

DEPARTMENT OF LAND UTILIZATION
CITY AND COUNTY OF HONOLULU

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

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MAYOR

'93 OCT 25 AS

OFFICE OF ENVIRONMENTAL
QUALITY CONTROL



DONALD A. CLEGG
DIRECTOR

LORETTA K.C. CHEE
DEPUTY DIRECTOR

93-04746(JT)

October 22, 1993

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

Dear Mr. Choy:

CHAPTER 343, HRS
Environmental Assessment/Determination
Negative Declaration

Recorded Owner	:	Queen Emma Foundation and Outrigger Hotels Hawaii
Applicant	:	Outrigger Hotels Hawaii
Agent	:	Max Sword
Location	:	2280 Kuhio Avenue - Waikiki
Tax Map Key	:	2-6-21: 78 & 81
Request	:	Use Variance
Proposal	:	To allow (retain) expansion of a nonconforming restaurant
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
DONALD A. CLEGG
Director of Land Utilization

DAC:ak

G:ndoutsrf.jht

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1993-11-08-0A-*FEA- Outrigger Surf zoning Varmaia*

NOV 8 1993

**OURRIGGER HOTELS HAWAII
OUTRIGGER SURF HOTEL**

**PROJECT DESCRIPTION AND ENVIRONMENTAL IMPACT
ASSESSMENT**

Report prepared by:
MITCHELL MILLAR ARCHITECTS INC.
841 Bishop Street
Suite 303
Honolulu
Hawaii 96813
(ph) 526-9773

June 29, 1993

**ENVIRONMENTAL ASSESMENT/DETERMINATION
NEGATIVE DECLARATION-OR-EIS DRAFT NOTICE**
Chapter 343, Hawaii Revised Statutes

Recorded Owner:	Queen Emma Estate Outrigger Hotels Hawaii, Ltd
Applicant:	Outrigger Hotels Hawaii, Ltd.
Agent:	Max Sword
Report By:	Mitchell Millar Architects
Tax Map Key:	2-6-21:78 & 81
Requested:	Negative declaration assessment for Zoning Variance

REPORT.

PROPOSED ACTION

It is proposed that the Outrigger Surf Hotel be allowed to retain an enclosed basement food preparation area of a nonconforming restaurant, which is not a permitted use in an Apartment Precinct, and which increases the nonconformity and provides less than the required off-street parking. The Owner proposes to conform with all Building Codes and Health Department requirements in the form of construction of the enclosures, and will construct and reconfigure such walls, etc, as may be required by such codes and guidelines.

70 off-street parking stalls are provided, which is in excess of the general requirement for the building, which is 68. However, 70 spaces are required by the area of the restaurant. The Owner submitted in variance application, #89/VAR-35, that there may be hardship in reconfiguring the basement enclosed area to the extent necessary to provide 70 spaces. However, restriping the basement subsequent to the application, and upon correction of violation No. BV89-10-102, provided 70 spaces.

TECHNICAL CHARACTER

Use

The affected building and parcel, is located at 2280 Kuhio Avenue, and the portion of the building concerning this report lies at first floor level, and basement immediately below. The area in review is used as a restaurant at first floor, and food storage and preparation at the basement level.

Structure

The building is constructed of poured in -place concrete with steel reinforcement walls, floors and structural columns and beams. In addition there are reinforced cmu shear walls and fire separation walls as required by Code.

Sewage

There would be no change to the existing arrangement or requirements by this proposal. The existing sewage and general sanitary systems are currently in compliance with code.

Refuse

No change is proposed in the volume or collection of Restaurant/kitchen refuse.

Access

Existing public access to the restaurant is via the public lobby, and there are fire exits as required by code. For the basement, it is intended that a fire escape stair be retained to the kitchen area. This stair was a former access to a basement bar, which has since been closed and the area absorbed into the food preparation area.

FINANCIAL IMPLICATIONS

Cost of construction.

