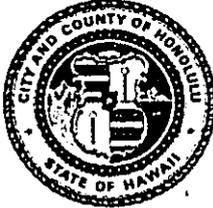


DEPARTMENT OF LAND UTILIZATION
CITY AND COUNTY OF HONOLULU

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

RECEIVED

JEREMY HARRIS
MAYOR



'95 FEB -3 P3:08

Patrick T. Onishi
DIRECTOR

OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

LORETTA K.C. CHEE
DEPUTY DIRECTOR

94/ED-010 (JT)

February 1, 1995

The Honorable Gary Gill, Director
Office of Environmental Quality Control
220 South King Street, 4th Floor
State of Hawaii
Honolulu, Hawaii 96813

Dear Sir:

CHAPTER 343, HRS
Environmental Assessment/Determination
Negative Declaration

Recorded Owner: The James Steiner Trust Co., Ltd.
Applicant : ABE Investment Group
Agent : Wil Chee - Planning, Inc.
Location : 2424 Kalakaua Avenue - Waikiki, Oahu
Tax Map Key : 2-6-23: 9-12, 77, 78, and 80
Request : Zoning Variance and Special Management Area
Use Permit
Proposal : To construct a new restaurant entrance which
exceeds the allowable density, reduces open
space and increases nonconformity
Determination : A Negative Declaration Is Issued

Attached and incorporated by reference are four (4) copies of the Final Environmental Assessment (FEA) 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.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Patrick T. Onishi".

PATRICK T. ONISHI
Director of Land Utilization

PTO:am
Enclosures

g:oeqndhy.jht

1995-02-23-0A-FEA- Hyatt Regency entrance zoning variance and
Special Management Area Use permit FEB 23 1995

FINAL ENVIRONMENTAL ASSESSMENT

1995 JAN 25 PM 4 01

PLANNING DEPARTMENT
HONOLULU

**NEW RESTAURANT ENTRANCE
AT THE HYATT REGENCY WAIKIKI
Honolulu, Hawaii**

Tax Map Key 2-6-23: 9-12, 77, 78, 80

November 1994

Prepared For:

ABE Investment Group
400 Hobron Lane #1510
Honolulu, HI 96815

Prepared by:

Wil Chee - Planning, Inc.
1585 Kapiolani Boulevard, Suite 818
Honolulu, Hawaii 96814

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EXHIBITS

Exhibit 1	Location Map
Exhibit 2	Site Plan
Exhibit 3	Proposed Entrance Floor Plan
Exhibit 4	Wall Section A, Elevation
Exhibit 5	Wall Section B
Exhibit 6	Character Sketch

ABE INVESTMENT GROUP
400 Hobron Lane #1510
Honolulu, Hawaii 96815

03 November 1994

Subject: Variance Application & Environmental Assessment:
Request for additional floor area to accommodate a proposed entrance for a new
restaurant in the basement of the Hyatt Regency Hotel.
TMK: 2-6-23: 9

To whom it may concern:

This letter authorizes Wil Chee - Planning, Inc. and its staff to act as agents for ABE Investment Group in the preparation and filing of planning related documents such as a variance application and environmental assessment for the subject project. Questions pertaining to this project may be directed to Richard McGerrow of Wil Chee - Planning, Inc., phone 955-6088. Any assistance you may be able to give them relating to this endeavor will be greatly appreciated.

Very truly yours,

ABE INVESTMENT GROUP



Alan Ho, President

FINAL ENVIRONMENTAL IMPACT STATEMENT

I GENERAL INFORMATION

A. Applicant:

ABE Investment Group
400 Hobron Lane, #1510
Honolulu, Hawaii 96815
Phone: 947-2813

B. Recorded Fee Owner:

The James Steiner Trust Estate
c/o Hawaiian Trust Co., Ltd.
P.O. Box 3170
Honolulu, Hawaii 96802
Phone: 538-4846

C. Agent for the Applicant:

Wil Chee - Planning, Inc.
Ala Moana Pacific Center
1585 Kapiolani Boulevard, Suite 818
Honolulu, Hawaii 96814
Phone: 955-6088

Architect:

Doris Wong
3660 Waiialae Avenue, Suite 210
Honolulu, Hawaii 96816
Phone: 545-7841

D. Tax Map Key:

2-6-23: 9-12, 77,78, 80
(Parcel numbers include the whole block on which the hotel structure is located.)

E. Lot Area: 104,455 SF

Restaurant area: 6,397 SF

Entrance area: 98 SF

(Note: This figure is provided for information only. The restaurant itself is not the subject of this EA and variance request since it is contained entirely within an existing building space.)

F. Agencies Consulted:

City & County of Honolulu
Department of Land Utilization
650 South King Street
Honolulu, Hawaii 96813

II. DESCRIPTION OF THE PROPOSED ACTION

A. General Description:

(1) Brief description of the proposed project:

The subject action of this environmental assessment is to construct an entrance for a new restaurant located in the basement of the Hyatt Regency Waikiki hotel. This entrance will be located at street level on the makai side of the existing hotel structure facing Kalakaua Avenue. It will be the only public access point to the restaurant from the street.

The Hyatt Regency Waikiki occupies a large block (2.4 acres) bordered by Kalakaua, Uluniu, Koa and Kaiulani Avenues. The 39-story twin tower hotel complex contains approximately 1,035,000 square feet of floor area which includes eating and drinking establishments, retail stores and business offices as well as hotel facilities. Parking is provided in an adjacent building with 473 stalls.

The proposed street level entrance is an essential part of the new restaurant since it is located in the basement and hidden from public view. The restaurant's clientele is expected to consist of 85% walk-ins (mainly tourists from the street) and 15% hotel guests and local residents. Thus, visibility and accessibility from Kalakaua Avenue will be critical factors necessary for the restaurant's viability. The proposed entrance is intended to identify the new restaurant and to enhance the appearance of the existing building facade. The entrance design will contribute to visual interest of the streetscape along Kalakaua Avenue where a cosmopolitan atmosphere blends with the resort character of the area.

(2) Relation of parcel to the SMA:

The subject property lies entirely within the Special Management Area.

(3) Location map:

See Exhibit 1 - Location Map.

(4) Land use approvals required:

1. Negative declaration per Chapter 343, HRS (Environmental Impact Assessment).
2. Zoning variance granted by the Department of Land Utilization, City & County of Honolulu, pursuant to Section 6-910 of the City Charter.
3. Special Management Area Permit (minor) granted by DLU.
4. Building Permit, issued by the Building Department, City & County of Honolulu.

B. Technical Characteristics:

(1) Use Characteristics:

The proposed entrance at street level to access a space located in the basement of an existing building (the Hyatt Regency Waikiki hotel), will be for restaurant use. The basement space was formerly used as a restaurant (Spats) and will continue this usage as a new Chinese restaurant. Under the Waikiki Special District Ordinance, eating establishments are a permitted use in this location. Use of the neighborhood in general is categorized as resort hotel.

