.

COPY OF CONGRESSIONAL NOTIFICATION

**8. SIGNIFICANCE**

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1924-1927

BUILDER/ARCHITECT Kobayashi builder  
Hart Wood Architect

## 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, Antonia de Souza Canavarro.



DOCUMENT CAPTURED AS RECEIVED

BENJAMIN J. CAYETANO  
GOVERNOR OF HAWAII



STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

HISTORIC PRESERVATION DIVISION  
KAKUHIHEWA BUILDING, ROOM 555  
601 KAMOKILA BOULEVARD  
KAPOLEI, HAWAII 96707

*NE*  
GILBERT S. COLOMA-AGARAN, CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES  
COMMISSION ON WATER RESOURCES MANAGEMENT

DEPUTIES  
ERIC T. HIRANO  
LINNEL NISHIOKA

AQUATIC RESOURCES  
BOATING AND OCEAN RECREATION  
COMMISSION ON WATER RESOURCE  
MANAGEMENT  
CONSERVATION AND RESOURCES  
ENFORCEMENT  
CONVEYANCES  
FORESTRY AND WILDLIFE  
HISTORIC PRESERVATION  
LAND  
STATE PARKS

August 27, 2002

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

LOG NO: 30317  
DOC NO: 0208co09  
Architecture

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 Interiors 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

[Government](#) | [Kama'aina](#) | [Business](#) | [Visitors](#) | [Kids World](#) | [Seniors World](#) | [On-Line Services](#) | [Economic Development](#)

Quick  
 Find:  Search:

You are here: [Main](#) / [Neighborhood Commission Office](#) / [nb14](#) / [02](#) / [Liliha/Puunui/Alewa/Kamehameha Heights Neighborhood Board](#)

## LILIIHA/PUUNUI/ALEWA/KAMEHAMEHA HEIGHTS NEIGHBORHOOD BOARD

MINUTES OF REGULAR MEETING

OCTOBER 14, 2002

MA'EMA'E ELEMENTARY SCHOOL

**KOREAN CULTURAL CENTER** – Donald Clegg, consultant, reported that there are plans to use the former Canavaro 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.

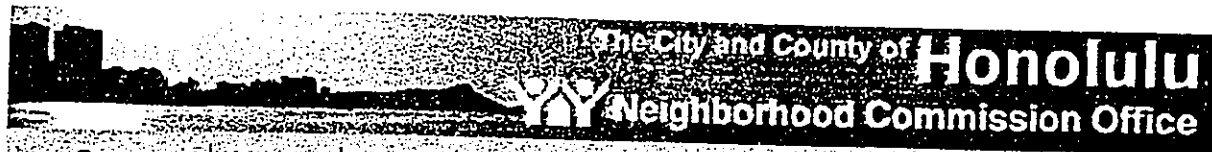
1. This is an historic site.
2. The Conditional Use Permit could impose conditions on its use.
3. There are no plans to hold parties that would involve the serving of liquor. A permit would be needed if alcoholic drinks were sold. This matter could be addressed in the Conditional Use Permit process.
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





Government | Kama'aina | Business | Visitors | Kids World | On-Line Services | Economic Development

Quick Find: Select One [dropdown] Search: [input] GO

You are here: Main / Neighborhood Commission Office / nb14 / 02 / Liliha/Alewa/Puunui/Kamehameha Heights

June 10, 2002

# LILIIHA/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.



**LILIHUA/ALEWA/PUUNUI/KAMEHAMEHA HEIGHTS NEIGHBORHOOD BOARD NO. 14**

c/o NEIGHBORHOOD COMMISSION • 500 SOUTH KING STREET, ROOM 400 • HONOLULU, HAWAII 96813  
PHONE: (808) 527-5749 • FAX: (808) 527-5760 • INTERNET: www.nc.honolulu.hi.us

**REGULAR MEETING MINUTES  
MONDAY, MAY 13, 2002  
MA'EMA'E ELEMENTARY SCHOOL CAFETORIUM**

**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.

**MEMBERS PRESENT:** Larry Fife, Susan Morgan, Ben Borthwick, Teresa Russell, Oscar Hernandez, Wayne Leonida, John Witeck, Janet Yoda, David Dewald and Gary Higa.