Construction of the general spaces being existing, we estimate that less than \$25,000 would be spent on constructing those walls and partitions to clear existing areas as agreed with the Building Department from prior violations.

ENVIRONMENTAL CHARACTER

Soils	No affect
Topography	No affect
Surface Water run-off & drainage.	No affect
Flood Hazard	No affect
Archaeological & Historic Resources	No affect

NEIGHBORHOOD ENVIRONMENT

There is no indication that granting the Zoning Variance will cause any affect on the immediate neighborhood. In the vicinity are several buildings providing food and lodging at varying levels of density. Commercial activities are not expected to change in type or intensity by the continuance of the subject space's activities, as these will be essentially unchanged. The existing restaurant has been in this location in excess of twenty years, and s now slightly smaller and more sensitive landscaped and concealed than heretofore.

POTENTIAL IMPACT

The affected environment includes the public accessed areas of the building, views of adjacent properties, and views from Kuhio Avenue and Street. There are no physical changes proposed as part of this project which would negatively impact any of these aforementioned environments. The work is restricted to tidy up the walls and other enclosures in the basement, to comply with code and Design District requirements, and to the provision of landscaped planted areas to soften the entrance views to basement parking and public lobby.

DETERMINATION BY ARCHITECT FOR OWNER.

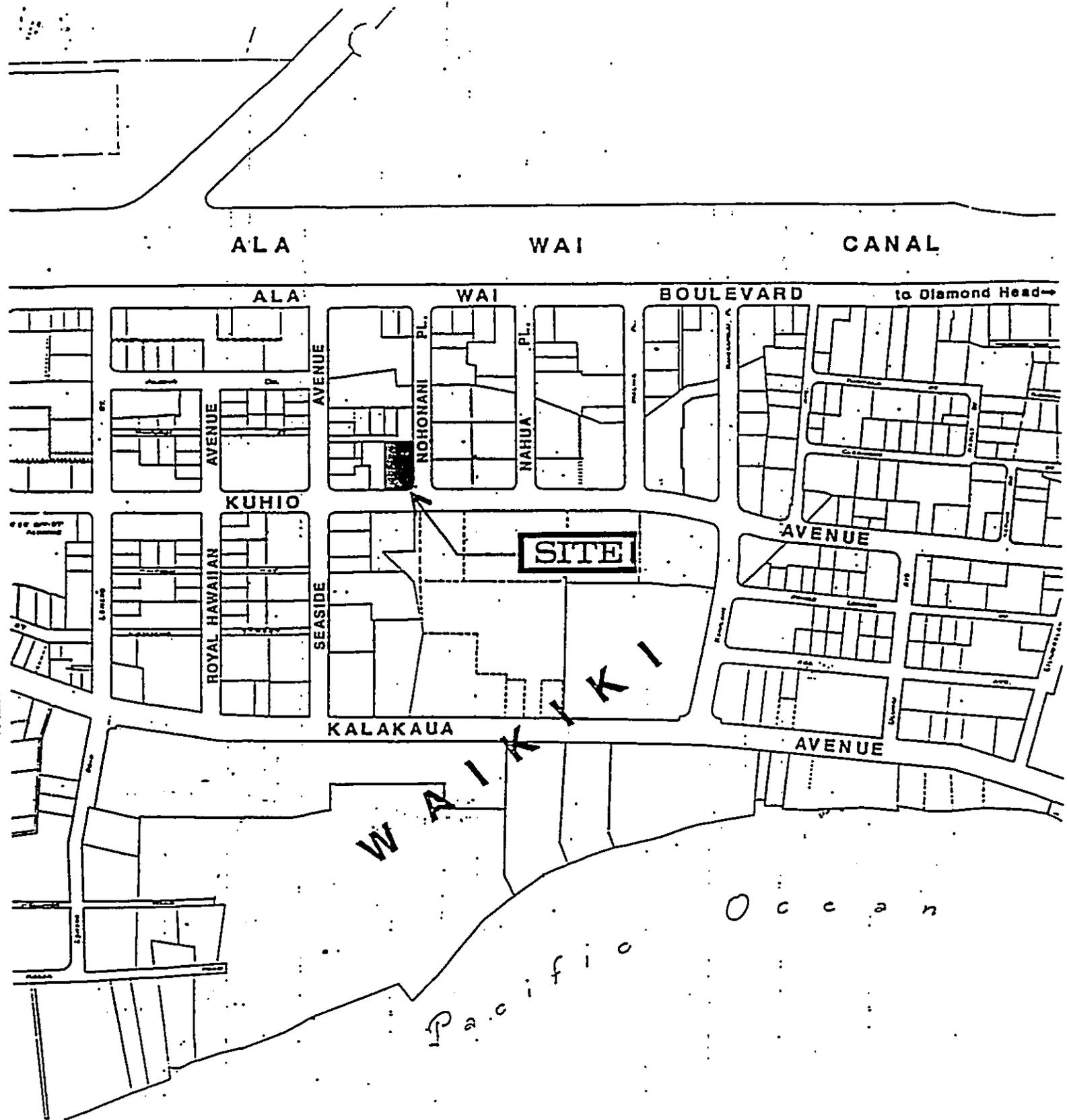
It is in the public interest that this building and its environs are in compliance with the intent of the Waikiki Special Design District guidelines, and that it comply with all current codes of public safety. It is also necessary, in a pre-built environment that existing buildings be made to comply as well as is reasonably possible with subsequent changes in zoning, etc, which place that building in a nonconforming status.