(2) Physical Characteristics:

See Exhibit 2 - Site Plan.

(3) Construction Characteristics:

The new entrance will be located at an existing doorway facing Kalakaua Avenue. The portion of the entrance that projects from the existing building will be enclosed by an aluminum frame and glass storefront with a two hour rated roof covered by a canvas canopy. The existing ventilation duct will be extended above the canopy so that the air outlet will not be obstructed. The exposed portion of the duct work will be covered by a new stucco wall and metal louver painted to match the existing building. The entrance storefront is within the required 30 feet setback from the property line, however the canopy will encroach 2-1/2 feet beyond the setback line. The new entrance structure will increase the floor area of the building by approximately 98 square feet. The entrance design includes new and existing landscaping and new paving which will enhance the view of the hotel from Kalakaua Avenue.

Construction activities will include demolition work to accommodate the relocated air outlet and new construction for the entrance structure. Some new paving and landscaping will be added to the existing hotel entrance, but there will be no grading, filling or other heavy site work involved since the proposed action will be built on an already developed site.

See Exhibits 3 - 6 of this document for illustrations of the proposed project.

(4) Utility requirements:

All required utilities are existing.

(5) Liquid waste disposal:

Existing.

(6) Solid waste disposal:

Existing.

(7) Access to site:

Vehicular and pedestrian access to the site comes from the four bounding streets of the hotel block: Kalakaua, Uluniu, Koa, and Kaiulani Avenues.

C. Economic and Social Characteristics:

(1) Cost and phasing of Construction:

Estimated Construction Cost (entrance): \$30,000 (total est. cost for restaurant renovation including entrance is \$700,000)
Estimated Construction Time: 3 weeks for entrance only (3 months for restaurant interior renovation)

(2) Other pertinent information:

The proposed action is essential to the successful operation of the new restaurant as explained in section II.A.(1) of this document. The restaurant itself will contribute to the economic and social health of the neighborhood and the city in general by:

- a. Providing a first class eating establishment with ethnic diversity (Chinese) which is appropriate to the hotel resort setting in which it is located.
- b. Providing work for approximately 60-80 full-time employees.

D. Environmental Characteristics:

(1) Soils:

According to the U.S. Department of Agriculture Soil Conservation Service, the soil found in Waikiki is identified as "JaC: Jaucas sand, 0 to 15 percent slopes." Soil is not likely to be an important factor in the proposed action because it is being constructed on an existing building pad, and the weight and size (98 square feet) of the proposed entrance will be negligible in terms of the overall hotel building.

(2) Topography:

There are no major topographical features in the immediate vicinity of the proposed action except for the Pacific Ocean which lies immediately across Kalakaua Avenue from the hotel. The entirety of the immediate area is urban streetscape.

(3) Surface runoff, drainage, and erosion hazard:

The existing city storm drainage system has the capacity to handle surface runoff and drainage from the proposed action. Erosion hazard is unlikely because the site is already developed with concrete sidewalks, walkways and landscaping.

(4) Geological hazards:

According to the Flood Insurance Rate Map (FIRM), the site is in "Other Areas, Zone X: Areas determined to be outside the 400-year flood plain." The hotel lies at the edge of a tsunami evacuation area, but is not included in it.

III. AFFECTED ENVIRONMENT

A. Brief description of the subject site.

The subject site lies within the Waikiki district which is one of the most densely urbanized areas in the State of Hawaii. The hotel site itself and all surrounding land areas, except for Waikiki beach located on the opposite side of Kalakaua Avenue, are completely developed. Waikiki was formerly swamp land, but over the last century the area was filled in and urbanized. The original natural environment has been completely covered over with roads and buildings. Land use designations for the site are:

Zoning:	Resort Hotel
Development Plan:	Resort
State Land Use:	Urban
Special District:	Waikiki Special District
SMA:	yes
CZM:	not applicable

B. Project site in relation to :

(1) Publicly owned or used beaches, parks and recreation areas:

Waikiki Beach, a publicly owned ocean recreation area, lies directly across Kalakaua Avenue from the project site. Kapiolani Park is located approximately a quarter mile southeast of the project site.

(2) Rare, threatened, or endangered species:

None.

(3) Wildlife and wildlife preserves:

None.

(4) Wetlands, lagoons, tidal lands and submerged lands:

None.

(5) Fisheries and fishing grounds:

None.

C. Relation to historic, cultural, and archaeological resources:

There are no known historic, cultural, and archaeological resources within the project site. Any remains that might have existed would have been covered over when the original hotel structure was built in the mid 1970s. The only historic site in the vicinity is the Sheraton Moana Surf Rider Hotel which is located diagonally across from the Hyatt Regency Waikiki at the intersection of Kalakaua and Kaiulani Avenues. The original building of the Moana Hotel, constructed in 1901, is listed on the National Register of Historic Places.

D. Coastal views from surrounding public viewpoints:

Not applicable. The proposed restaurant entrance is nestled against the much larger existing hotel structure. The proposed action will not impede views to or from the hotel in any way.

E. Quality of receiving waters and ground water resources:

Not applicable.

F. Location and Site Maps:

See Exhibits 1 and 2 of this document.

IV. PROJECT IMPACTS

A. Positive impacts:

As stated above in section II.C.(2) of this document, the restaurant will contribute to the economic and social health of the neighborhood and the city in general. Positive impacts will be obtained by:

1. Providing a first class eating establishment with ethnic diversity (Chinese) which is appropriate to the hotel resort setting in which it is located. The restaurant will have a maximum seating capacity of 180 persons.
2. Providing work for approximately 60-80 full time employees.

B. Negative impacts:

The only negative impacts anticipated from this project are short-term, and will be a direct result of construction activity. The likely negative impacts would affect air quality and noise quality. Construction vehicle activity may increase automotive pollutant concentrations in the vicinity of the project site as well as on traffic routes from the vehicle's home base. On-site stationary and mobile construction equipment may contribute to excess exhaust emissions. Fugitive dust emissions are likely to increase during the construction period. Construction related noise will also constitute a negative impact and, in the short-run, construction activity will increase the amount of traffic to and from the site.

V. MITIGATION MEASURES

A. Air Quality

Measures to control equipment and dust emissions are required according to the Department of Health's Public Health Regulations on Air Pollution Control (State of Hawaii). Equipment emissions can be minimized by proper maintenance of all vehicles and equipment. Dust emissions can be minimized by strict adherence to State air pollution control standards.

