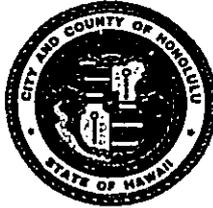


DEPARTMENT OF LAND UTILIZATION  
**CITY AND COUNTY OF HONOLULU**

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

RECORDED

FRANK F. FASI  
MAYOR



'93 APR 19 AIC:25

OFFICE OF ENVIRONMENTAL  
QUALITY CONTROL

DONALD A. CLEGG  
DIRECTOR

LORETTA K.C. CHEE  
DEPUTY DIRECTOR

93-00650 (DT)

April 16, 1993

Mr. Brian J. J. Choy, Director  
Office of Environmental Quality Control  
220 S. King Street, 4th Floor  
Honolulu, Hawaii 96813

CHAPTER 343, HRS  
Environmental Assessment/Determination  
Negative Declaration

Recorded Owner	:	Koei U.S.A.
Applicant	:	Nichigo Company, Inc.
Agent	:	KOP Hawaii, Inc.
Location	:	415 Nahua Street, Waikiki, Oahu
Tax Map Key	:	2-6-21: 107
Proposal	:	Construct a Landscaped Open-air Deck Over An Existing On-grade Parking Lot.
Determination	:	A Negative Declaration Is Issued

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

Approved

  
DONALD A. CLEGG  
Director of Land Utilization

DAC:ak

A:nd343nic.dt

55

1993-05-08-0A-FEA-Honolulu Prince Hotel

MAY - 8 1993

**VARIANCE APPLICATION**  
FROM LUO SECTION 3.120-C  
ENVIRONMENTAL ASSESSMENT  
CONFORMING TO CHAPTER 343, HRS  
FOR PROPOSED ALTERATIONS TO:  
**HONOLULU PRINCE HOTEL**

DEPARTMENT OF LAND UTILIZATION  
CITY AND COUNTY OF HONOLULU  
APR 7 9 57 AM '93

T.M.K.: 2-6-21:107

415 NAHUA STREET  
HONOLULU, HAWAII 96815

SUBMITTED TO:

CITY AND COUNTY OF HONOLULU  
DEPARTMENT OF LAND UTILIZATION



APRIL 6, 1993

CITY AND COUNTY OF HONOLULU  
 DEPARTMENT OF LAND UTILIZATION  
 650 South King Street, 7th Floor  
 Honolulu, Hawaii 96813

DLU MASTER APPLICATION FORM

Additional data, drawing/plans, and fee requirements are listed on a separate sheet titled "Instructions for Filing."  
 PLEASE ASK FOR THESE INSTRUCTIONS.

All specified materials and fees must accompany this form; incomplete applications could delay processing. You are encouraged to consult with department staff in completing the application. Please call the appropriate phone number given in the "Instructions for Filing" sheet.  
 Please print legibly or type the required information.

PERMIT REQUESTED (Check one or more as appropriate):

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Clusters:                              | <input type="checkbox"/> Park Dedication             | <input type="checkbox"/> Special Management Area Permit/Assessment        |
| <input type="checkbox"/> Agricultural Cluster                   | <input type="checkbox"/> Plan Review/Use             | <input type="checkbox"/> State Special Use Permit                         |
| <input type="checkbox"/> Cluster Housing                        | <input type="checkbox"/> Planned Development-Housing | <input type="checkbox"/> Subdivision                                      |
| <input type="checkbox"/> Country Cluster                        | <input type="checkbox"/> Shoreline Setback Variance  | <input type="checkbox"/> Sunlight Reflection                              |
|   | <input type="checkbox"/> Site Plan Review            | <input checked="" type="checkbox"/> Variance from LUO Sec.(s):<br>3.120-C |
| <input type="checkbox"/> Conditional Use Permits:               | <input type="checkbox"/> Site Development Plan       | <input type="checkbox"/> Waiver (public uses/utilities)                   |
| <input type="checkbox"/> Type 1 <input type="checkbox"/> Type 2 | <input type="checkbox"/> Special District:           | <input type="checkbox"/> Zero Lot Line                                    |
| <input type="checkbox"/> Existing Use                           | _____ (Indicate District)                            | <input type="checkbox"/> Zone Change, From _____ to _____                 |
| <input type="checkbox"/> Flood Hazard Variance                  |  | <input type="checkbox"/> Zoning Adjustment, LUO Sec.(s): _____            |

