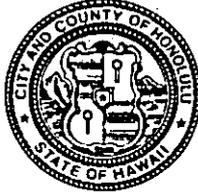


DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

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

'01 APR 24 P12:29

April 24, 2001

2001/SMA-10(GU)

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:

SPECIAL MANAGEMENT AREA ORDINANCE
CHAPTER 25, ROH
Environmental Assessment (EA) /Determination
Finding of No Significant Impact

Recorded Owner	:	Trustees Under the Will and of the Estate of Bernice Pauahi Bishop, Deceased
Applicant	:	Kahala Mandarin Oriental Hawaii Hotel
Agent	:	Kusao & Kurahashi, Inc.
Location	:	5000 Kahala Avenue - Kahala
Tax Map Key	:	3-5-23: 39
Request	:	Special Management Area Use Permit
Proposal	:	Renovation and expansion of the Kahala Mandarin Oriental Hawaii Hotel, including: a) expansion of the existing spa and fitness center; b) addition of 5 beach suites as a partial third floor addition to the existing two-story beach suites; c) addition of an open-air second floor to the existing pool side snack bar; d) construction of an elevated outdoor tennis court at the rear of the hotel, and back-of-house receiving offices beneath the new court; e) addition of a new roof to the existing Magnum Bar; and f) expansion of the existing swimming pool.
Determination	:	A Finding of No Significant Impact is Issued

55

Ms. Genevieve Salmonson, Director

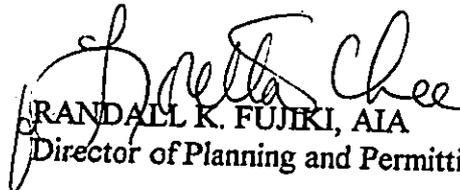
Page 2

April 24, 2001

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. We have enclosed a completed OEQC Bulletin Publication Form and four copies of the Final EA.

If you have any questions, please contact Geri Ung of our staff at 527-6044.

Sincerely yours,


RANDALL K. FUJIKI, AIA
Director of Planning and Permitting

RKF:am
Enclosures

POSSE Doc. 92460r1

50

MAY 8 2001

FILE COPY

2001-05-08-0A-FEA-

**FINAL ENVIRONMENTAL ASSESSMENT REPORT
AND
SPECIAL MANAGEMENT AREA USE PERMIT APPLICATION
FOR THE
PROPOSED RENOVATIONS AND EXPANSION OF THE
KAHALA MANDARIN ORIENTAL HAWAII HOTEL**

TMK: 3-5-023: 39

Kahala, Oahu, Hawaii

**KAHALA MANDARIN ORIENTAL HAWAII HOTEL
5000 Kahala Avenue
Honolulu, Hawaii 96816**

APPLICANT

**Kusao and Kurahashi, Inc.
Planning and Zoning Consultants
2752 Woodlawn Drive, Suite 5-202
Honolulu, Hawaii 96822**

Agent

APRIL 2001

Board of Planning
and Zoning
C & Z OF HONOLULU

01 APR 23 AM 7:47

RECEIVED

**FINAL ENVIRONMENTAL ASSESSMENT REPORT
AND
SPECIAL MANAGEMENT AREA USE PERMIT APPLICATION
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KAHALA MANDARIN ORIENTAL HAWAII HOTEL**

TMK: 3-5-023: 39

Kahala, Oahu, Hawaii

Department of Planning
& Zoning
& C OF HONOLULU

2001 APR 23 AM 7:47

RECEIVED

**KAHALA MANDARIN ORIENTAL HAWAII HOTEL
5000 Kahala Avenue
Honolulu, Hawaii 96816**

APPLICANT

**Kusao and Kurahashi, Inc.
Planning and Zoning Consultants
2752 Woodlawn Drive, Suite 5-202
Honolulu, Hawaii 96822**

Agent

APRIL 2001

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**FINAL ENVIRONMENTAL ASSESSMENT REPORT AND
SPECIAL MANAGEMENT AREA USE PERMIT APPLICATION FOR THE
PROPOSED RENOVATIONS AND EXPANSION OF THE
KAHALA MANDARIN ORIENTAL HAWAII HOTEL**

TMK: 3-5-023: 39

I. INTRODUCTION

This Final Environmental Assessment Report (Final EA) and Special Management Area Use Permit Application, Major (SMA, Major) for the proposed expansion of an existing spa and fitness center; five new suites added to a portion of the beach suites; development of a tennis court; expansion of existing swimming pool and other minor renovations at the Kahala Mandarin Oriental Hawaii Hotel is prepared pursuant to requirements established within Chapter 25, Revised Ordinances of Honolulu, as amended, and in accordance with Chapter 343, Hawaii Revised Statutes, as amended. It is further prepared in accordance with the Department of Planning and Permitting's "Content Guide for Preparing an Environmental Assessment Required with an Application for a Special Management Area Use Permit, Major, Chapter 25, Revised Ordinances of Honolulu, as amended".

This environmental assessment provides the basis for a Finding of No Significant Impact (FONSI) determination for the proposed project pursuant to Chapter 25, Revised Ordinances of Honolulu, as amended and Sec. 11-200-2 of the

Department of Health Environmental Impact Statement Rules.

II. GENERAL INFORMATION

- A. APPLICANT : Kahala Mandarin Oriental Hawaii Hotel, 5000 Kahala Avenue Honolulu, Hawaii 96816
- B. APPROVING AGENCY: Department of Planning and Permitting City and County of Honolulu 650 So. King Street, 7th Floor Honolulu, Hawaii 96813 (808) 523-4414
- C. RECORDED FEE OWNER : Trustees Under the Will and of the Estate of Bernice Pauahi Bishop, Deceased, 567 South King Street Honolulu, Hawaii 96813
- D. AGENT : Kusao & Kurahashi, Inc. Planning and Zoning Consultants 2752 Woodlawn Drive, #5-202 Honolulu, Hawaii 96822 (808) 988-2231
- E. TAX MAP KEY : 3-5-23: 39
- F. LOCATION : The project site, 5000 Kahala Avenue, is located at the end of Kahala Avenue, makai of the Waialae Golf Course. (Exhibit 1)