**MEMBER ABSENT:** Arvid Youngquist.

**GUSETS:** Rod Isa (Representative Lei Ahu Isa's Office staff), Melanie Arakaki (Councilmember Yoshimura's Office staff), Gerald Powers (Convalescent Center of Honolulu), Senator Suzanne Oakland-Chun, Drusilla Tanaka (Lanakila Multi-Purpose Center), Donda Spiker (Kuakini Medical Center), Maggie Jarrett (St. Francis Medical Center), Claude Uehara (Senator Tam's Office staff), Lorrie Chee (Mayor's Representative), John Steelquist (Chair, Makiki Neighborhood Board No. 10), Tom Noa (Department of Parks and Recreation), Marilyn Seely (Executive Office on Ageing), Nettie Stillwell (Lanakila Rehab Center), Audrey Suga-Nakagawa (Maluhia/Leahi Hospital), Kelvin Yoda, Bob Tam, Eldonand J. Franklin, Johanna Won, Lt. Mark Victor (Honolulu Police Department - HPD), Honolulu Fire Department Representative (did not sign-in), and Charles Herrmann 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 trying to see if speed bumps would help the problem. Jarrett stated that she would gladly work with the neighbors to resolve the problem. 2) Audrey Suga-Nakagawa, Maluhia/Leahi 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 Ageing 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 tour 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; 29/41 burglaries, 25/26 auto thefts, 11/12 assaults, 4/2 sex offenses, 81/87 motor vehicle collisions, 9/0 drug offenses, 7/7 DUI's, 9/13 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 fumigations.

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 14<sup>th</sup> day of December, A. D. 1949, by and between KOREAN NATIONAL ASSOCIATION OF HAWAII, an Hawaiian Eleemosynary Corporation, whose post office address is 1306 Miller 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 258,375.0 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. 38,363 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 9, 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 Panny 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 INDENTURE 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" aforescribed 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 hereinabove written.

KOREAN NATIONAL ASSOCIATION OF HAWAII -  
Grantor,

By Sang Soon Sur  
SANG SOON SUR, Its President.

By Hudson Myungwo Lee  
HUDSON MYUNGWO LEE, Its Treasurer.



GEOTECHNICAL DESIGN SERVICES INC.  
9265b South Redwood Road, West Jordan, Utah 84088  
(801)562-1047 phone / 562-8702 fax

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 Rooke 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.

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 Rooke Avenue and on the property itself.

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/Puunui, Maui/Rooke, Wyllie/Rooke, Wyllie/Liliha, and Wyllie/Nuuanu.

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 Rooke Ave and the center, encountering as little as only one stop sign, or continue west on Wyllie Street up to Rooke Ave, and still encounter only one stop sign. Traffic access therefore, 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 Rooke 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 Rooke Avenue, with an access road feeding down from the structures, between the existing housing to Rooke Avenue. This type of lot, known as a flag lot, is fairly restrictive in the types of developments best suited for it.

## 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 Rooke 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.

o0o



Korean Cultural Center  
GDS Job No. 010-03-100  
April 4, 2003

Page 5

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.



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)

*Geotechnical Design Services, Inc.*

## Korean Cultural Center

March 2003

Prepared for  
Geotechnical Design Services, Inc.

Prepared by  
Riley Transportation Consultants Inc.

### 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:

<b>EXISTING LEVEL OF SERVICE</b>		
<b>Table One</b>		
<b>Intersection</b>	<b>Ave. Delay (sec/veh)</b>	<b>Level of Service</b>
Kauai/Puunui	9.9	A
Maui/Rooke	9.3	A
Wyllie/Rooke	12.4	B
Wyllie/Liliha	8.3	A
Wyllie/Nuuanu	21.7	C