TAX MAP KEY(S): 2-6-21 : 107  
 LOT AREA: 21,397 SQ. FT.  
 ZONING DISTRICT: Apartment Precinct STATE LAND USE DISTRICT: Urban  
 STREET ADDRESS/LOCATION OF PROPERTY: 415 Nahua Street, Honolulu, Hawaii 96815

RECORDED FEE OWNER:  
 Name: KOETI U.S.A. (Yukio Otake)  
 Mailing Address: 415 Nahua Street, Honolulu, Hawaii 96815  
 Phone Number: 922-1616  
 Signature: [Signature]

APPLICANT:  
 Name: Nichiao Co., Ltd.  
 Mailing Address: 3-6-17 Itachibori, Nishi-ku, Osaka, Japan  
 Phone Number: 011-816-532-7541  
 Signature: [Signature]

PRESENT USE OF PROPERTY/BUILDING:  
Hotel  
Commercial at ground floor

AUTHORIZED AGENT/CONTACT PERSON:  
 Name: KOP Hawaii, Inc. (Allen Kajioka)  
 Mailing Address: 934 Punehana Street, Honolulu, Hawaii 96826  
 Phone Number: 949-7770  
 Signature: [Signature]

PROJECT NAME (if any):  
Honolulu Prince Hotel

PROJECT PROPOSAL (Briefly describe the proposed activity or project): Renovation to an existing hotel.

FOR DEPARTMENT USE ONLY  
 Submitted Fee Amount: \$ \_\_\_\_\_  
 Date Application Accepted: \_\_\_\_\_ Accepted By: \_\_\_\_\_  
 Date of Public Hearing: \_\_\_\_\_  
 Approved  
 Approved with conditions indicated below.  
 Denied for reason(s) given below.  
 Exempt project.

THIS COPY, WHEN SIGNED BELOW, IS NOTIFICATION OF THE ACTION TAKEN.  
 \_\_\_\_\_ Signature \_\_\_\_\_ Title \_\_\_\_\_ Date \_\_\_\_\_

The above approval does not constitute approval of any other required permits, such as building permits.

DOCUMENT CAPTURED AS RECEIVED

RECEIVED  
 DEPARTMENT OF LAND UTILIZATION  
 HONOLULU, HAWAII  
 57

1. Describe how the applicant would be deprived of the reasonable use of such land or building if it were used only for the purpose allowed in that zone:

The Honolulu Prince Hotel, originally named the Royal Prince Apartment Building, was constructed in 1959-1960 as a (10)-story 76 unit apartment complex consisting of apartments from the Second to Tenth Floors, a Lobby, commercial space and (4)-apartments on the Ground Floor.

Various miscellaneous alterations were made to the apartment building between July, 1961 and November, 1965. On April 26, 1966, a building permit (BP #24882) was issued for alteration work converting the apartment building to a hotel. A Certificate of Occupancy (No. 66-1558) was later issued on September 7, 1966.

Being limited by the physical constraints of the existing site, modifications were made to respond to the current requirements of the conversion at that time. No provision was made for outdoor space associated with the Hotel.

Over the years tourism in Hawaii has become the No. 1 industry in the State. Some of the images that lure visitors to the Islands include the clear blue Pacific Ocean, white sand beaches, Diamond Head, and a warm tropical year-round climate. Since the site lacks a strong and direct relationship with the water, a relationship with the warm tropical climate is desirable.

A heavily landscaped open-air deck located adjacent to the renovated Second Floor Lobby and Registration will provide desirable outdoor space and will offer a comfortable and cool area for guests to relax. Due to the unique circumstances of the site and structure, the proposed deck could only be achieved by building over the existing grade level Parking area. The elevated deck will screen the existing asphalt paved Parking and Service areas, but more importantly, it will provide a much needed visual amenity to the surrounding neighbors.

Given the past history of the site, along with its limitations for future modifications, the addition of the elevated deck over the existing Parking makes reasonable use of the area. The proposal will provide a desirable amenity for the Hotel while benefitting the overall tourist industry by enhancing the physical form of the City. In addition, surrounding neighbors will benefit from this addition by offering a visually pleasing alternative to what is currently there.