B. Noise Quality

Audible construction noise will probably be unavoidable during the entire project construction period. Adverse impacts from construction noise, however, are not expected to be in the "public health and welfare" category due to the temporary nature of work and the administrative controls available for its regulation. The contractor will be required to obtain a noise permit if noise levels are expected to exceed allowable levels as specified in the State Department of Health's Public Health Regulations, Title 11, Chapter 43. The contractor is responsible for properly maintaining construction equipment to minimize noise levels. All internal combustion engines will be required to have mufflers or other noise suppression devices in proper working order. Heavy vehicles required for construction must comply with the State Department of Health's regulations for vehicular noise control.

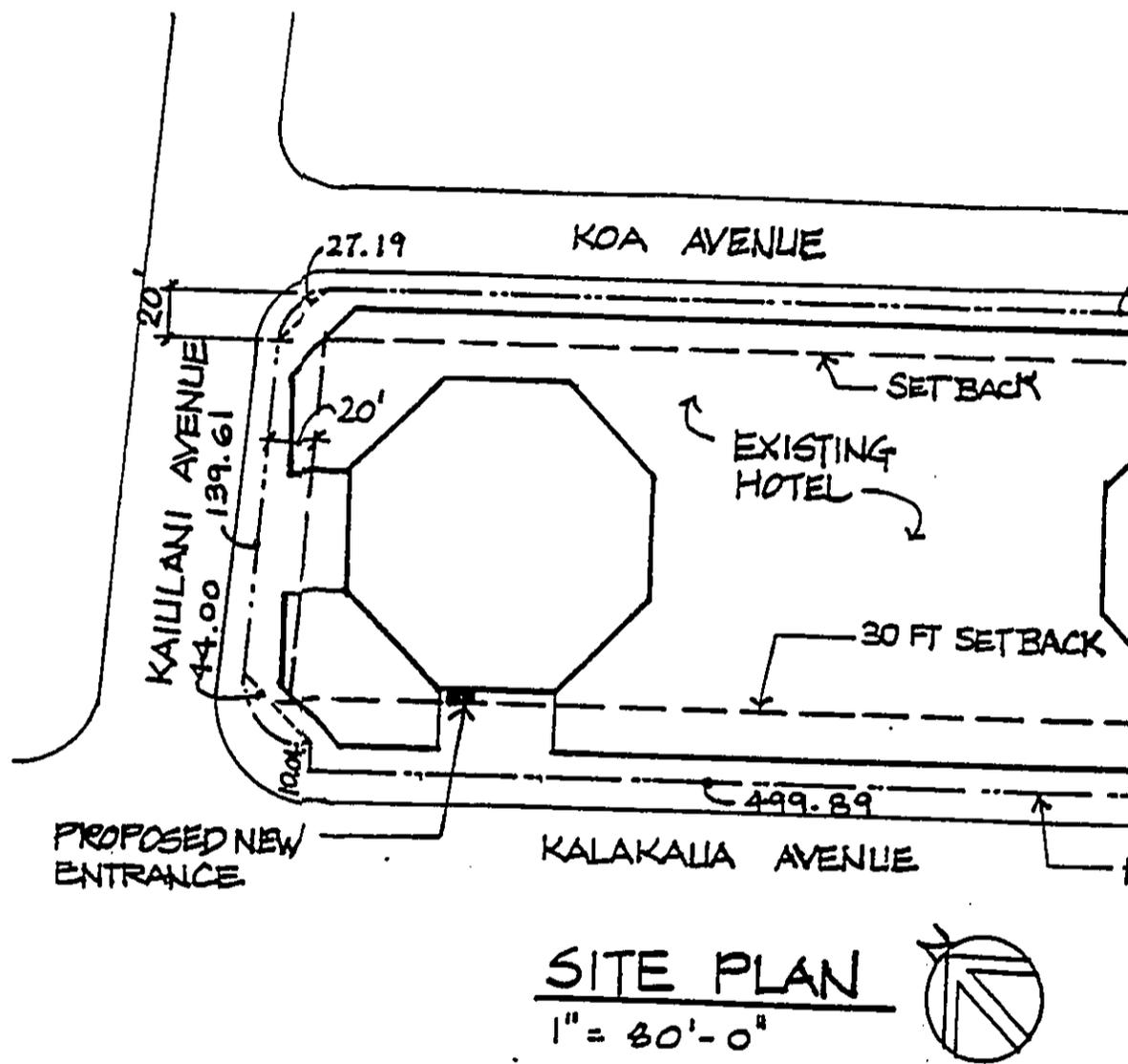
VI. DETERMINATION

The proposed action is not expected to cause significantly adverse impacts to the environment. The proposed entrance constitutes an upgrading of a previously existing and continuing use (restaurant) that has not exhibited any negative environmental impacts in the past. Therefore, it has been determined that a negative declaration for its construction should be filed.

VII. FINDINGS AND REASONS SUPPORTING THE DETERMINATION

- A.** The construction of a new restaurant entrance will not involve an irrevocable commitment to loss or destruction of any natural or cultural resources.
- B.** The project does not conflict with any County or State environmental or planning policies.
- C.** The project does not adversely affect the economic and social welfare of the City & County of Honolulu or the State of Hawaii.
- D.** The project will not generate secondary impacts on population or public facilities.
- E.** The project will not cause a substantial degradation of environmental quality.
- F.** The project will not affect any rare, threatened or endangered specie of flora or fauna. No endangered flora or fauna are known to exist on the subject site.
- G.** The project will not adversely affect air or water quality, or the ambient noise environment of the area except in the short-run during construction.

For the reasons cited above, the proposed restaurant entrance will not have any significant negative environmental effect in the context of Chapter 343, Hawaii Revised Statutes and section 11-200-12 of the State Administrative Rules.