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

<b>PROJECTED TRIP GENERATION</b>					
<b>Table One</b>					
<b>Development/Condition</b>	<b># of Units</b>	<b>Trip Generation</b>	<b>PM Peak Hour</b>		<b>Land Use Code</b>
			<b># Entering</b>	<b># Exiting</b>	
<b>Apartment</b>	5	4	2	2	220
<b>Single Family Detached Housing</b>	1	2	0	1	210
<b>Infrequent Nightly Celebrations</b>					
<b>Van Pools</b>	5	10	5	5	NA
<b>Personal Vehicles</b>	20	20	18	2	NA

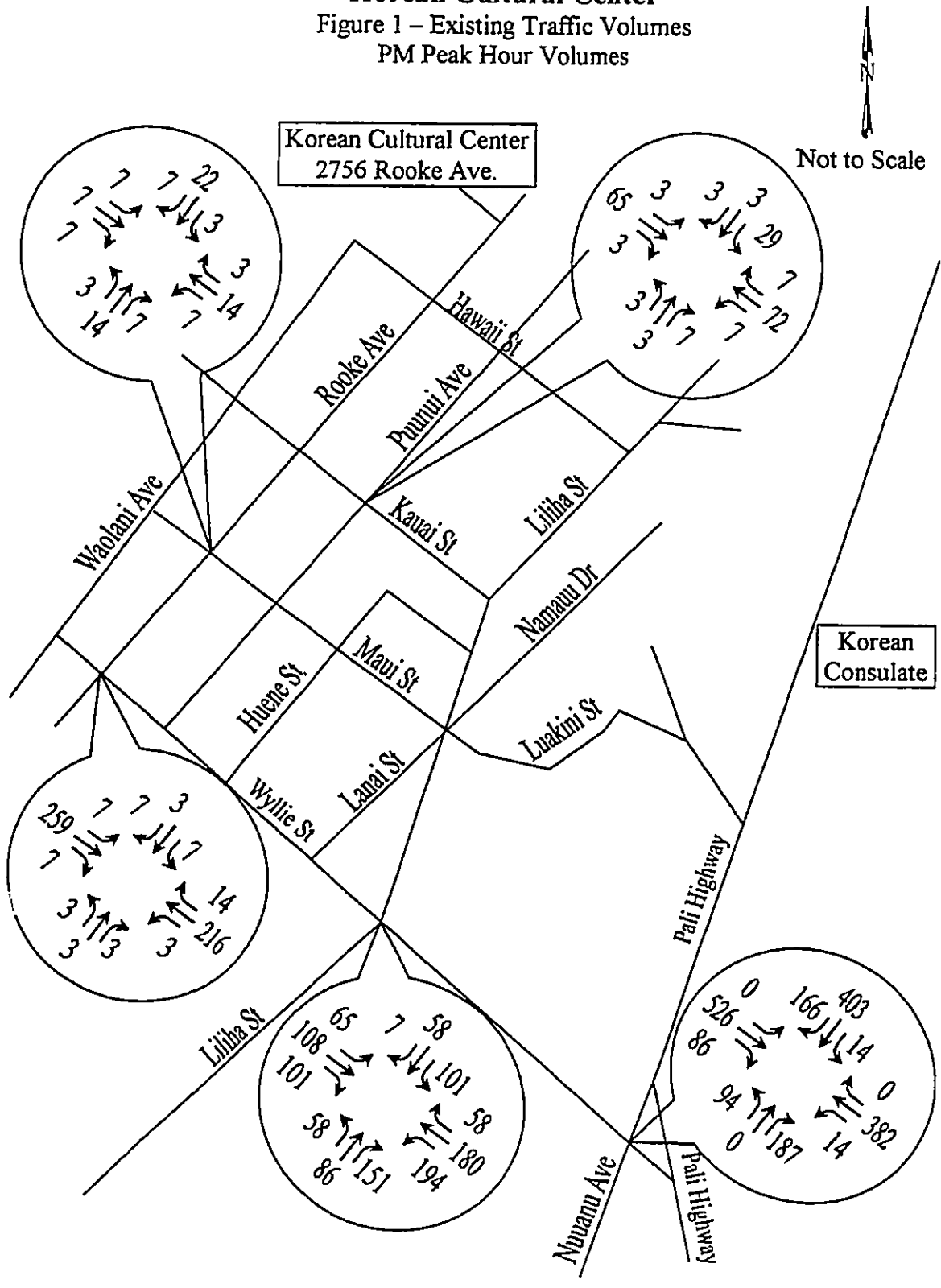
- The following assumptions were made regarding trip generation:
  1. The caretaker family would be living on site.
  2. The site may house 4-5 students.
  3. There will be infrequent celebrations with 50-100 people.
  4. Van Pools will account for 40 people during the celebrations.
- Site-generated 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:

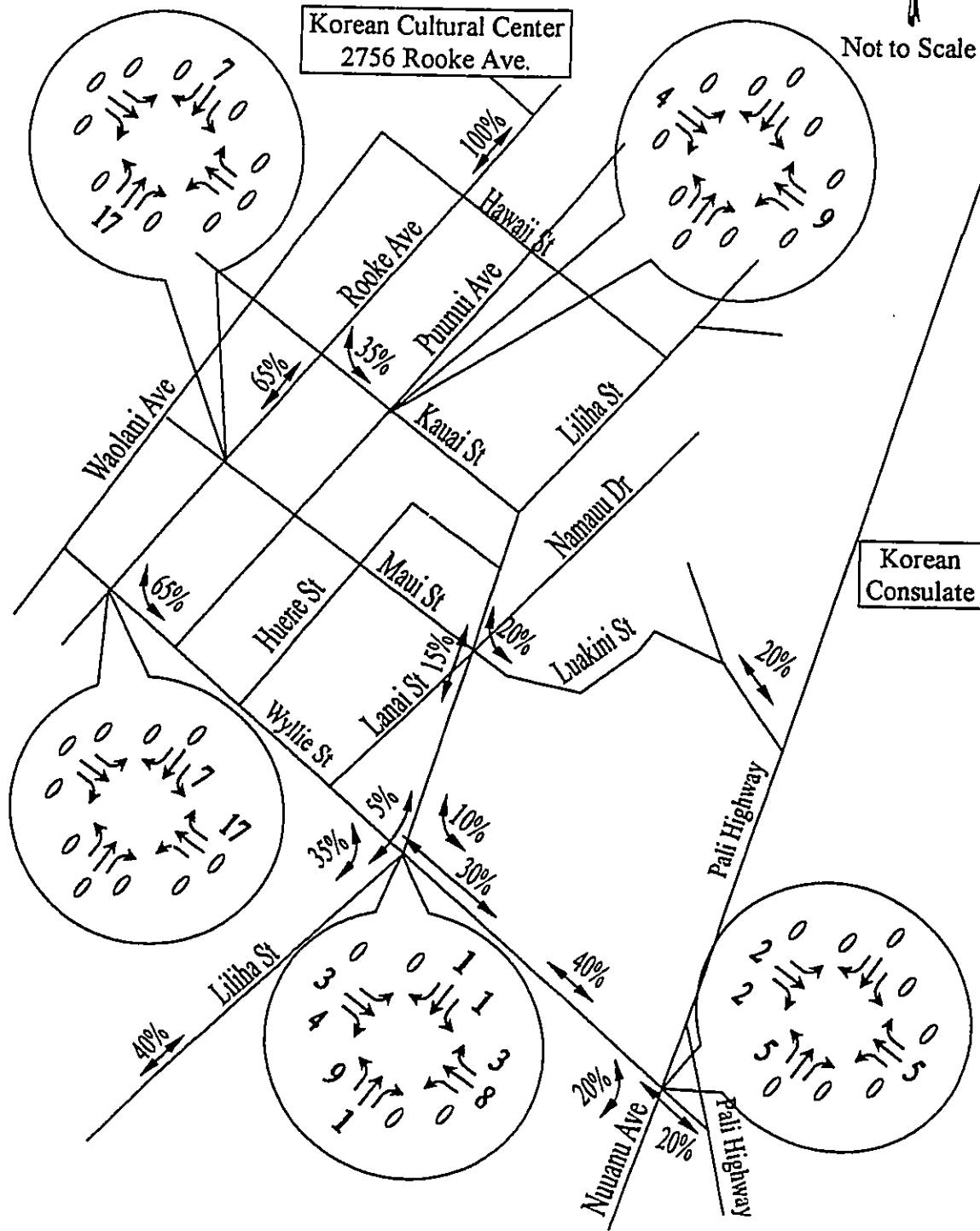
<b>Future Level of Service</b>		
<b>Table Three</b>		
<b>Intersection</b>	<b>Ave. Delay (sec/veh)</b>	<b>Level of Service</b>
Kauai/Puunui	10	B
Maui/Rooke	9.4	A
Wyllie/Rooke	12.5	B
Wyllie/Liliha	8.4	A
Wyllie/Nuuanu	22.2	C