2. Describe how the request is due to unique circumstances and not the general conditions in the neighborhood, so that the reasonableness of the neighborhood zoning is not drawn into question:

Based on current LUO requirements fifty percent (10,698 square feet) of the site area is required for dedicated open space yet only 4.5 percent (965 square feet) of open space exists on the site. In addition the existing building footprint occupies approximately 48 percent of the site while the remainder (47.5 percent) is dedicated toward on-grade parking and vehicular circulation. These unique conditions of the existing site and building configuration severely limit the incorporation of any additional area for landscaped relief.

Our request to build over the existing on-grade parking will provide a much needed visual amenity to the site and surrounding neighbors. The deck in its proposed location has a finish floor elevation similar to adjacent parking and landscaped decks. In addition, it combines weather resistant exterior floor surfaces with sensitively articulated landscaped areas that reinforce the overall design theme. As can be seen in the attached site model photographs our proposal continues this theme by providing additional landscaping that is consistent with surrounding developments.

The incorporation of the elevated deck will be a positive addition to the area while minimizing the impact to the neighborhood. The unique character of Waikiki will be maintained and enhanced by encouraging future developments to improve, complement and continue the visual theme in the area.

3. Describe how the use sought to be authorized by the variance will not alter the essential character of the locality nor be contrary to the intent and purpose of the zoning code:

Due to the direct relationship between the building and the street, parking for these developments occur in the rear or side portions of the lots. The Palms Condominium (mauka), Honolulu Prince (Ewa) and the Outrigger West (Diamond Head) Hotel towers with its on-grade and/or elevated parking decks clearly create a series of internal spaces that lacks a cohesive design quality. The imbalance between hard, uninviting concrete parking surfaces and soft landscaped areas is very apparent from existing site conditions.

Our proposal addresses this concern by integrating soft landscaped elements with well designed outdoor lounging areas. The addition enhances the essential character by creating a more aesthetically pleasing landscaped area. Views from neighboring towers will also be substantially improved by this visual amenity.

Visual impact from the street will be minimized due to the location of the proposed deck in the rear of the site. Also, due to existing one and two story decks adjacent to our property, views from ground floor properties will not be significantly affected. In addition, the deck as proposed will not cast additional shadows onto neighboring properties

The incorporation of the proposed open-air deck improves and complements on the essential character of Waikiki. It minimizes impact to surrounding developments while substantially adding to the physical and visual aspects of the urban environment in the area.

DEPARTMENT OF LAND UTILIZATION  
CITY AND COUNTY OF HONOLULU  
650 SOUTH KING STREET  
HONOLULU, HAWAII 96813 • (808) 523-4432

FRANK F. FASI  
MAYOR



DONALD A. CLEGG  
DIRECTOR

LORETTA K.C. CHEE  
DEPUTY DIRECTOR

92-04485 (WC)

November 16, 1992

Mr. John J. Kline, III  
Project Architect  
KOP Hawaii, Inc.  
934 Pumehana Street  
Honolulu, Hawaii 96826

Dear Mr. Kline:

Waikiki Special District Permit  
Proposed Renovation -- Honolulu Prince Hotel  
415 Nahua Street  
Tax Map Key: 2-6-21: 107

We are returning your special district application for the proposed renovation of the Honolulu Prince Hotel since the proposal will expand the non-conforming hotel use, which is not in compliance with Section 3.120-C of the Land Use Ordinance. In addition, the off-street parking requirements have not been resolved for this development. *1966 parking deck.*

The proposal requires a zoning variance to allow the extension of the non-conforming use to another part of the lot and to resolve and satisfy the non-conforming parking regulations.

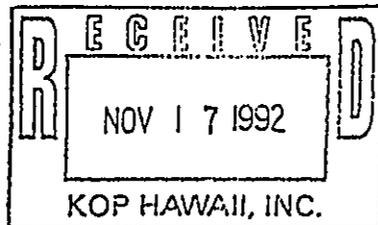
Should you have any questions regarding the special district permit, please contact Walter Connors of our staff at 527-5837. If you wish to pursue a variance and have any questions, please contact Robert Bannister of the Zoning Adjustments Branch at 527-5025.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Donald A. Clegg".