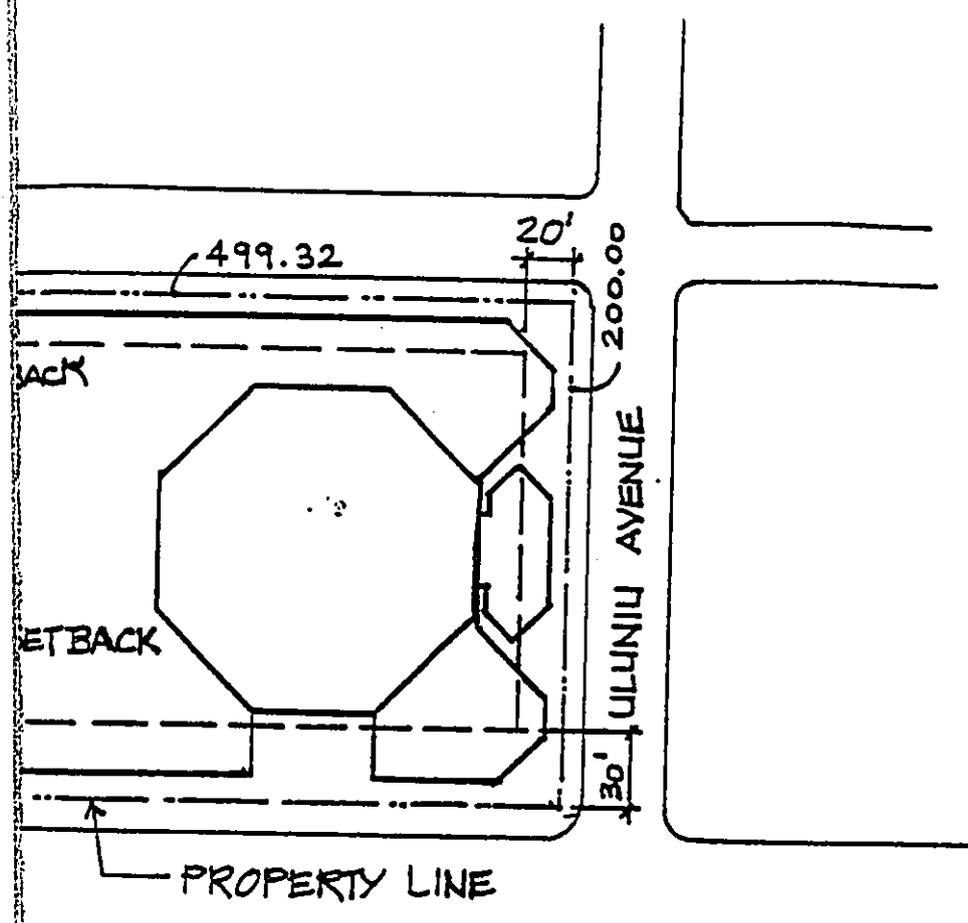


NEW RESTAURANT ENTRANCE AT HYATT FOR ABE INVESTMENT GROUP

PREPARED BY DORIS WONG

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DIVISION

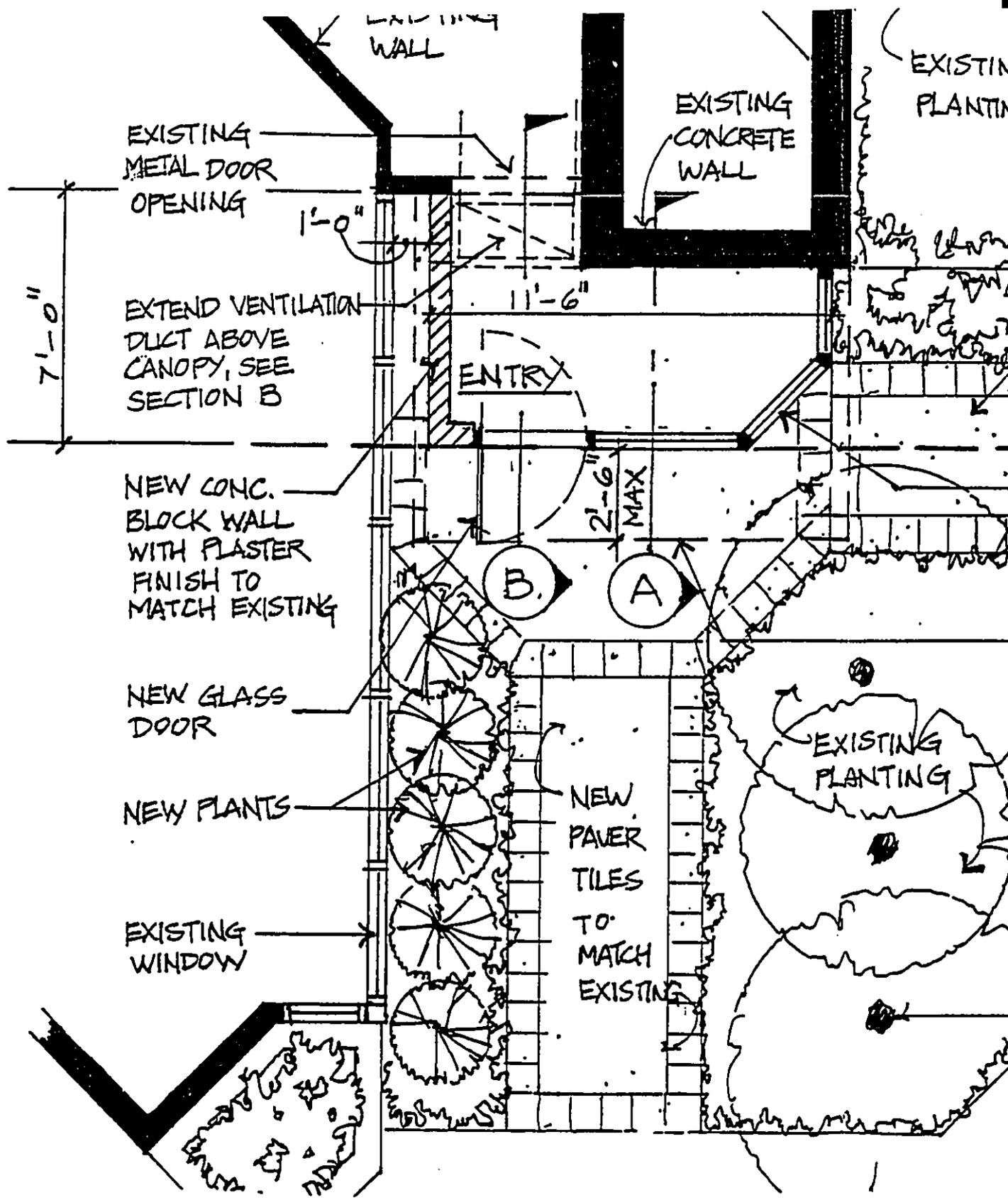


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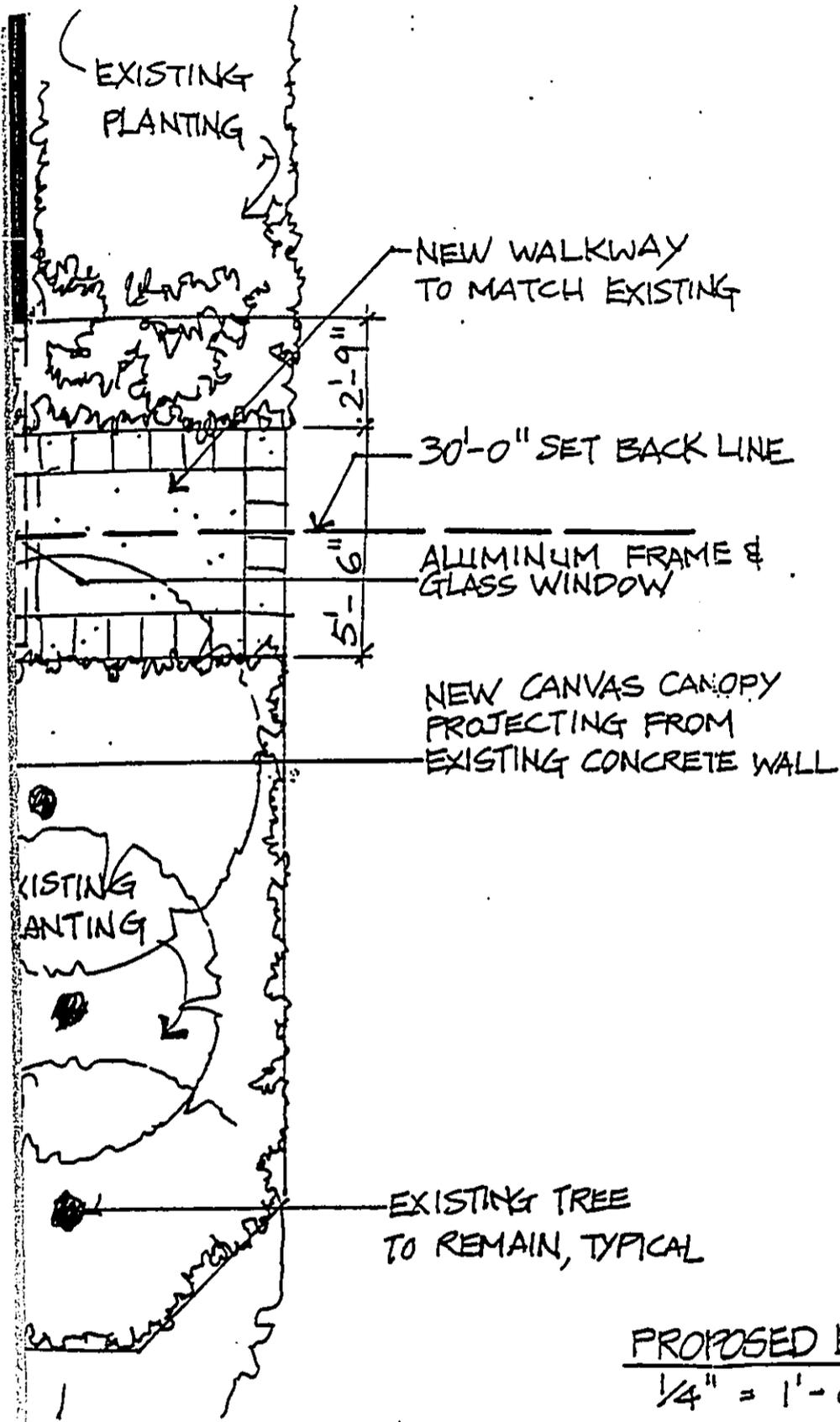
DORIS WONG
 LICENSED
 PROFESSIONAL
 ARCHITECT