- 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**  
Figure 2 – Site-Generated Traffic Volumes  
PM Peak Hour Volumes  
Trip Distribution Percentages





DEPARTMENT OF PLANNING AND PERMITTING  
**CITY AND COUNTY OF HONOLULU**

650 SOUTH KING STREET • HONOLULU, HAWAII 96813  
TELEPHONE: (808) 523-4414 • FAX: (808) 527-6743 • INTERNET: www.co.honolulu.hi.us



JEREMY HARRIS  
MAYOR

RANDALL K. FUJIKI, AIA  
DIRECTOR

LORETTA K.C. CHEE  
DEPUTY DIRECTOR

August 28, 2002

2002/ELOG-2335 (JS)

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 - Pauoa  
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

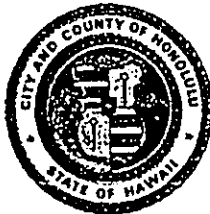
RKF:cs  
doc172589

Exhibit 11

OFFICE OF THE MAYOR  
**CITY AND COUNTY OF HONOLULU**

530 SOUTH KING STREET, ROOM 300 • HONOLULU, HAWAII 96813  
PHONE: (808) 523-4141 • FAX: (808) 527-5552

JEREMY HARRIS  
MAYOR



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



# O'ahu Notices

NOVEMBER 8, 2002

## (6) Korean Cultural Center of Hawai'i

**District:** Honolulu  
**TMK:** 1-8-026:005  
**Applicant:** Dr. Kea Sung Chung (521-8066)  
1188 Bishop Street, PH-1  
Honolulu, Hawai'i 96813  
**Approving Agency/Accepting Authority:** City and County of Honolulu  
Department of Planning And Permitting  
650 South King Street, 7<sup>th</sup> Floor  
Honolulu, Hawai'i 96813  
Contact: Lin Wong (523-4485)

**Consultant:** Analytical Planning Consultants, Inc.  
928 Nu'uuanu Avenue, Suite 502  
Honolulu, Hawai'i 96817  
Contact: Lauri Clegg (536-5695)

### Public Comment

**Deadline:** December 9, 2002  
**Status:** DEA First Notice pending public comment.  
Address comments to the applicant with copies to the approving agency or accepting authority, the consultant and OEQC.

**Permits Required:** CUP (Major) for Use of Historic Structure

The applicant is requesting a Conditional Use Permit from the City and County of Honolulu for use of a historic structure, "Canavaro Castle" in a residential district as the Korean Cultural Center of Hawai'i. The property is located at 2756 Rooke Avenue near the O'ahu Country Club in Nu'uuanu and is listed on the National and State Registers of Historic Places. The 7.7 acre property, consisting of the historic structure, caretaker house, and a 5,000 SF asphalt paved parking lot, is accessed by a private drive from Rooke Avenue. 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/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'uuanu

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, "Canavaro Castle" in Nu'uuanu as the Korean Cultural Center of Hawai'i.