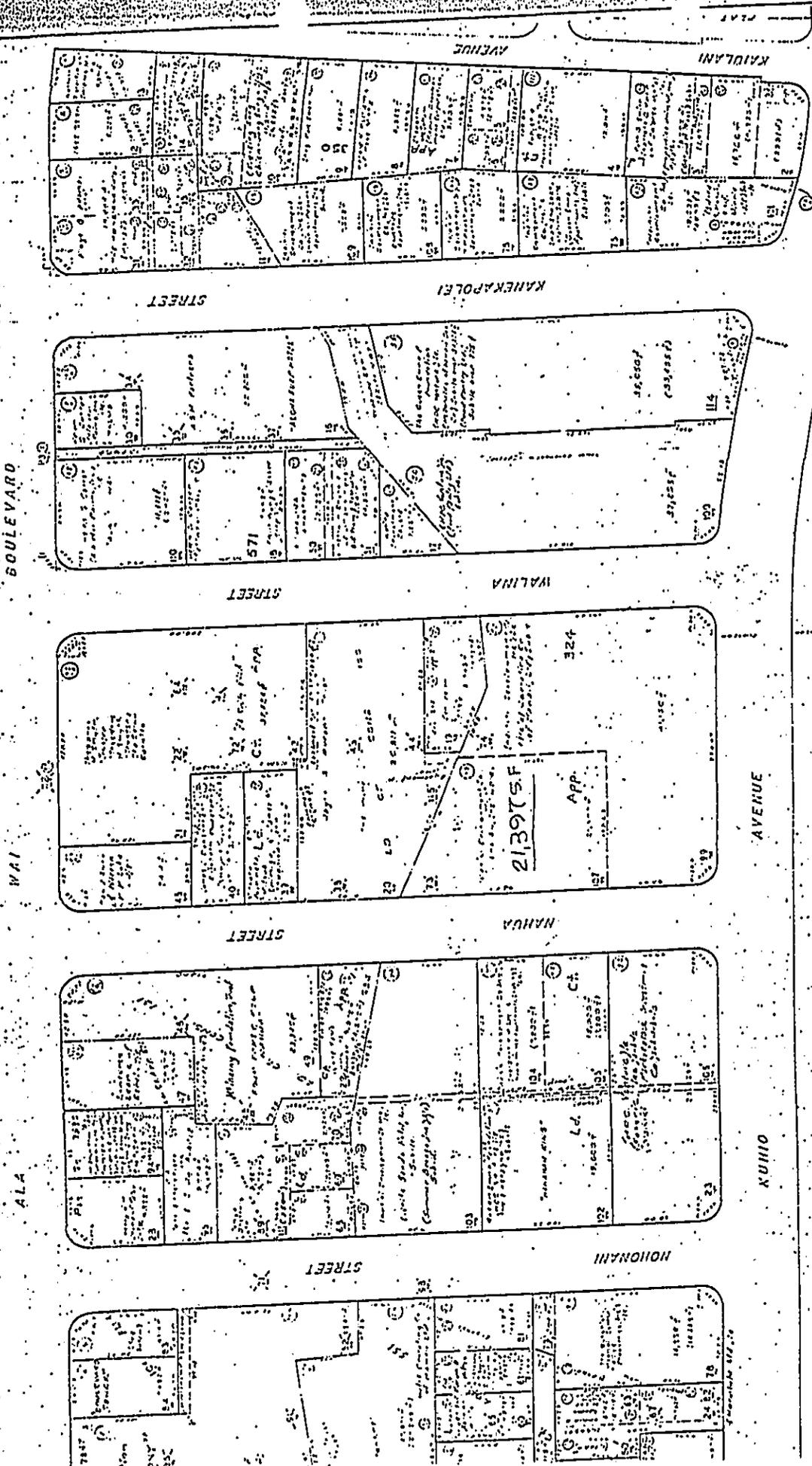
DONALD A. CLEGG  
Director of Land Utilization

DAC:gc  
kline.gkc



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SECTION 7  
WAI  
2 6 21 1ST DIV