 No. 7107
 HAWAII, U.S.A.
Doris Wong

EXHIBIT 2



NEW RESTAURANT ENTRANCE AT HYATT FOR ABE INVESTMENT GROUP

PREPARED BY DORIS WONG

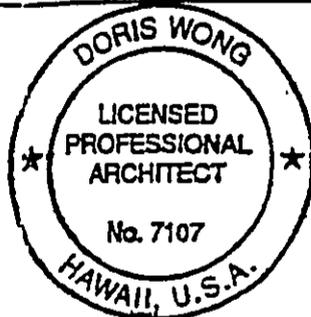


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 HONOLULU

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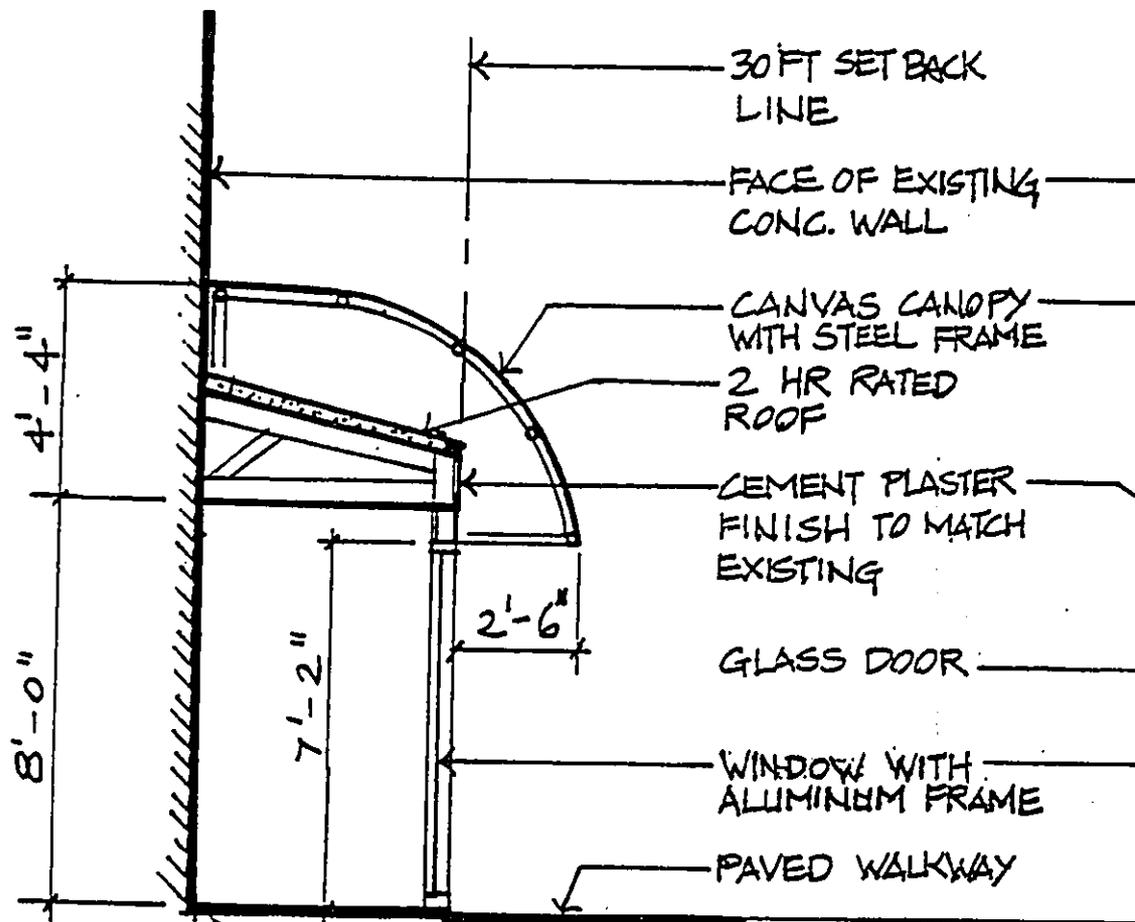
PROPOSED ENTRANCE FLOOR PLAN
 1/4" = 1'-0"