The property is located at 2756 Rooke 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

---

<u>PROJECT:</u> Korean Cultural Center	<u>SUBJECT:</u> CUP	<u>DATE:</u> 7/02
<u>PERSON CALLED:</u> Eileen Mark	<u>AGENCY:</u> DPP	<u>PHONE NO.:</u> 527-5374

---

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

ENVIRONMENTAL ASSESSMENT  
Korean Cultural Center of Hawaii  
2756 Rooke Avenue, Honolulu, Hawaii (TMK:1-8-026:005)

---

## RECORD OF MEETING

---

<u>PROJECT:</u> Korean Cultural Center	<u>SUBJECT:</u> BWS Requirements	<u>DATE:</u> 2/24/03
---	-------------------------------------	-------------------------

<u>PERSON:</u> Joseph Kaakua	<u>AGENCY:</u> BWS	<u>PHONE NO.:</u> 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

---

<u>PROJECT:</u> Korean cultural Center	<u>SUBJECT:</u> EA/Fire Requirements	<u>DATE:</u> 2/25/03
---	---	-------------------------

<u>PERSON:</u> Lloyd Rogers/Ken Silva	<u>AGENCY:</u> Fire Department	<u>PHONE NO.:</u> 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.

---

**END**

CERTIFICATION

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

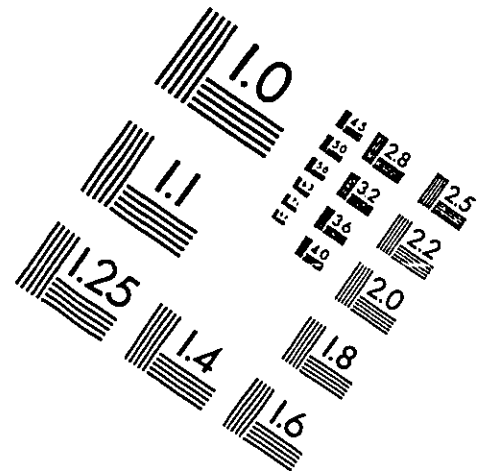
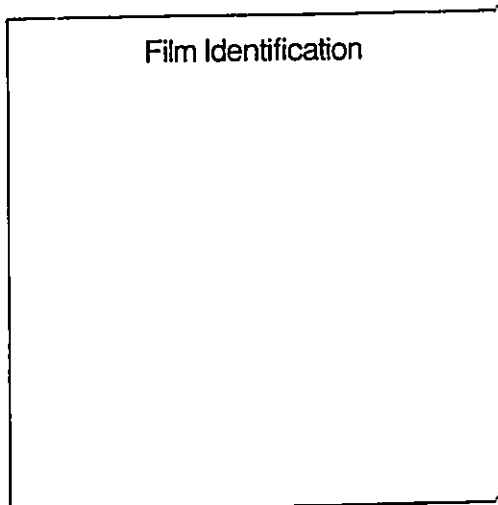
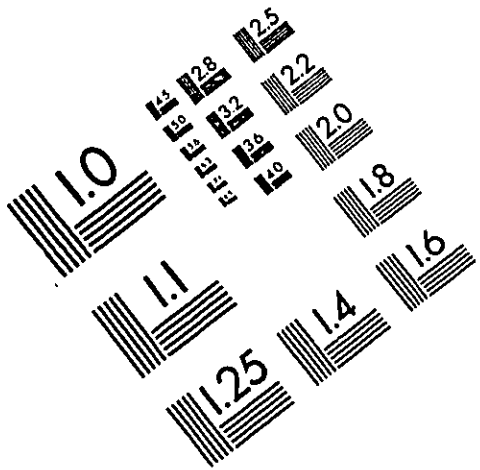
2004