FLOOD ZONE: AE 7 feet (Flood Fringe)  
 (Flood Insurance Rate Maps)  
 Panel 150001 010 C,  
 Revised Sept. 4, 1987

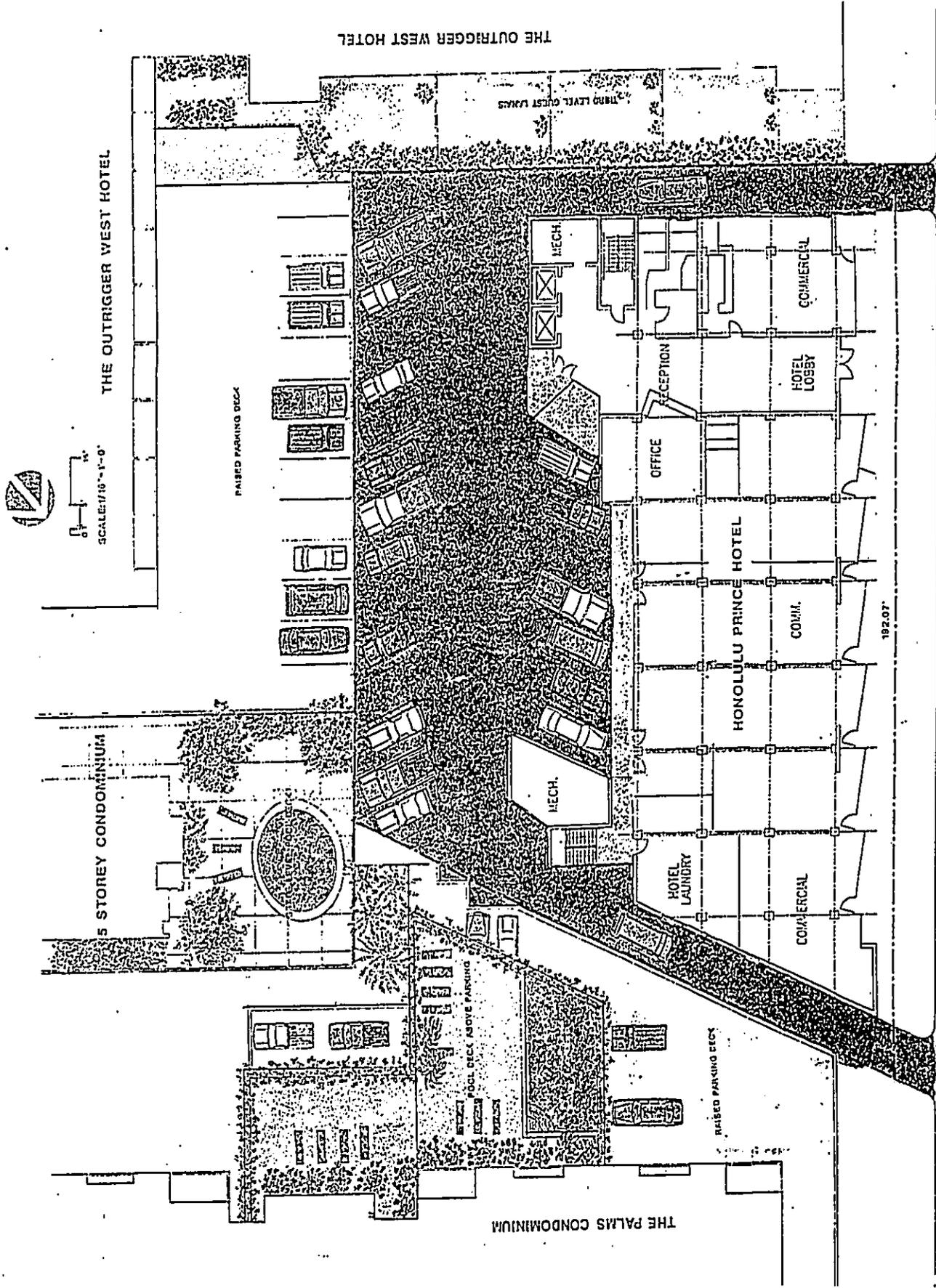
FOR REAL PROPERTY TAXATION PURPOSES  
 SUBJECT TO CHANGE

PLAT 22  
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TAX MAP	2	6	21
FIRST TAXATION YEAR			
DATE			