Under the circumstances, we report that the proposed zoning variance would comply with the above intents, and that the acceptance of existing enclosure of the basement food preparation areas of the existing restaurant does not significantly negatively impact the immediate or general environment. Public safety is enhanced by the provision of fire exits, and there are landscape gains.

Outrigger Surf Hotel

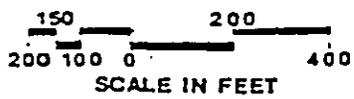
**LOCATION MAPS
FLOOR PLANS**

DOCUMENT CAPTURED AS RECEIVED



LOCATION MAP

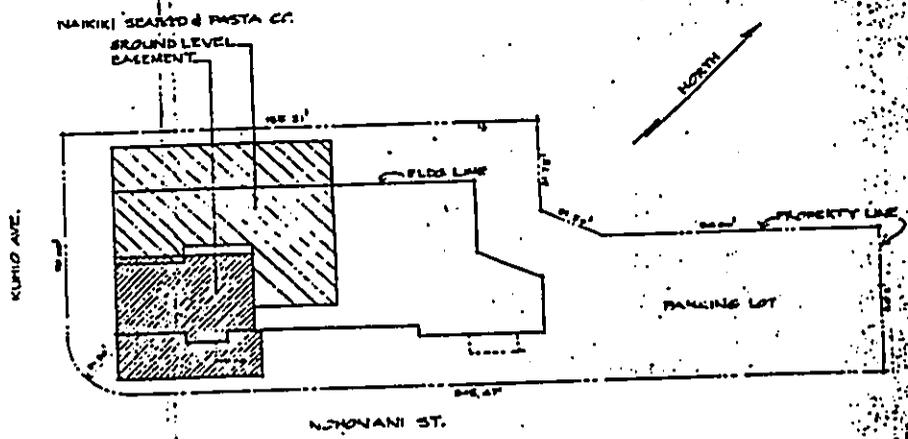
TMK: 2-6-21:78



DOCUMENT CAPTURED AS RECEIVED