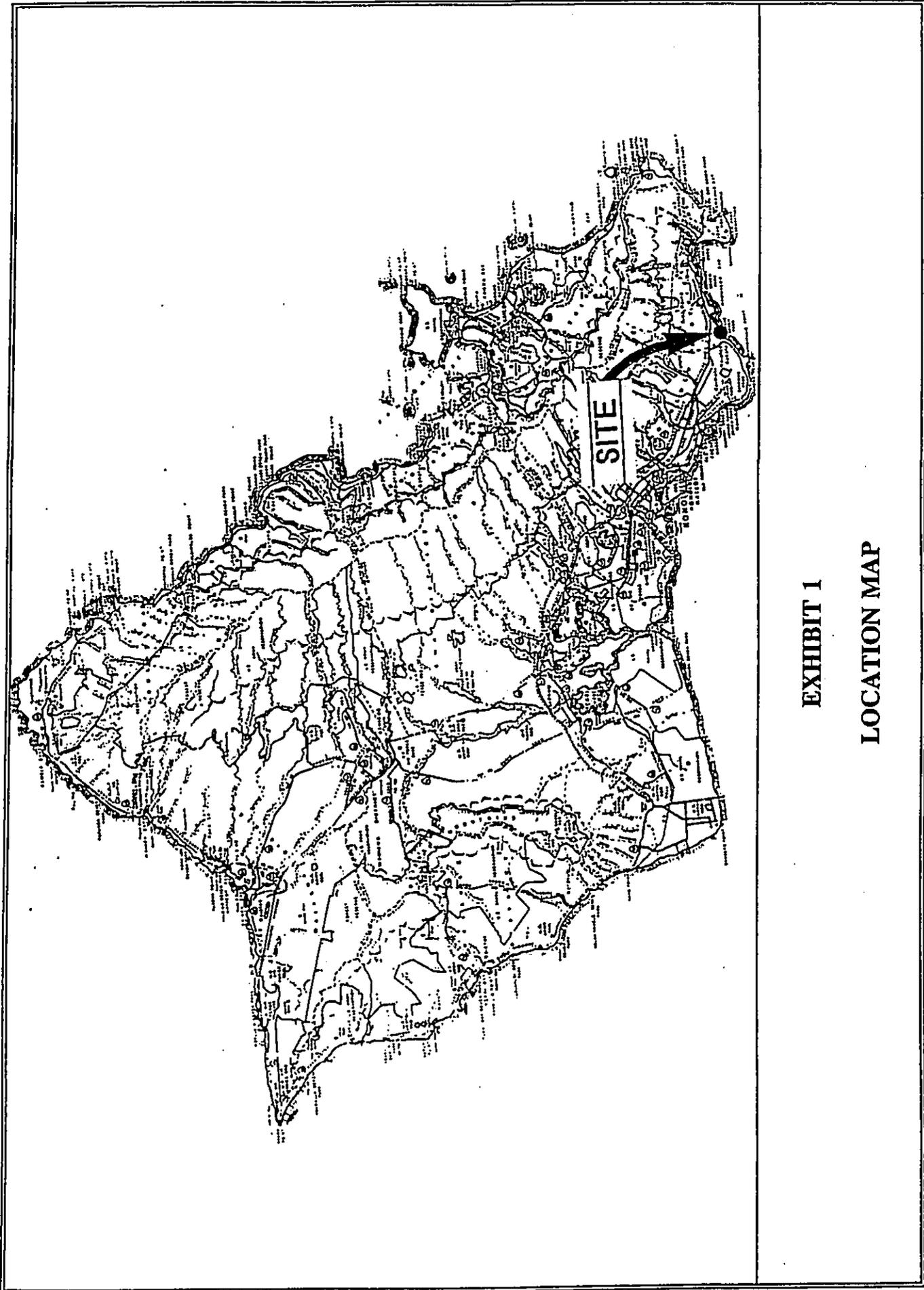


EXHIBIT 1

LOCATION MAP

**Final EA and SMA Permit Application
Kahala Mandarin Oriental Hawaii Hotel**

- G. LOT AREA : 6.485 acres
- H. STATE LAND USE : Urban
- I. DEVELOPMENT PLAN
- Land Use Map : Resort (Exhibit 2)
 - Public Facilities Map : No improvements planned on the project site.
- J. ZONING : Resort District (Exhibit 3)
- K. EXISTING USE : The subject property is developed with the Kahala Mandarin Oriental Hawaii Hotel and its support facilities.
- L. AGENCIES CONSULTED (Distribution List) DURING DRAFT EA COMMENT PERIOD :
- City Agencies:**
 - Dept. Of Environmental Services
 - Board of Water Supply
 - Dept. Of Planning and Permitting
 - a) Civil Engineering Branch
 - b) Traffic Review Branch
 - c) Wastewater Branch
 - d) Community Planning Division
 - State Agencies:**
 - Department of Health
 - a) Wastewater Branch
 - b) Noise, Radiation and Indoor And Indoor Air Quality Branch
 - c) Clean Air Branch
 - Dept. Of Land and Natural Resources
 - a) State Historic Preservation Div.