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Doris Wong

EXHIBIT 3

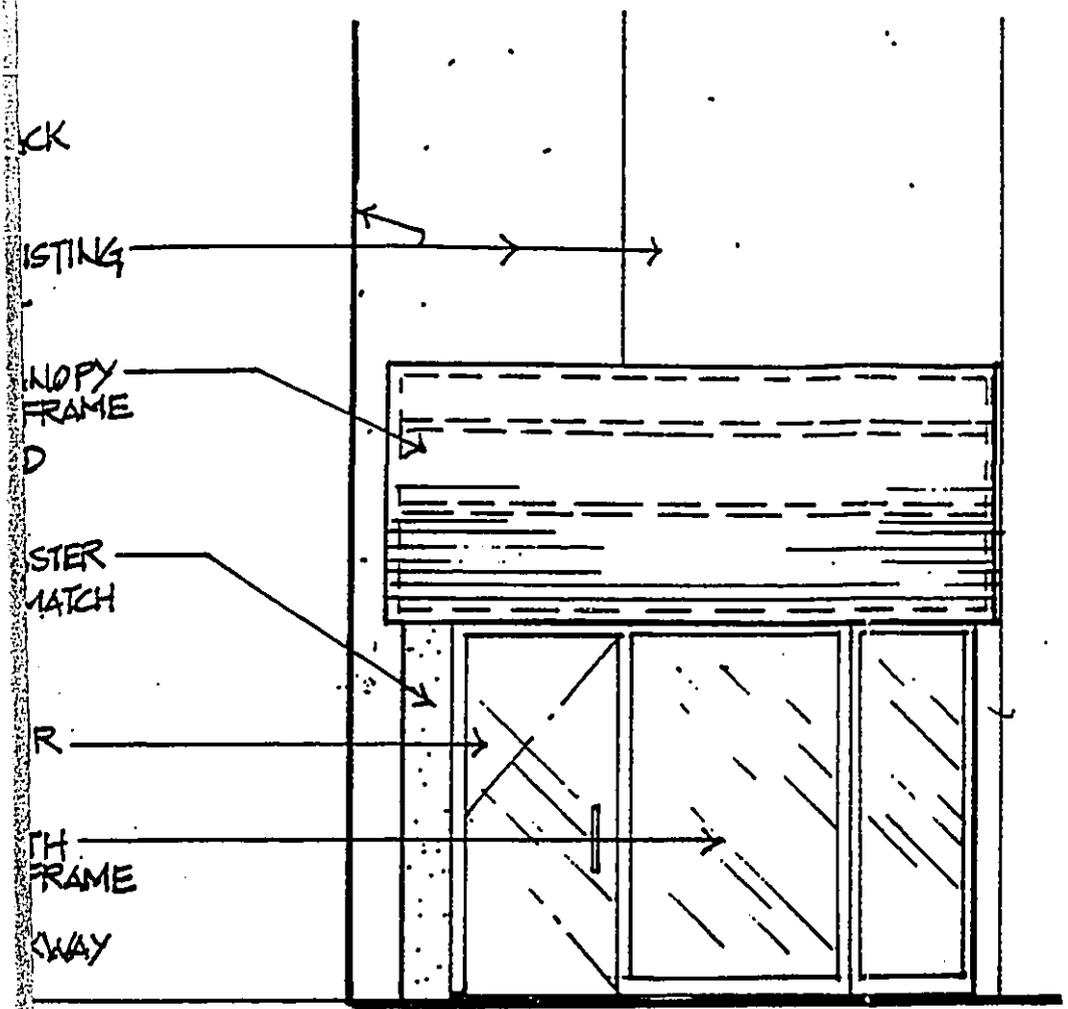


WALL SECTION A
 $\frac{1}{4}'' = 1'-0''$

NEW RESTAURANT ENTRANCE AT HYATT FOR ABE INVESTMENT GROUP

PREPARED BY DORIS WONG

SR 10 47
UTILIZATION



95 JUN 25 PM 4 04
UTILIZATION

ELEVATION
1/4" = 1'-0"

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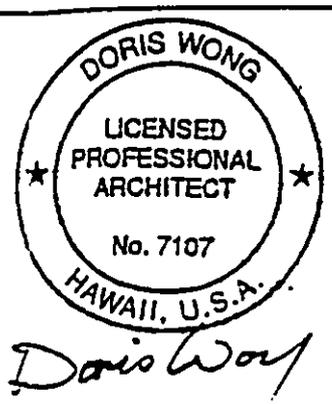
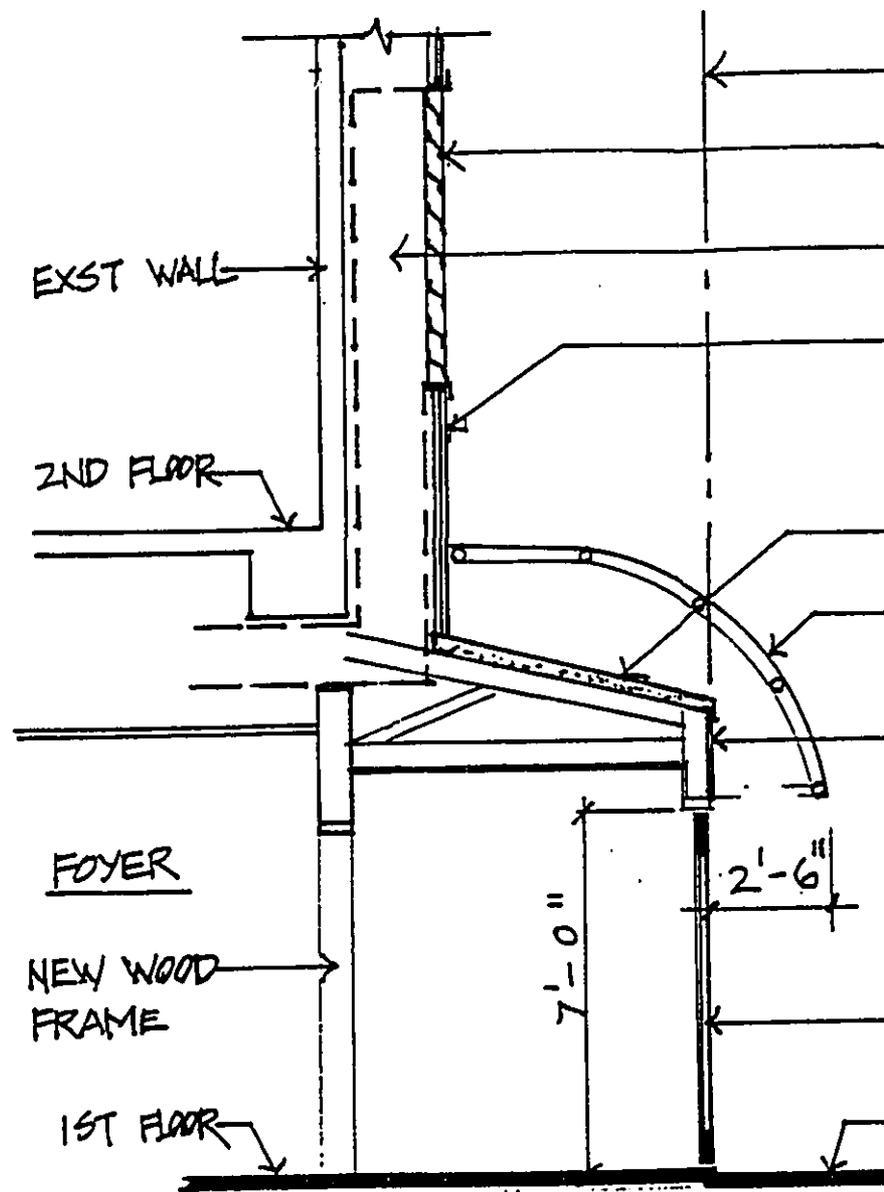