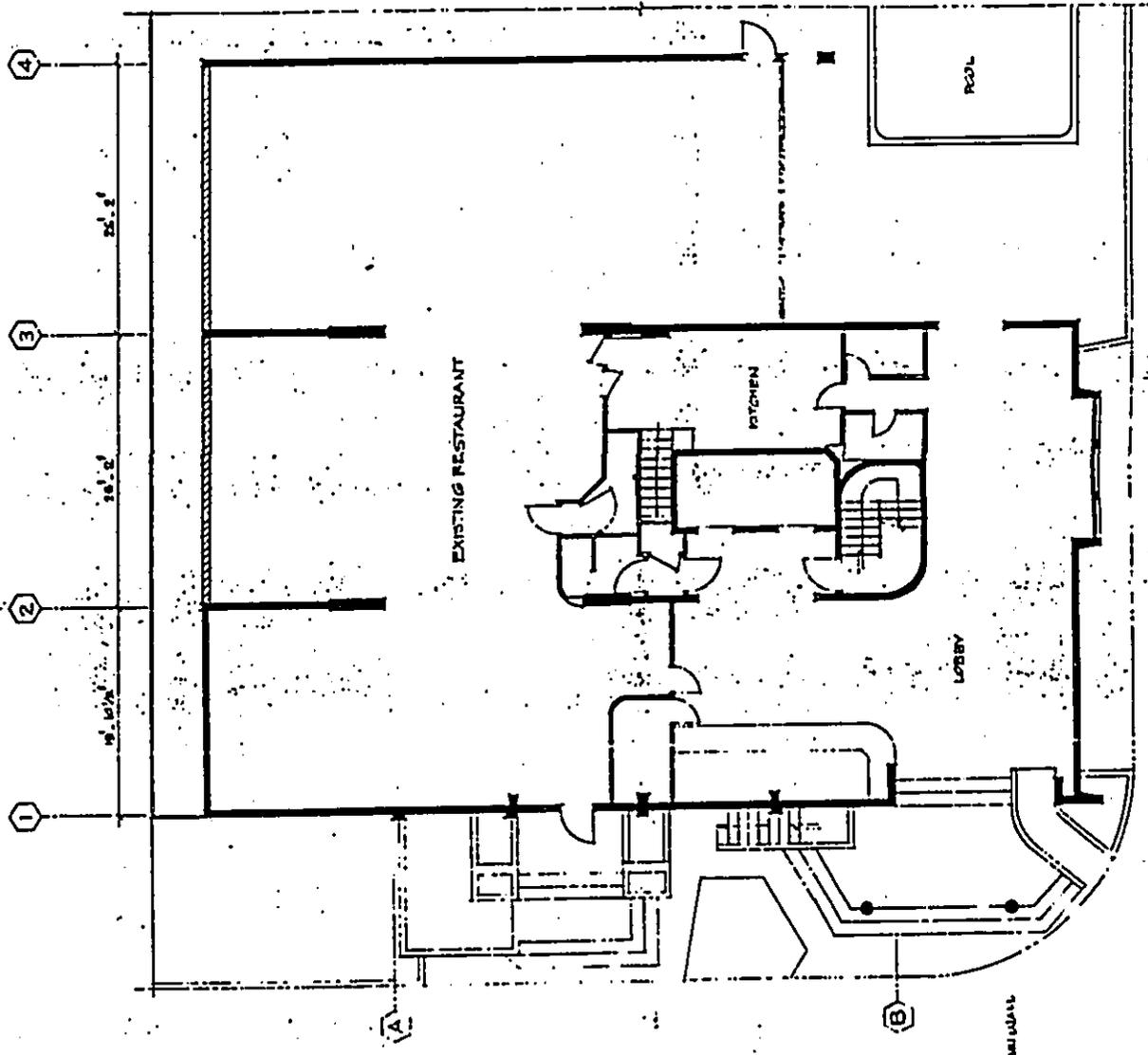


Mitchell Miller

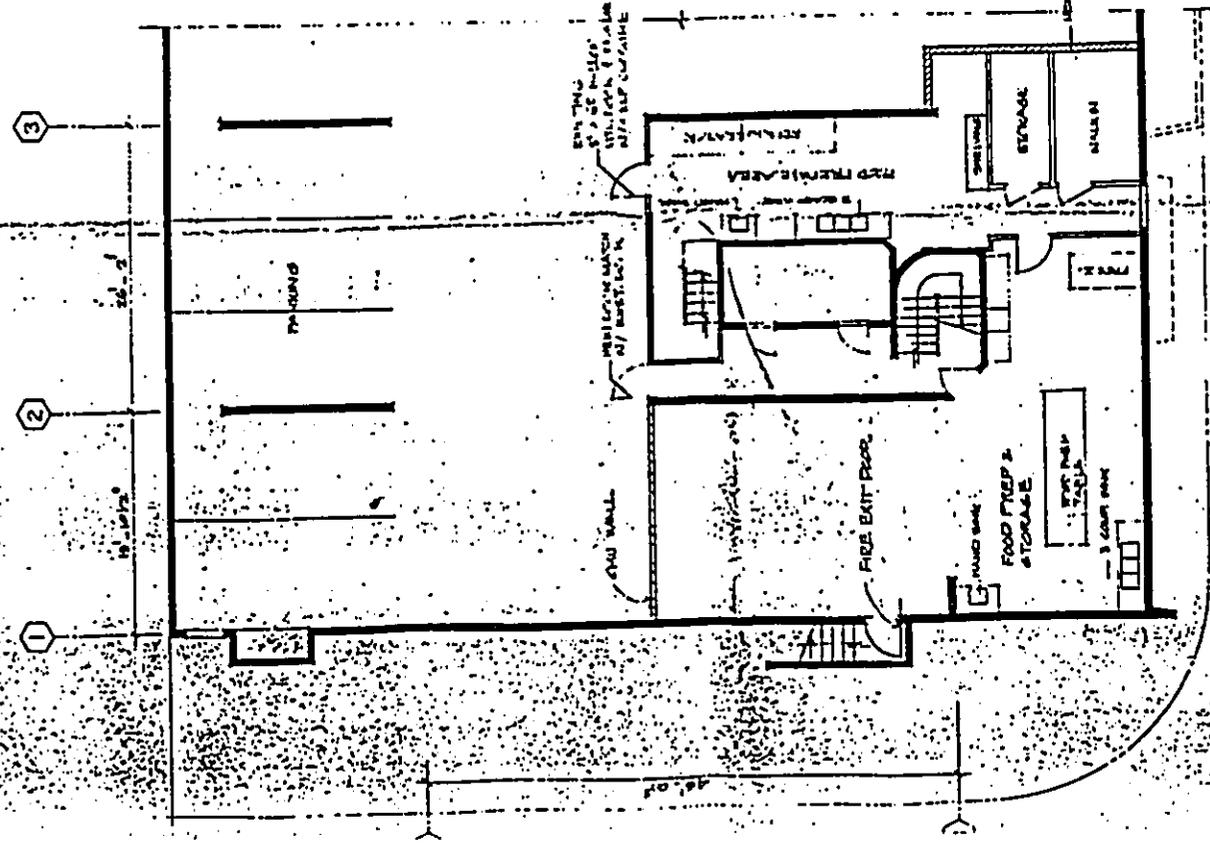


PLOT PLAN
1" = 30'-0"
TMK. 2-1-G-21170-01

OUTRIGGER SURF HOTEL
WAIKIKI SEAFOOD & PASTA CO.
2200 KUHIO AVE
7-3-1991
EXHIBIT C
REVISED 4/2/72



GROUND FLOOR PLAN
SCALE 1/8" = 1'-0"



BASEMENT FLOOR PLAN
SCALE 1/8" = 1'-0"