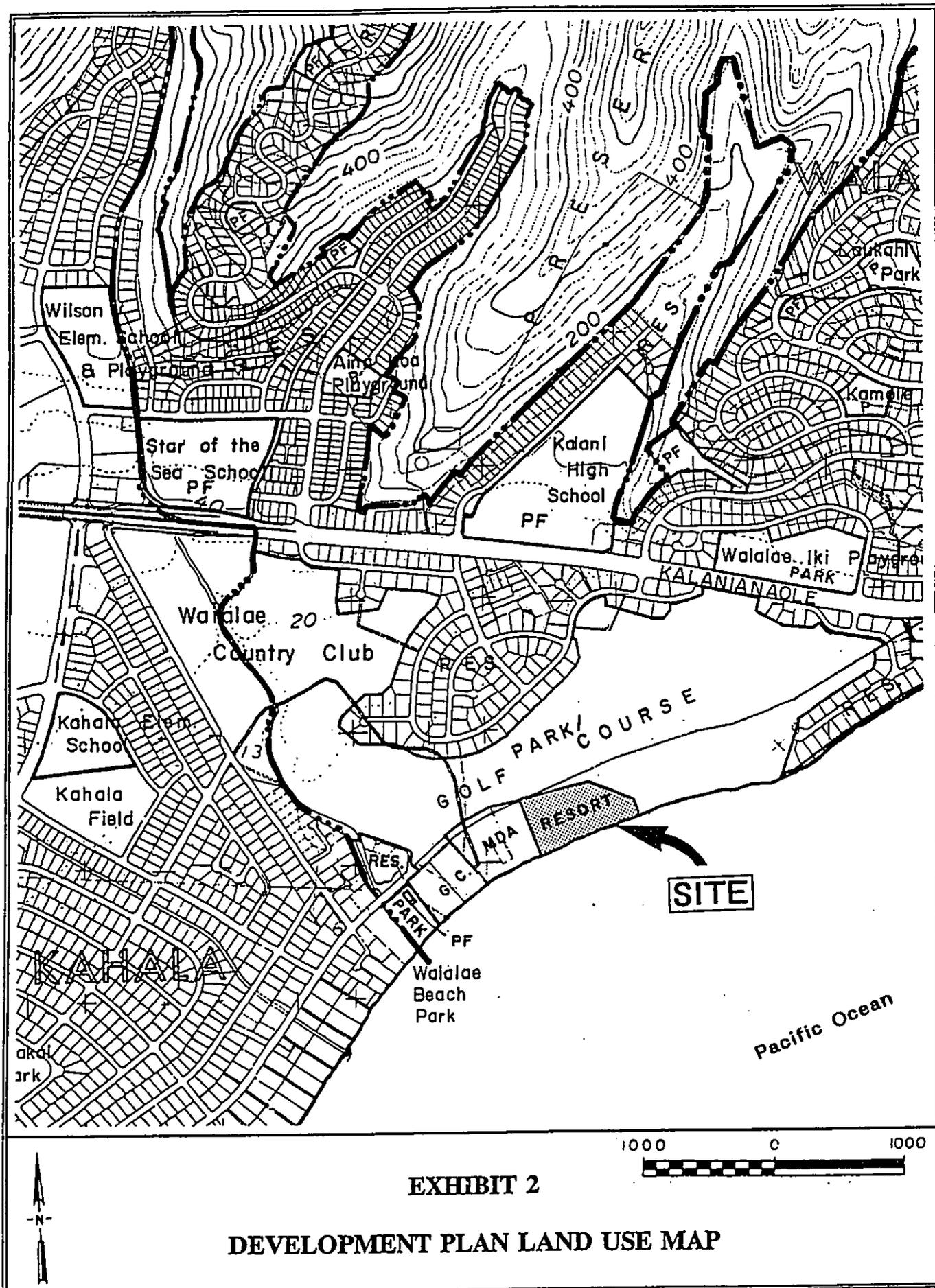


EXHIBIT 2

DEVELOPMENT PLAN LAND USE MAP

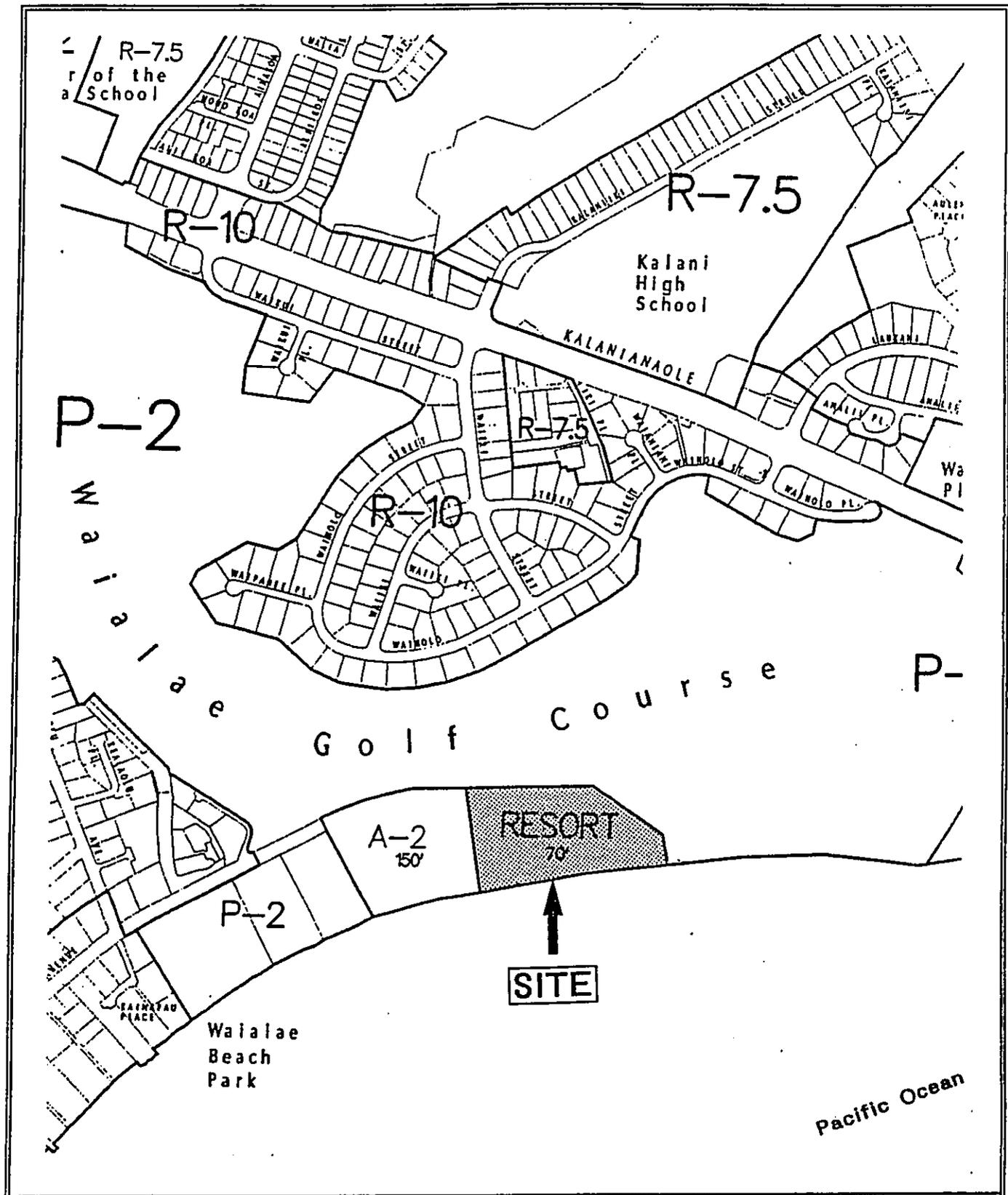
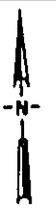


EXHIBIT 3
ZONING MAP



b) Land Division

Federal Agencies:

Fish and Wildlife

Community Organizations:

Waialae-Kahala Neighborhood Bd.

Kuliouou-Kalani Iki Neighborhood Bd.

Kahala Community Association

Waialae Golf Course Community
Association

III. DESCRIPTION OF THE PROPOSED ACTION

A. GENERAL DESCRIPTION

1. Proposed Project

The applicant proposes to expand and increase the height of the existing hotel spa and fitness center, add five beach side suites with a third floor addition to a portion of the existing two story beach suites, add an open-air 2nd floor to the existing pool side snack bar, expand the existing swimming pool, build an elevated out-door tennis court at the rear of the hotel, with back of house receiving offices underneath the proposed tennis court, and add a new roof to the existing Magnum Bar. The total estimated project cost will be approximately \$10,200,000. The proposed improvements are additional amenities for

guests staying at the Kahala Mandarin Oriental Hawaii Hotel, in accordance with the plans submitted as Appendix I of this application. The proposed improvements, consisting of approximately 13,971 square feet of expansion to the Kahala Mandarin Oriental Hawaii Hotel, is the subject of this Final Environmental Assessment and Special Management Area (SMA) Use Permit application.

The applicant appeared before the Kahala Neighborhood Board on February 15, 2001 and received a recommendation of approval. The applicant appeared before the Kahala Beach Condominium Association on March 20, 2001. The applicant appeared before the Kuliouou-Kalani Iki Neighborhood Board on April 5, 2001, and appeared before the Kahala Community Association on April 12, 2001 and received a recommendation of approval.

2. Location

The proposed improvements will be located on the grounds of the Kahala Mandarin Oriental Hawaii Hotel at 5000 Kahala Avenue, Kahala, Oahu (Tax Map Key: 3-5-23: 39). The hotel is situated makai

of the Waialae Country Club Golf Course, at the end of Kahala Avenue. The entire project site is within the Special Management Area (SMA). See attached portion of the SMA Boundary Map (Exhibit 4).

3. Land Use Approvals

a. State Land Use

The project is in the State Land Use Urban District. The proposed improvements are consistent with the site's Urban designation.

b. Development Plan

The East Honolulu Development Plan (DP) Land Use Map designates the 6.485 acre property as Resort. The proposed improvements are consistent with the site's Resort designation.

c. Zoning, Land Use Ordinance (LUO)

The project is zoned Resort District. The proposed improvements will conform to the requirements of the site's Resort District zoning and other requirements of the Land Use Ordinance.

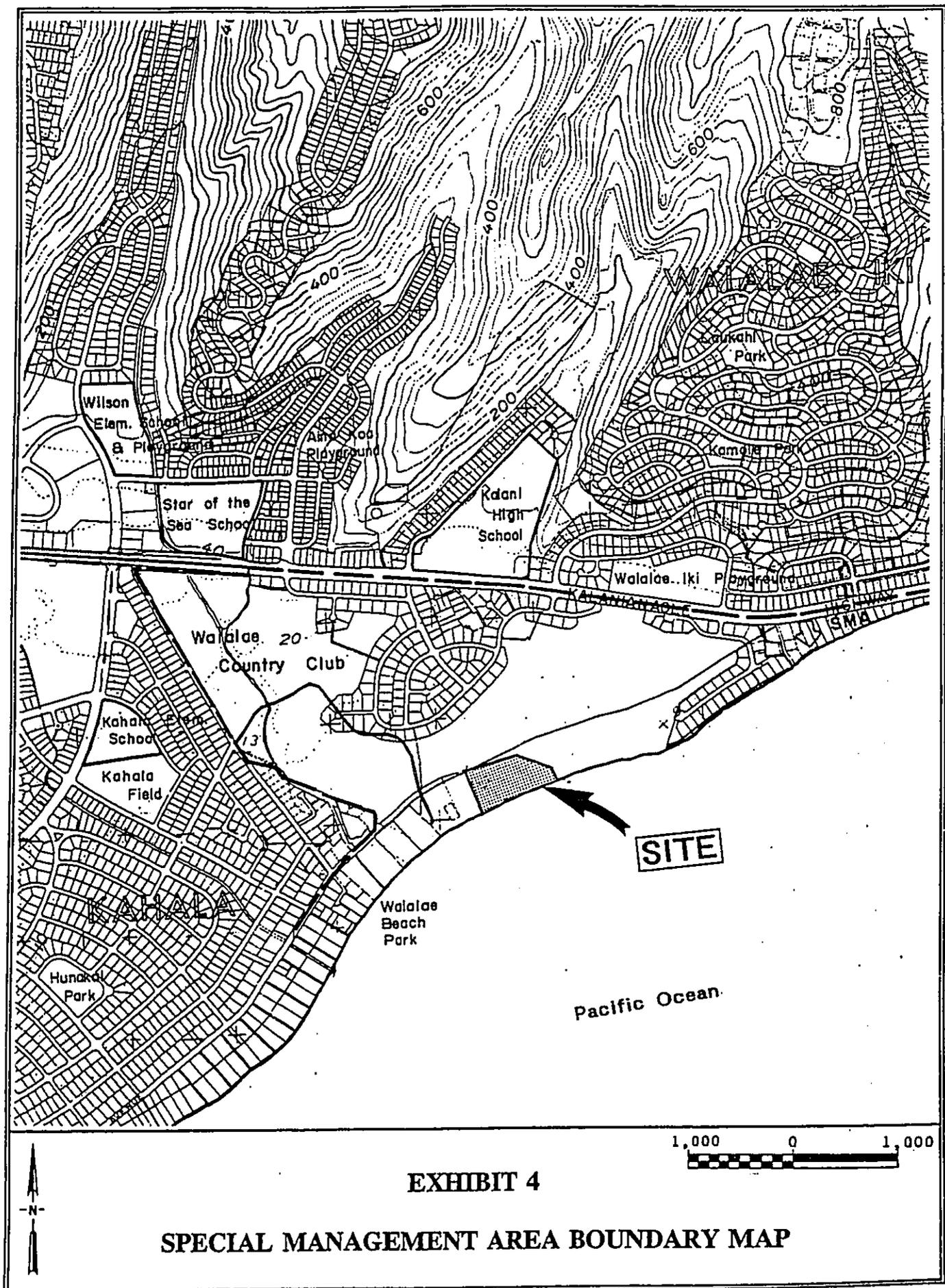


EXHIBIT 4

SPECIAL MANAGEMENT AREA BOUNDARY MAP

d. Special Management Area Use Permit (SMP)