DATE

Jukka Kaari

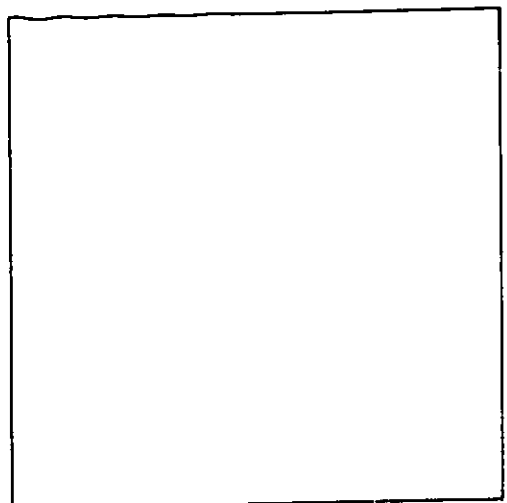
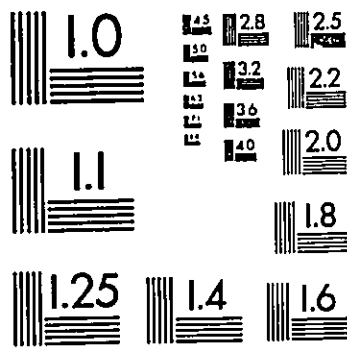
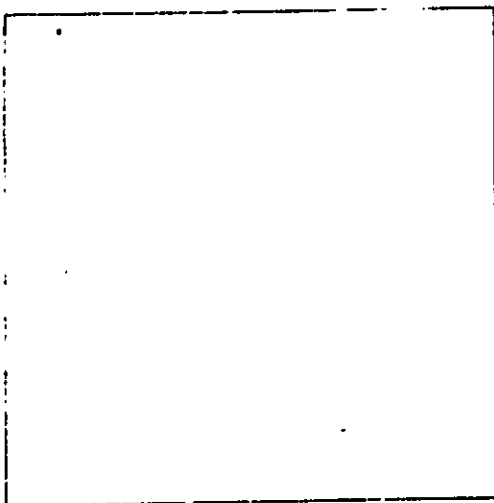
SIGNATURE OF OPERATOR

TOP



A & P International  
612/854-0088 FAX 612/854-0482  
8030 Old Cedar Ave. So., Ste. #215  
Bloomington, MN 55425

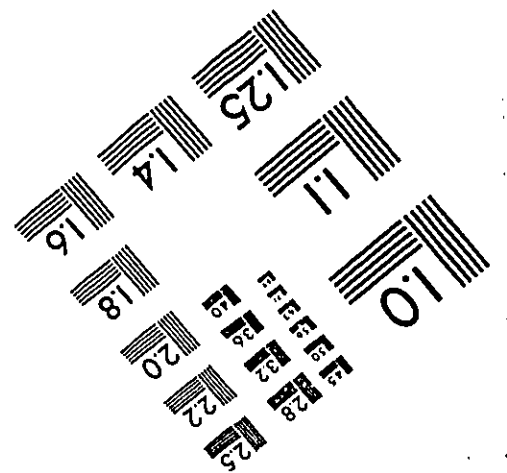
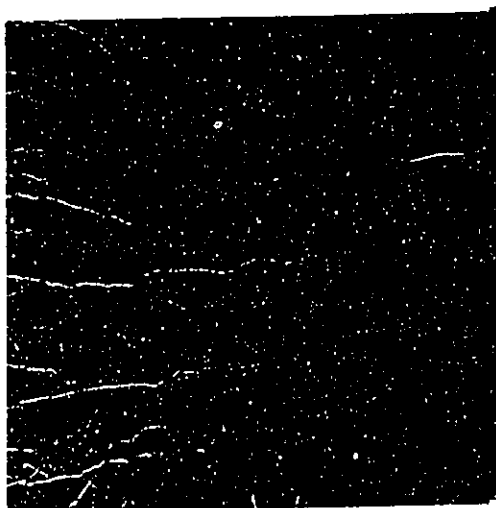
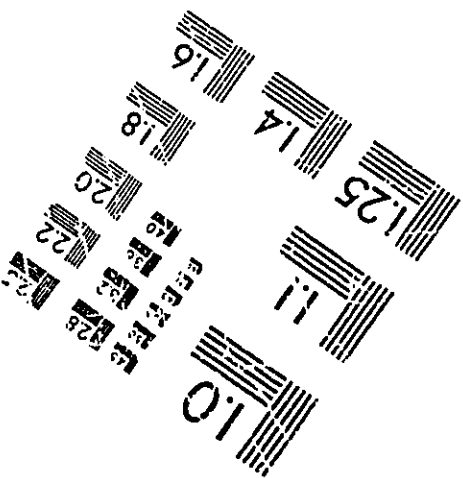
PRECISION<sup>SM</sup> RESOLUTION TARGETS



RIGHT

150 MM

6"



PL-3 8 1/2"x11" PAPER PRINTED GENERAL TARGET

DENSITY TARGET