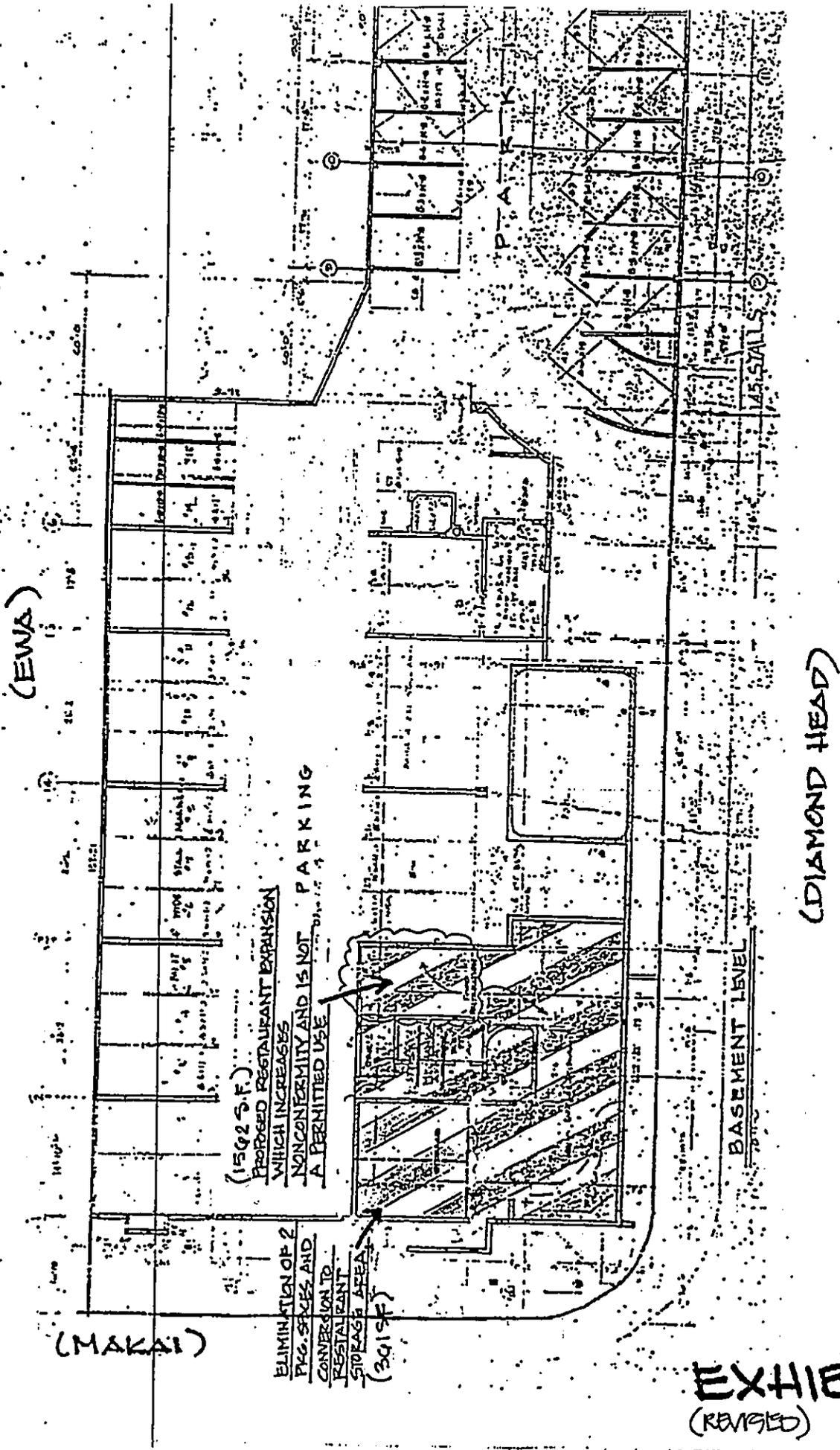


EXHIBIT B-2
(REVISED)