i. Earlier SMP Approvals

The City Council approved three SMP Permits (Application No. 84/SMA-54, 86/SMA-20 and 94/SMA-22) and a Minor Modification (95-02123(JT)) for the subject property. The application in 1984 was approved via City Council Resolution No. 84-321 to permit construction of a three-story building addition onto the mauka side of the existing Kahala Mandarin Oriental Hawaii Hotel and the trellis located near the Hala Terrace. The application in 1986 was approved via City Council Resolution No. 86-178 to permit construction of a mezzanine office addition above existing offices at the mauka side of the Kahala Mandarin Oriental Hawaii Hotel.

The most recent application was approved on September 21, 1994 via City Council Resolution No. 94-

231 to permit renovations and expansion of the existing Kahala Mandarin Oriental Hawaii Hotel including relocation of the Maile Restaurant and Lounge to what is known now as the Hoku Restaurant, a new covered group entry at the lobby level, new restrooms, a reception pavilion, expansion of front offices, Hala Terrace Restaurant addition, new group entry at the ground level, banquet facilities, relocation of the pool snack and service bar, a new physically challenged elevator access and an emergency generator enclosure.

A Minor Modification, (95-02123)JT, to the 94/SMA-022 was granted on April 26, 1995. This Minor Modification allowed the elimination of the proposed reception pavilion, handicapped elevator access and trellis system; demolition of the existing pool facilities building and accounting building; and addition of a new building for the proposed health and fitness center, combination

snack bar/pool facilities building, and new windscreen near the lagoon.

ii. Current Application

This application is submitted to meet the requirements of Chapter 25 of the Revised Ordinances of Honolulu, since the proposed improvements are subject to the requirements of this Chapter.

B. TECHNICAL CHARACTERISTICS

1. Use Characteristics

The existing Kahala Mandarin Oriental Hawaii Hotel complex currently contains 371 guest rooms and suites, situated in a tropical setting with a waterfall and lagoons which contain porpoises and other sea creatures. The hotel complex also contains the following support services and amenities:

- a. Eating and drinking establishments, including three restaurants (Hoku's, the Plumeria Beach Cafe, and a new Japanese restaurant called Tokyo -Tokyo); the Veranda, a snack and

entertainment area at the makai side of the main lobby; the Honu Bar and Terrace located adjacent to the Plumeria Beach Cafe; and a pool side snack bar.

- b. A swimming pool and 800-foot sandy beach area.
- c. Personal services commercial shops, including a beauty salon, and car rental and travel desk.
- d. Retail commercial shops, including a jewelry shop, fashion boutiques and a sundry and gift shop.
- e. Banquet and meeting rooms.

In addition, the hotel complex includes other areas used for administrative offices, front desk and lobby, housekeeping and laundry, maintenance, kitchen, restrooms, parking structure and other accessory facilities.

2. Physical Characteristics

The 6.485 acre subject property is developed with the Kahala Mandarin Oriental Hawaii Hotel and its support facilities. As depicted in Appendix I, the proposed additions will be located on both the makai side and mauka side

of the hotel. The nearest renovation, the expanded spa and fitness center will be approximately 75 feet or greater from the shoreline and the proposed 3rd floor addition to a portion of the beach suites, is also at a distance of 75 feet or greater from the shoreline. The existing swimming pool is 53 feet mauka of the shoreline, but the expansion of the swimming pool occurs at and beyond 55 feet from the shoreline. The proposed tennis court will be located at the rear (northwest corner) of the existing hotel close to the Waialae Golf Course. The tennis court will be elevated above what is now a loading dock area for the hotel, and "back of house receiving offices and security" will be constructed beneath the new tennis court. The total square footage under the tennis court will be 7,181 square feet. The "back of house and receiving offices and security" will take up 1,205 square feet and the remaining 5,976 square feet will be used for deliveries and vendor parking. Entrance to the tennis court will be from the existing motor court area, with no playing allowed after sunset.

3. Construction Characteristics

Expansion of the spa and fitness center; third floor addition of

five suites to the existing beach suites; and back of house receiving offices beneath the proposed tennis court will add approximately 13,971 square feet of floor area to the Kahala Mandarin Oriental Hawaii Hotel (shown in detail in Appendix I).

Floor Area - The following table summarizes the total floor area of the proposed improvement:-

Allowable Floor Area:	395,481.80 sf
Existing: Bldg. Permit (App.#A2000-07-0282)	392,157.50 sf
Pipe Space adjustment (DPP letter 10/29/99)	(10,651.00) sf
Adjusted Existing Floor Area	381,506.50 sf

Additional Floor Area this SMA Request:

Spa and fitness center	<u>7,423.00 sf</u>	
Fitness/Recreation	<u>1,638.00 sf</u>	
Ocean Suites	<u>3,705.00 sf</u>	
Beach Grille 2 nd Floor	<u>0.00 sf</u>	
Tennis/Back of House	<u>1,205.00 sf</u>	
Total New Floor Area	<u>13,971.00 sf</u>	395,477.50 sf

The proposed expansion of 13,971 square feet would increase the

floor area to 395,477.50 square feet. Details on each proposed renovation/expansion are as follows:-

Spa and fitness center - The applicant's plan in renovating and expanding the existing spa and fitness center will include a second and third story to the existing one story structure, the addition of a spa and fitness center recreation room constructed on a portion of the top floor of the adjacent parking structure and a water feature within the expanded spa and fitness center structure.

The plans call for the removal of the roof and walls of the existing ground floor spa, leaving the support pillars, beams and foundation in place. The footprint of the ground floor spa (3,224 square feet) will be expanded to include an additional 1,074 square feet. The second and third story addition to the existing spa would consist of 6,414 square feet. The new spa and fitness center recreation room, built on a portion of the top parking deck, would consist of approximately 1,638 square feet. The total square footage of the expanded spa and fitness center and spa and fitness center recreation

room would be 9,061.00 square feet.

The addition to the spa and fitness center will allow a main entrance into the spa from the hotel motor court area, a much more esthetically pleasing and convenient entrance for the hotel guests than what currently exists. To further enhance the overall appearance of the spa and fitness center, the architect has planned a waterfall feature within the expanded spa. The waterfall feature would flow from the second story down to the ground floor area of the spa into a small reflecting pond. The water feature will be biologically (not chemically) filtered so that it can support plants, fish and wildlife. The surrounding landscape area will not drain into the pond, therefore there will be no other source of pollution or contamination into the water feature. The rim of the proposed receiving pond is designed to be higher than the water level, therefore overflow would not be a problem. In the unlikely event that the pond water would need to be discharged, it would be discharged into the sanitary sewer line to minimize impact to coastal waters. The reflecting pond will provide a transition, blending

the gardens with the building.

The renovation and expansion of the hotel spa and fitness center, an accessory support facility within the hotel, has become necessary in order to provide services to meet the expectations of the hotel guests. As more and more visitors return to the islands, supporting higher occupancy within our hotels, the need is ever present to accommodate the needs and demands of our visitors and to compete with resort destinations worldwide. The expansion is also needed to provide private treatment rooms for massages and other treatments intended to relax and rejuvenate the hotel guests.

Third Floor Beach Suites Addition - Through this application the applicant is requesting permission to add a third story to a portion of the existing beach suites that are part of the Hotel Lagoon Wing. The addition would consist of five new beach suite rooms for a total of approximately 3,705 square feet. As stated earlier in this report the proposed 3rd floor addition to a portion of the beach suites, would be at a distance of 75 feet or greater from the shoreline.