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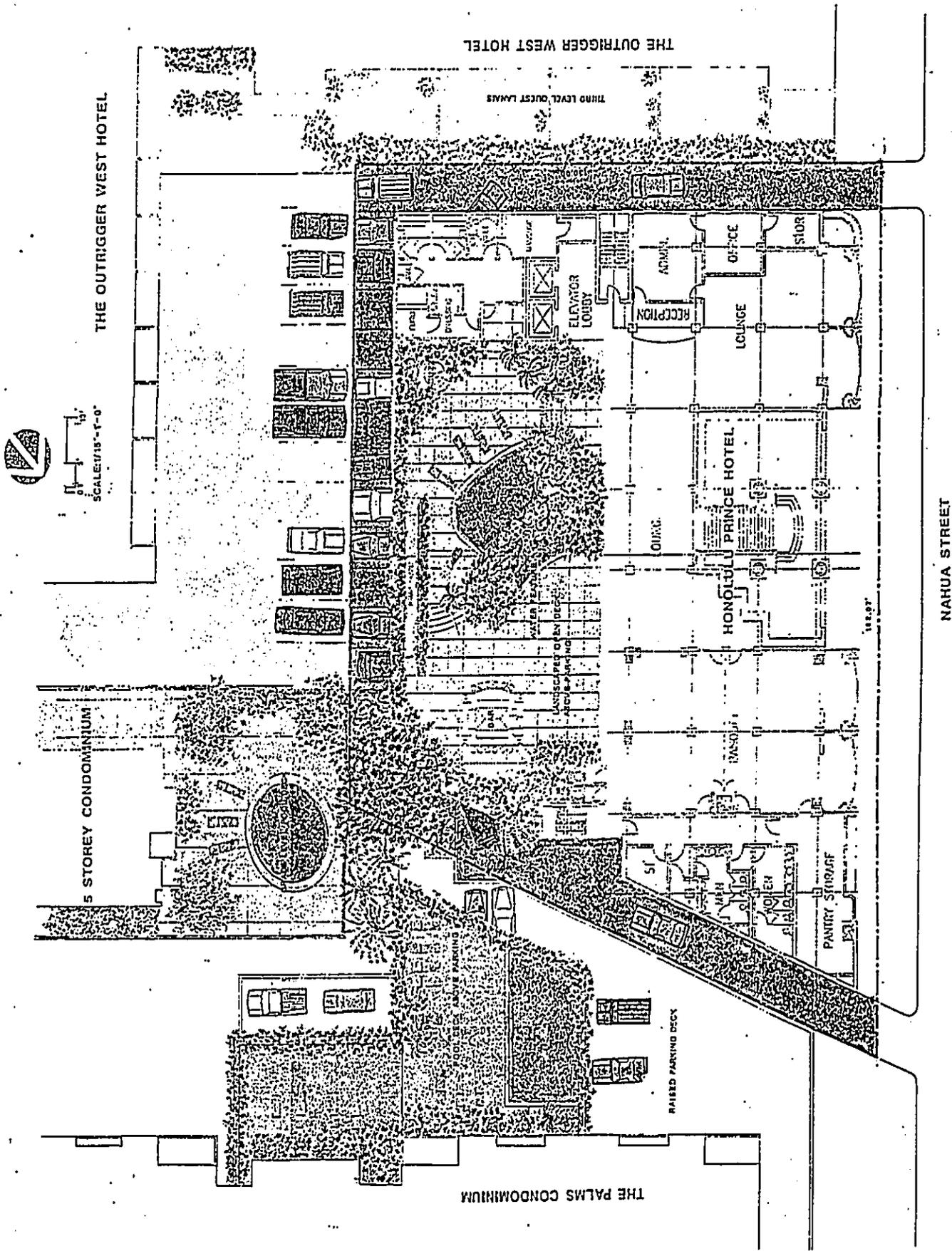
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EXISTING ON GRADE PARKING  
HONOLULU PRINCE HOTEL

NAHUA STREET

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PROPOSED SECOND FLOOR DECK  
HONOLULU PRINCE HOTEL