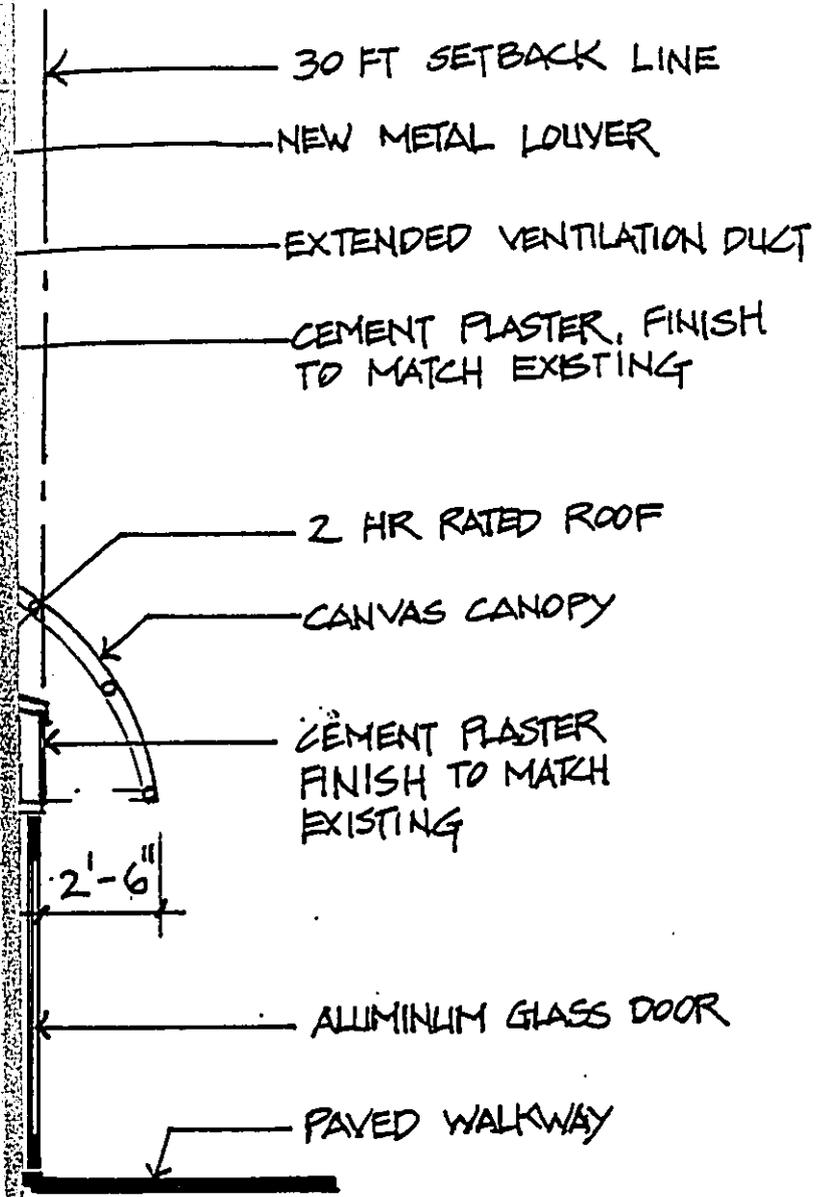
EXHIBIT 4



WALL SECTION B
 $\frac{1}{4}'' = 1'-0''$

NEW RESTAURANT ENTRANCE AT HYATT FOR ABE INVESTMENT GROUP

PREPARED BY DORIS WONG



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 UTILIZATION
 HONOLULU

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 HONOLULU

SECTION B

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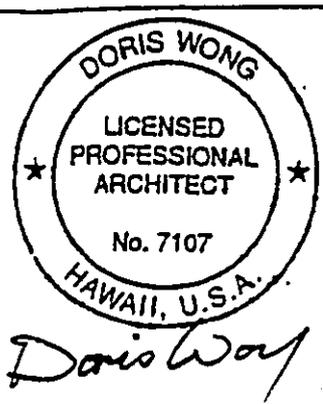