Back of House Receiving Offices Beneath Tennis Court - The total area beneath the proposed tennis court will be 7,181 square feet. Of that figure 1,205 square feet would be allocated to office space and security. The remaining area of 5,976 square feet would not be considered floor area, and would be used for truck delivery and vendor parking.

Improvements not Related to Floor Area - The remaining improvements, expansion of the existing swimming pool, open air tennis court, open-air 2nd story addition to the existing pool-side snack bar, and new roof to the existing magnum bar will not count as additional floor area. A portion of the roof line of the Magnum Bar will be 47 feet mauka of the shoreline. The swimming pool expansion and new deck area will occur just north of the existing pool, as shown on the enclosed plans. The existing pool area is 2,225 square feet. The existing pools depth is 3 feet to 4.5 feet, and the existing pool volume is approximately 65,000 gallons. The proposed expanded pool area will be 3,138 square feet. The proposed expanded pool depth will be 3 feet to 4.5 feet, and the proposed expanded pool will have a

volume of 105,600 gallons. The existing swimming pool is 53 feet mauka of the shore line, but the expansion of the pool occurs at and beyond 55 feet from the shoreline. The elevated tennis court will be built over the existing loading dock and truck delivery area. Required loading stalls will be maintained. Entrance to the open-air tennis court will be from the hotel motor court. The new pitched roof being planned for the existing magnum bar will replace an existing combination false facade and flat roof. No additional floor area is being requested for this improvement. The new pitched roof line will greatly improve the appearance of the existing unattractive facade and flat roof line.

Lot Coverage - The allowable lot coverage for the hotel site is 141,243.50 square feet. With the existing SMA permit approvals and recent building permit application #A2000-07-0282 for the new Tokyo-Tokyo restaurant, the total lot coverage approved for the site is 124,150.00 square feet.

The additional lot coverage being requested for this SMA Use Permit is as follows:

Fitness/Recreation	(19.00)	
Tennis/Back of House		
Receiving Offices	<u>10.00</u>	
Total Provided Parking		<u>399 stalls</u>

The proposed 1,638 square foot spa and fitness center recreation room will eliminate 19 parking stalls. However, with the redesign of the existing loading dock area and the development of the new open-air tennis court, an additional 10 parking stalls will be added to the existing count. Therefore, the overall count of 399 parking stalls being provided is still 20 stalls over the parking required by the Land Use Ordinance. It is anticipated that the hotel spa and fitness center will continue to be used primarily by hotel guests, therefore there will no affect on parking spaces. As indicated in the parking table, the hotel is currently providing 34 stalls more than is required by the Land Use Ordinance.

4. Utility Requirements

Utilities including electricity, telephone, gas (existing 2-inch line) and cable television are available on-site and existing lines are adequate to service the proposed improvements. Utility demands will not

increase significantly.

Water service, for domestic water demand, exterior fire protection, and irrigation, is currently provided through two 6-inch compound meters. The current number of hotel rooms are 371 guest rooms. With the addition of the proposed 5 new ocean suites, and the expansion of the spa and fitness center, the increase in the water demand is expected to be minimal. The existing water system is expected to be adequate for the planned improvements to the hotel. See comment letter from Board of Water Supply dated March 9, 2001 in Appendix III. In recent discussions with our engineer, Mr. Bill Gebhardt of Tower Engineering Hawaii, and staff at the Board of Water Supply, the following information is being provided:

Final EA and SMA Permit Application
Kahala Mandarin Oriental Hawaii Hotel

Date	Project	Fixture Unit Demo.	Fixture Unit Add	Net Change	Fixture Unit Credit	Permit# or App. #
1994	Ph. I - Diamond Head Tower Guest Rooms	1710.0	871.0	-839.0	-839.0	355755
1995	Ph. II - Koko Head Tower Guest Rooms	1689.0	840.0	-849.0	-1688.0	372085
1995	Ph. III - Public Areas	306.0	272.0	-34.0	-1722.0	372084
1995	Ph. IVA - Lagoon Wing Guest Rooms	1022.0	650.0	-351.2	-2073.2	372083
1995	Ph. IVB - Pool Building	21.0	42.4	21.4	-2051.8	377325
1995	Ph. V - Health & Fitness Center	0.0	43.2	43.2	-2008.6	377324
2000	Tokyo -Tokyo Restaurant	0.6	14.8	14.2	-1994.4	A 2000-07-0282
2001	Spa Fitness/ Recreation Room Guest Rooms	43.2	168.9	125.7	-1868.7	(Future)

Mr. William Gebhardt, PE, of Tower Engineering Hawaii,

estimates the water usage to be approximately 500 GPM after the work is complete. As discussed in the previous page the existing water meters are 6 inches and in parallel which give them an effective capacity of an 8 inch water meter, per BWS. The existing water meter setup will handle over 1600 GPM. This is more than sufficient to include this project.

5. Liquid Waste Disposal

Sewage flows from the hotel presently discharge into the 36-inch gravity City wastewater main located along the oceanside of the Kahala Mandarin Oriental Hawaii Hotel. The facility is served by a 6" and 10" sewer line. The 6" line can handle 720 fixture units and the 10" line can handle 4,680 fixture units for a total of 5,400 fixture units. Tower Engineering, Hawaii Ltd. estimated the sewage usage to be approximately 4,520 Fixture Units after the new work is done. The existing system can accommodate the planned hotel improvements. Their calculations indicate a less than 5% increase in water usage for the hotel facility with the proposed renovations. Applicable City

Wastewater System Facility Charges may be required for additional discharge flows.

6. Solid Waste Disposal

Solid waste generated by the hotel and its support facilities, including the proposed expansion of the spa and fitness center and the 5 additional ocean suites will continue to be collected by a private refuse contractor.

7. Access to the Site

The project site is accessed by Kahala Avenue, a two lane road, which ends at the east end of the Waialae Beach Park. From that point, access is provided by a 60-foot wide roadway easement (two lane road) that extends to the west property line of the Kahala Mandarin Oriental Hawaii Hotel. The two lane roadway is adequate to serve the needs of the Waialae Country Club, the Kahala Beach Condominium and the existing hotel and proposed hotel improvements situated along the easement. The proposed renovations and expansions to the Kahala Mandarin Oriental Hawaii Hotel through this SMA permit application

are not expected to have a significant impact on the level of service of this access easement.

8. Agency Comments

The applicant has requested Draft Environmental Assessment comments from various City, State and Federal agencies as well as Community Organizations which may be affected by the proposed renovation and expansion. To date the following agencies have responded with their comments attached in Appendix II, and summarized below:

State Department of Land and Natural Resources, Land Division

Their letter indicated that a review of their shoreline records revealed that the Chairperson certified the subject property shoreline on November, 29, 1995. Shoreline certifications are valid for a period of one year from the date of the certified shoreline survey map. The Department had no other comments to offer.

State Department of Health - Clean Air Branch

Since the permit application states that the proposed project will entail renovation/demolition activities, the applicant should contact the Asbestos Abatement Office, in the Noise, Radiation and Indoor Air Quality Branch. A dust control management plan should be developed, with list of control measures listed in their letter.

State Department of Health - Noise, Radiation and Indoor Air Quality Branch

Their letter states that the contractor shall obtain a Community Noise Permit if Noise levels from the construction are expected to exceed the maximum permissible sound levels. Construction equipment and on site vehicles requiring an exhaust of gas or air shall be equipped with mufflers.

Sierra Club

Their letter centered on the issue of public access to the beach and parking for the public using the beach.

Department of Planning and Permitting - Site Development Division

The Site Development Division in their response dated March 23, 2001, had no comment.

On page 27 of the Draft EA, we referred incorrectly to the name of the above agency. The correct name is Department of Planning and Permitting, Site Development Division.

Department of Planning and Permitting - Wastewater Division

The wastewater division had no comment. However, they did note that the applicant must submit a sewer connection application form for sewer capacity reservation.

Department of Planning and Permitting - Community Action Plan Branch

Their letter stated that the proposed expansion is not contrary to the vision of and guidelines of the Sustainable Community Plan for East Honolulu.

Department of Planning and Permitting - Traffic Review Branch

Their letter stated that they generally have no objections to the proposed expansion. However, they did comment on the need for the hotel to work with the City in mitigating current impacts on the surrounding City street system, relating to large delivery trucks servicing the hotel, and also regarding street parking.

Department of Environmental Services

Their letter stated that the applicant must apply for sewer connection approval to reserve sewer capacity. The letter also stated that the Magnum Bar is currently built on top of a City-owned sewer trunk line, within the sewer easement. A waiver or exception to the easement requirements may be needed. In a recent memorandum from the City Environmental Division, dated February 1, 2001, Mr. James Baginski stated that this project would not require an Industrial Wastewater Discharge Permit. Please see memorandum, following the Environmental response letter, attached as Appendix II.

Board of Water Supply

Their letter confirmed there is currently on 6-inch domestic water meter and one 6-inch fire meter serving the hotel property, and that the existing water system is adequate to accommodate the proposed improvements. The availability of water will be confirmed when the building permit application is submitted.

State Department of Health

Their letter stated that as long as the hotel is connected to the County sewer service system for treatment and disposal of wastewater, they have no objections to the proposed renovations.

State Department of Land and Natural Resources - Historic Preservation Division

Their letter stated that the proposed improvements will have "no effect" on significant historic sites.

State Office of Environmental Quality Control

Their letter stated the followings: Final EA to be printed

double sided, Document all contacts and include copies of all correspondence in Final EA. Include a discussion of findings and reasons, according to the significance criteria listed in HAR 11-200-12. List all required permits and approvals in Final EA, and indicate the anticipated start and end dates for the entire project.

Department of Planning and Permitting

Their letter stated issues to be addressed in the Final EA. They are summarized as follows: Is the new roof of the Magnum Bar a minimum 55 feet from the certified shoreline? Is the outline of the pool expansion inclusive of any new deck areas. Area, depth and volume of existing pool and expanded pool, and how will the expansion impact required water volumes and drainage flows? A correction on page 21 of Draft EA. More details regarding wastewater system and estimate of increased flow (gpd). Drainage, more discussion regarding oil-water separator to accommodate rain water from the parking garage.

More discussion on view impacts to be included in the Final EA.

Estimated project cost, the construction schedule, hours of tennis play and other minor questions.

C. ECONOMIC AND SOCIAL CHARACTERISTICS

1. Phasing of the Construction

The proposed schedule of construction is as follows:

<u>Project</u>	<u>Start</u>	<u>Complete</u>
Spa Expansion and Open Air 2 nd Story Addition to Existing Pool-side Snack Bar	09/2001	05/2002
Fitness/Recreation Room on top of Parking Deck	03/2002	06/2002
Tennis Court	09/2002	12/2002
Spa 3 rd Floor	02/2003	10/2003
Pool Expansion	09/2004	12/2004
Lagoon Guest Rooms	01/2005	11/2005

The proposed improvements will upgrade the existing Kahala Mandarin Oriental Hawaii Hotel complex and will provide improved

facilities for use by the hotel guests. The project will generate temporary construction jobs but is not expected to provide a significant increase in permanent full time jobs.

2. Social Characteristics

The hotel has been in operation since 1962 and the proposed renovations and expansion of accessory services will not have a significant impact on the surrounding community. The planned improvements are intended to provide more amenities for use by the hotel guests requiring less travel from the hotel complex to utilize similar facilities located in the Kahala or surrounding communities.

D. ENVIRONMENTAL CHARACTERISTICS

1. Soils

According to the United States Department of Agriculture, Soil Conservation Service's "Soil Survey of Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii" the site is classified as Jaucas sand (JaC) of the Jaucas Series. This series consists of excessively drained, calcareous soils that occur as narrow strips on coastal plains,

adjacent to the ocean. These soils developed in wind and water deposited sand from coral and seashells.

The Jaucas sand (JaC) ranges from 0 to 15 percent slope. In many places the surface layer is dark brown as a result of accumulation of organic matter and alluvium. The soil is neutral to moderately alkaline throughout the profile. Permeability is rapid, and runoff is very slow to slow. The hazard of water erosion is slight, but wind erosion is a severe hazard where vegetation has been removed. The available water capacity is 0.5 to 1.0 inch per foot of soil. These soils are normally used for urban developments.

2. Topography

As mentioned earlier, the project site is relatively flat and developed with the existing Kahala Mandarin Oriental Hawaii Hotel complex. The site is situated between the shoreline and the Waialae Golf Course and Kalaniana'ole Highway. The only significant topographic feature in the general area is the Kapakahi Stream which bisects Waialae Beach Park and is situated approximately 1,200 feet

west of the project site.

3. Drainage

There are two private storm drainage systems within the hotel property that discharge into the ocean.

The first system consists of various drain pipes, trench drains, inlets and manholes connecting the receiving area and a portion of the garage and access drive. This system discharges via a 24-inch diameter pipe directly to the ocean located on the western side of the Kahala Mandarin Oriental Hawaii Hotel.

The second storm drainage system is a series of ditches and pipe culverts leading to an outlet, discharging to the ocean on the eastern side of the property adjacent to the Waialae Golf Course. These vary in size and include a 24-inch culvert. This system is used primarily to drain the lagoons.

The present drainage patterns will be maintained during the proposed construction and the present system will remain unchanged.

In order to minimize the impact of runoff during construction and

retain existing drainage patterns, only minor clearing, grubbing and grading work will occur and this work will be confined to the limits of the building construction as part of the building permit application. During construction the applicant expects to utilize erosion control measures to minimize the impact of runoff along the shoreline. These mitigation measures will be in accordance with standards of the City and County of Honolulu and will include temporary berms, swales, and siltation basins, as needed. It should be noted that during the major renovation to the hotel in 1995, an oil-water separator for the parking garage was installed.

4. Flooding

According to the Federal Flood Insurance Rate Maps (FIRM) for the City and County of Honolulu, the site is within Zone AE with a base flood elevation of 5.0 feet extending approximately 100 feet from the south boundary along the oceanfront, while the remaining portions of the property have a 100-year base flood elevation of 6.0 feet.

According to the topographic map prepared by Austin, Tsutsumi

& Associates, Inc. dated July 20, 1994, the existing property grades generally range from elevation 5.0 feet along the oceanfront to an elevation of 5.5 feet along the boundary separating the flood elevation zones described in the previous paragraph to an elevation of 7.0 feet along the northern boundary of the property. All buildings are above the 6.0-foot elevation.

Within the Coastal High Hazard District, the Land Use Ordinance (LUO), Section 7.10-7, requires the lowest floor of all improvements to be elevated to or above the regulatory flood elevation and to be securely anchored to piles or columns to resist flotation, collapse and lateral movement due to the effects of wind and water loads acting simultaneously.

Within the Flood Fringe District, Section 7.10-6 of the LUO requires that the lowest floor of non-residential structures shall be elevated to or above the regulatory flood elevation, except that if the lowest floor is constructed below the regulatory flood elevation, the structure is required to be watertight and capable of resisting

hydrostatic and hydrodynamic loads and the effects of buoyancy.

All improvements will be constructed in accordance with the Flood Hazard District requirements.

IV. AFFECTED ENVIRONMENT

A. SUBJECT SITE AND SURROUNDING AREA

The Kahala Mandarin Oriental Hawaii Hotel complex was built in 1962. The 6.485 acre subject property is developed with the Kahala Mandarin Oriental Hawaii Hotel and its support facilities. This oceanfront property is bounded on its landward sides by the Kahala Beach Condominium complex of four four-story apartment structures containing a total of 196 apartment units, to the west; and the Waialae Country Club and Golf Course to the north and east. Neighboring residential land uses beyond the golf course, are located about 500 feet away in a northerly direction and about 900 feet away in a westerly direction.

The Kahala Community has been a relatively stable residential community with little change over the past 30 years. Some of the lots in the area have been redeveloped, replacing older homes with more luxurious and

elegant new homes, but the basic residential use has continued. The Kahala Mandarin Oriental Hawaii Hotel has been a part of the Kahala Community for the past 32 years, and to a great extent, because of its fairly isolated location, has not had a significant adverse effect on the community.

The Kahala Mandarin Oriental Hawaii Hotel will continue to operate as it has over the past 32 years, as a resort complex offering a quality stay in a first class hotel with customary accessory services, uses and amenities. The modest expansion and renovation is relatively small in relation to the existing hotel complex and will allow the hotel to upgrade its facilities with improvements to enhance the visitor experience.