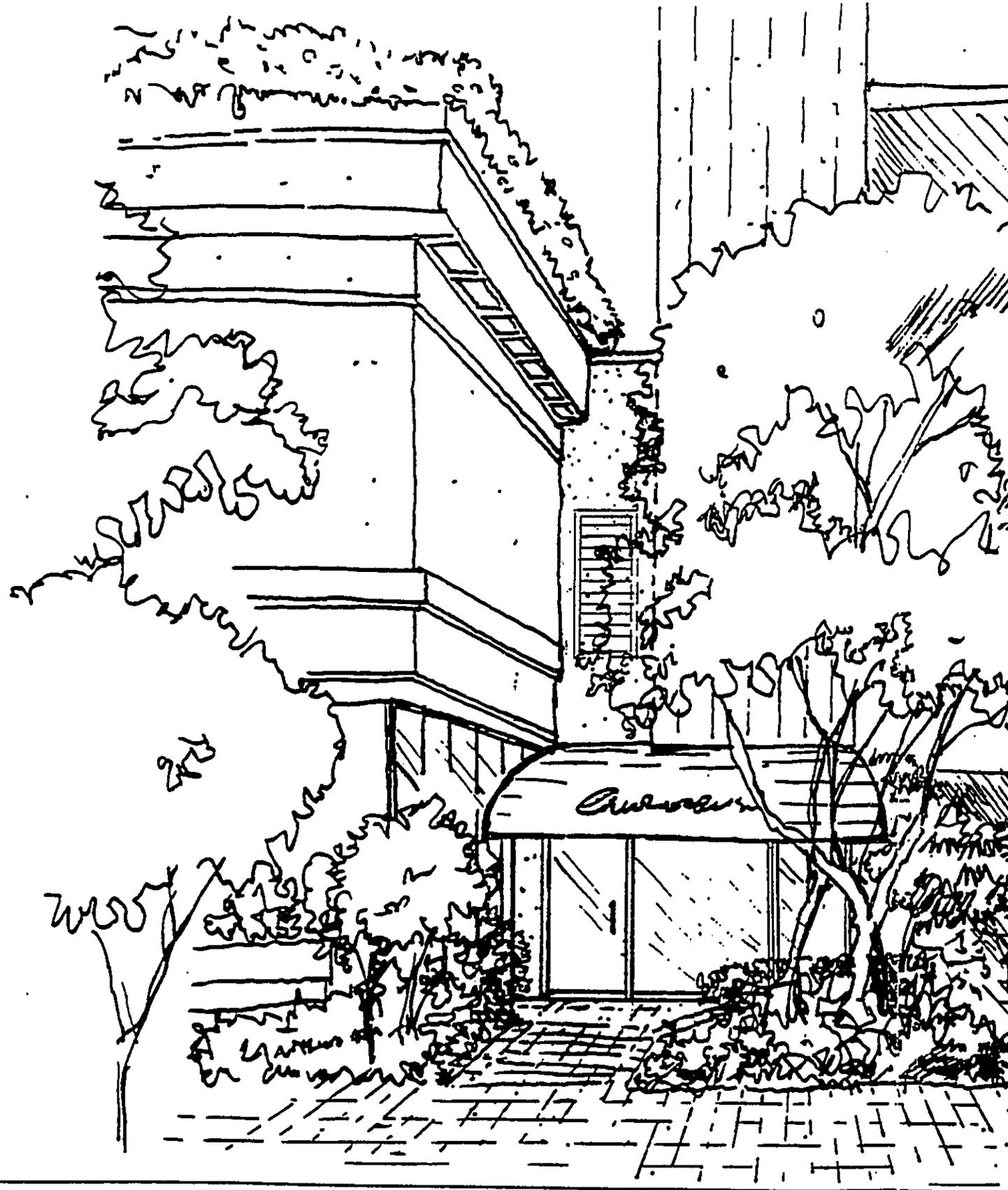
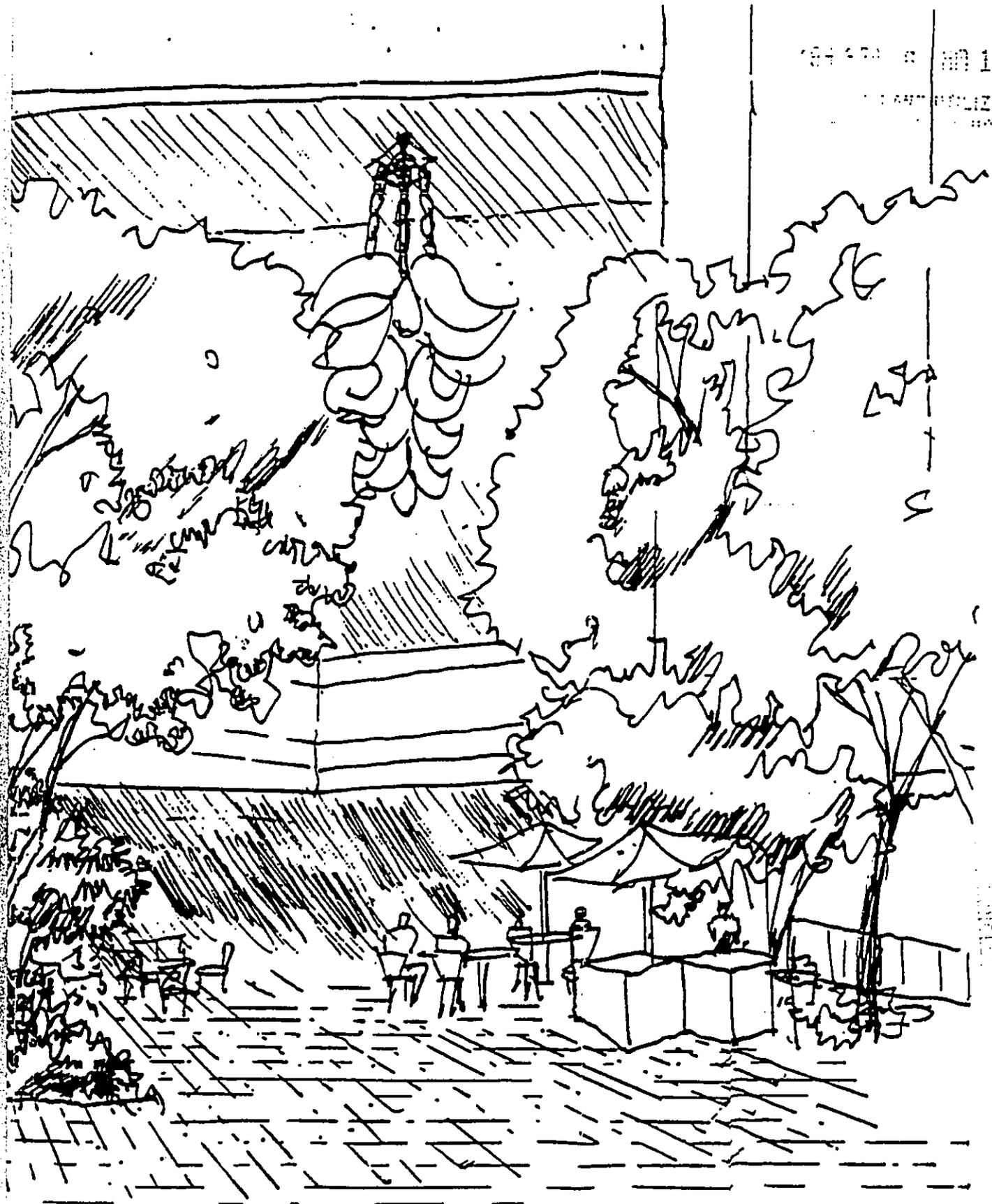


EXHIBIT 5



NEW RESTAURANT ENTRANCE AT HYATT
FOR ABE INVESTMENT GROUP

PREPARED BY DORIS WONG

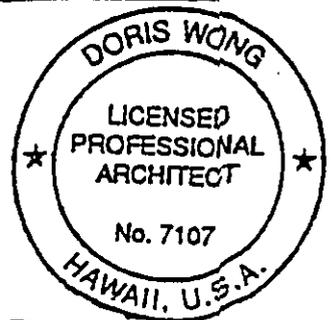


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PLANNING DIVISION
HONOLULU

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Doris Wong

EXHIBIT 6