The State Land Use Plan designates the project site and surrounding area an Urban District and the planned expansion is in conformance with this designation.

The Development Plan for East Honolulu designates the project site Resort and surrounding areas for Park/Golf Course, Apartment, Park, and Residential uses. These designations are consistent with the existing uses of the surrounding area. The planned expansion of the hotel is consistent with

its Resort designation.

The project site is zoned Resort District and surrounding areas are zoned P-2 General Preservation District, A-2 Medium Density Apartment District, and R-5, R-7.5, and R-10 Residential Districts, consistent with the surrounding uses described earlier.

B. COASTAL OR NATURAL RESOURCES

1. Public Shoreline and Recreation Areas

The proposed project will not adversely impact any public recreation area or the shoreline. No development, except a portion of the Magnum Bar roof improvements, is planned within 55 feet of the shoreline, and the existing swimming pool is 53 feet mauka of the shoreline, but the expansion of the swimming pool occurs at and beyond 55 feet from the shoreline. The proposed renovations and expansion will not affect existing lateral access to the shoreline, nor will it affect the Waialae Beach Park situated over 900 feet away.

2. Rare or Endangered Wildlife Species and Their Habitat

This urbanized, developed site does not contain any significant

wildlife habitats, or rare or endangered flora and fauna. The project site does not contain, nor is it in close proximity to a wildlife preserve. The hotel in a controlled environment, does provide a home for domesticated ocean dwellers, including porpoises, turtles and other fish.

C. HISTORIC, CULTURAL, AND ARCHAEOLOGICAL RESOURCES

The property is not listed on either the Hawaii or National Registers of Historic Places. Because the site has been extensively developed with no previous record of historic or archaeological discoveries, the proposed development is not expected to have an impact on historic, cultural, and archaeological resources.

D. COASTAL VIEWS

The proposed additions, except for the 3rd floor ocean suites, will lie within the profile of the existing hotel and will not be visible from the mauka side of the hotel. The view from the shoreline looking mauka will also not be affected since the proposed development will be profiled within the larger hotel structure beyond.

The 3rd floor ocean suites, part of the Lagoon Wing of the Hotel will not be visible when viewed from Kalaniana'ole Highway and other public viewing areas situated mauka of the Hotel. Looking mauka from the beach there are no mountain views over the existing two-story ocean suites. The addition of a 3rd floor to the ocean suites will not affect mountain views.

E. WATER QUALITY

The proposed development will not affect ground water resources since it is situated along the shoreline and not over an existing aquifer or potable water source.

The off-shore coastal waters will also not be adversely affected by the potential modest increase in surface runoff due to the modest increase in lot coverage.

**V. CONFORMANCE WITH SPECIAL MANAGEMENT AREA
GUIDELINES**

The City's Special Management Area (SMA) Guidelines are contained in Chapter 25, Revised Ordinance of Honolulu (R.O.H.), as amended, and are the counterparts to the State's Coastal Zone Management Guidelines set forth in Chapter

205A, Hawaii Revised Statutes. The following discussion describes how the proposed project satisfies the City's SMA Guidelines.

A. TERMS AND CONDITIONS OF DEVELOPMENT

1. **Adequate access, by dedication or other means, to publicly owned or used beaches, recreation areas and natural reserves is provided to the extent consistent with sound conservation principles.**

The proposed development will not affect shoreline access which is presently provided by the Waialae Beach Park and the public access provided on the west boundary of the hotel. Lateral access to the shoreline fronting the property will not be affected as improvements will occur at least 55 feet from the shoreline.

Due to the project's provision of public access and its location at the end of an access easement, which contains a park nearby, it will not have an impact on needed public access to the shoreline. The Waialae Golf Course surrounds the property to the north and east and residents in these directions would not be able to reach the hotel site from these directions. Coming from the west, any residents desiring access to the shoreline would have to pass the existing Waialae Beach Park to get to

the hotel and would be able to access the shoreline at that point. Other users located between the Beach Park and the hotel, including the Waialae Country Club and the Kahala Beach Apartments, have their own beach frontages and would not require additional shoreline access.

2. Adequate and properly located public recreation areas and wildlife preserves are reserved.

The Waialae Beach Park, which is 4.38 acres in size, is located in a convenient location for Kahala residents and will not be affected by the proposed hotel improvements.

There are no wildlife preserves in the vicinity of the hotel project.

3. Provisions are made for solid and liquid waste treatment, disposition and management which will minimize adverse effects upon special management area resources.

Liquid waste will be disposed of through the municipal wastewater system, which has been determined to be adequate to handle the minimal increase in wastewater flow and will minimize adverse effects on resources in the special management area.

Solid waste will continue to be disposed of by a private contractor and because of the hotel operation and the presence of maintenance workers, solid waste is carefully handled and disposed of. The reputation of the hotel and the success of its operations depends on proper handling of solid waste and a clean and pristine environment for hotel guests and other visitors to the hotel complex. This will also serve to minimize adverse effects upon resources in the special management area.

4. **Alterations to existing land forms and vegetation; except crops, and construction of structures shall cause minimum adverse effect to water resources and scenic and recreational amenities and minimum danger of floods, landslides, erosion, siltation or failure in the event of earthquake.**

As discussed earlier, the proposed project is on fairly level land and will not require a significant amount of site work or grading. Minor clearing, grubbing and grading work will be confined to the limits of the building construction as part of the building permit application. There are no significant land forms in this area. The project site had been mass graded in the initial development of the site

and very little if any grading will occur for this development. As a result, soil erosion and siltation within the site is not anticipated. Due to its current state of development, location at the end of an access easement and its distance from any scenic or recreational amenities, project construction will not obstruct or eliminate any existing scenic or recreational amenities within the property or the immediate surrounding area. Vegetation growing on the site at this time has been introduced by the hotel operator as landscaping and will continue to be nurtured and cared for.

B. REQUIRED COUNCIL FINDINGS

- 1. The development will not have any substantial adverse environmental or ecological effect except as such adverse effect is minimized to the extent practicable and clearly outweighed by public health and safety, or compelling public interest.**

As discussed throughout this report, the proposed improvements will have minimal effect on the environment or ecological effect due to its location and the relatively small amount of development planned. The development is occurring in an urban area and care will be taken

to mitigate potential adverse impact to the coastal waters it fronts. Drainage impacts during construction will be mitigated to insure that minimal adverse impact to the coastal waters will occur. It should be noted that an oil-water separator for the parking garage was installed during the major renovations that took place in 1995.

- 2. The development is consistent with the objectives and polices set forth in Section 25-3.1 and area guidelines contained in HRS Section 205A-26.**

As discussed in this section, "Conformance with Special Management Area Guidelines", the development is consistent with the objectives and policies of Section 25-3.1 of the Revised Ordinances of Honolulu and the area guidelines contained in HRS Section 205-A-26.

- 3. The proposed project is consistent with the county general plan, development plan and zoning.**

The General Plan's Economic Activity, Objective B, Policy 9 indicates that we should "Encourage the visitor industry to provide a high level of service to visitors." This development, in attempting to upgrade the hotel complex and improve and enhance the visitor

experience at the Hotel, would implement this policy.

As discussed earlier, the proposed development is consistent with the site's Resort designation on the Development Plan Land Use Map and the site's Resort District zoning.

C. IMPACTS TO BE MINIMIZED

- 1. Dredging, filling or otherwise altering any bay, estuary, salt marsh, river mouth, slough or lagoon.**

The proposed project will not dredge, fill or otherwise alter any bay, estuary, salt marsh, river mouth, slough or lagoon.

- 2. Any development which would reduce the size of any beach or other area usable for public recreation.**

The proposed development will not reduce the size of the beach, since most of the improvements occur at least 55 feet from the shoreline. Improvements situated this far mauka on the lot will not affect lateral access or public use along the shoreline. However, a portion of the roof line of the Magnum Bar will be 47 feet mauka of the shoreline. The existing swimming pool is 53 feet mauka of the shoreline, but the expansion of the swimming pool occurs beyond 55

feet from the shoreline.

3. **Any development which would reduce or impose restrictions upon public access to tidal and submerged lands, beaches, portions of rivers and streams within the special management area and the mean high tide line where there is no beach.**

As discussed earlier, the proposed project will not reduce or impose restrictions upon public access within the special management area. The project will confine its proposed improvements to an area 55 feet or greater mauka from the shoreline, with the exception a portion of the roof improvements to the existing Bar that will be 47 feet mauka of the shoreline. The existing swimming pool is 53 feet mauka of the shoreline, but the expansion of the swimming pool occurs at and beyond 55 feet from the shoreline.

4. **Any development which would substantially interfere with or detract from the line of sight toward the sea from the state highway nearest the coast.**

As discussed earlier, the proposed improvements will not affect coastal views. The view from Kalaniana'ole Highway (nearest State coastal highway) is situated over 1,600 feet away and, except for the

3rd floor ocean suites, the view of the planned improvements will be totally blocked by or within the profile of the existing hotel complex. The 3rd floor ocean suites, part of the Hotel Lagoon Wing, will not be visible when viewed from Kalaniana'ole Highway and other public viewing areas situated mauka of the Hotel. Looking mauka from the beach there are no mountain views over the existing two-story ocean suites. The addition of a 3rd floor to the ocean suites will not affect mountain views.

5. **Any development which would adversely affect water quality, existing areas of open water free of visible structures, existing and potential fisheries and fishing grounds, wildlife habitats, or potential or existing agricultural uses of land.**

As discussed earlier, the proposed project is on fairly level land and will not require a significant amount of site work or grading. There are no significant land forms in this area that underwent mass grading in the initial development of the site. Minor clearing, grubbing and grading work will be confined to the limits of the building construction as part of the building permit application. As a result, soil

erosion and siltation within the site is not anticipated and the proposed development will have minimal impact on any fishing grounds near the site.

There are no existing or potential fisheries, wildlife habitats, or agricultural uses of land in the vicinity of the hotel development.

As mentioned earlier, the proposed development will not affect ground water resources since it is situated along the shoreline and not over an existing aquifer or potable water source.

The off-shore coastal waters will also not be adversely affected by the potential negligible increase in surface runoff due to the modest increase in lot coverage.

VI. MITIGATION MEASURES

The principal coastal impact from the proposed Kahala Mandarin Oriental Hawaii Hotel renovations and expansion are expected to relate to runoff and drainage during construction. In order to minimize the impact of runoff during construction and retain existing drainage patterns, only minor clearing, grubbing and grading work will occur and this work will be confined to the limits of the building

construction as part of the building permit application. During construction the applicant expects to utilize erosion control measures to minimize the impact of runoff along the shoreline. These mitigation measures will be in accordance with standards of the City and County of Honolulu and will include temporary berms, swales, and siltation basins, as needed.

VII. SIGNIFICANCE CRITERIA

The following review of the significance criteria indicates that the project will not have a significant impact on the environment.

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

The proposed improvements will not impact scenic views of the ocean or any ridge lines in the area. The 3rd floor ocean suites will not be visible when viewed from Kalaniana'ole Highway and other public viewing areas situated mauka of the Hotel. Looking mauka from the beach there are no mountain views over the existing two-story ocean suites. The addition of a 3rd floor to the ocean suites will not affect mountain views. The proposed addition to the spa and fitness center

will be profiled by the existing Hotel tower.

The property is not listed on either the Hawaii or National Registers of Historic Places. In the event that historic sites, including human burials, are uncovered during the renovation, all work in the vicinity will stop and the State Historic Preservation Division will be notified.

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

The proposed improvements to the Hotel will not curtail the range of beneficial uses of the environment. The property is fully developed with the Kahala Mandarin Oriental Hawaii Hotel and the proposed improvements are minor in comparison to the overall Hotel development. The existing Hotel together with the proposed improvements will continue to offer to the local community and guest alike, the very best in a resort development.

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

The proposed improvements to the Hotel are consistent with the

Environmental Policies established in Chapter 344, HRS, and the National Environmental Policy Act. The broad policies set forth include conservation of natural resources and enhancement of the quality of life. As discussed earlier, the project does not adversely affect significant natural resources, and will continue to enhance the quality of life.

4. ● **The economic or social welfare of the community or state would not be substantially affected.**

The project will give a temporary boost to the State's economy with the provision of short-term construction employment and related tax impacts, but is not expected to provide a significant increase in permanent full time jobs.

The Hotel has been in operation since 1962 and the proposed improvements of accessory services will not have significant impact on the surrounding community. The applicant met with the Kahala Neighborhood Board on the evening of February 15, 2001 and informed the Board of the proposed improvements. The Board voted

to support the SMA Permit and Environmental Assessment relating to the proposed improvements with a vote of 6-0-0. The applicant also met with the Kahala Community Association on the evening of April 12, 2001 and received their support. In addition the Kuliouou/Kalani Iki Neighborhood Board No. 2 and the Kahala Beach Condominium Association were informed of the proposed improvements, and individual meetings and a site visit with a nearby resident were conducted.

5. ● **The proposed action does not substantially affect public health.**

The proposed improvements to the Hotel are compatible with the existing Hotel resort designation, and will not substantially affect public health.

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

No substantial secondary impacts such as population changes will be affected by the proposed improvements to the Hotel, since only five additional suites are planned for hotel guests at the Ocean Suites.

The existing water system is presently adequate to accommodate the proposed improvements, according to the BWS letter dated March 9, 2001. (Appendix II Agency Comments on Draft EA). The Hotel is presently connected to the City municipal sewer line and the proposed improvements will be connected to the City municipal sewer line. The applicant will submit a sewer connection application from to reserve sewer capacity at time of building permit.

7. ● **No substantial degradation of environmental quality is anticipated.**

The proposed improvements will not result in a substantial degradation of the environment. Only minimal impact is project during the construction phase. Excavation of the project should be limited to the footings and foundation of the structures, and the excavation of the expanded swimming pool. Dust control measures appropriate to the situation will be employed by the contractor, including where appropriate, the use of water wagons, erection of dust barriers and other methods of minimizing dust.

8. ● **The proposed action does not involve a commitment to larger actions, nor would cumulative impacts result in considerable effect on the environment.**

The proposed improvements will not involve a commitment to larger actions nor will it result in cumulative impacts to the environment.

9. ● **No rare, threatened or endangered species or their habitats would be affected.**

No rare, threatened, or endangered species or their habitats would be affected in the proposed improvements to the Hotel.

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

Short term impacts on air quality are expected to be primarily related to dust generated by the construction activity. Dust will be generated in the course of excavating for foundations and the excavation of the swimming pool. Dust control measures appropriate to the situation will be employed by the contractor, including where appropriate, the use of water wagons, erection of dust barriers and other methods of minimizing dust.

Short term noise impacts at construction sites are a normal result of construction activity. The State Department of Health administers rules and regulations relating to the hours during which construction is permitted and the noise levels permitted during those hours. Since the proposed improvements will be ongoing while hotel guests are in residence, the applicant will be cognizant of the noise level and how it would affect their guests. Long term noise impacts from the proposed improvements are expected to be minimal due to the relatively minor improvements to the existing Hotel.

Water quality will not be detrimentally affected by the proposed improvements. The Honolulu Board of Water Supply (BWS) currently provides potable water to the Hotel, and their comment letter dated March 9, 2001 stated that the existing water system is presently adequate to accommodate the proposed improvements. (Appendix II - Responses to Draft EA).

- // ● **The project would not affect environmentally sensitive areas, such as flood plans, tsunami zones, erosion-prone areas, geologically hazardous lands, estuaries, fresh water or coastal waters.**

The hotel development is within Zone AE with a base flood elevation of 5.0 feet extending approximately 100 feet from the south boundary along the oceanfront, while the remaining portions of the property have a 100-year base flood elevation of 6.0 feet. All buildings are above the 6.0-foot elevation. All improvements will be constructed in accordance with the Flood Hazard District requirements.

Development of the proposed improvements is compatible with the above criteria since the physical character of the Resort designation of this property has been previously changed with the development of the existing Hotel. As such, the property no longer reflects a "natural environment".

92 • **Substantially affects scenic vistas and view plans identified in county or state plans or studies.**

The proposed 3rd floor ocean suites will not be visible when viewed from Kalaniana'ole Highway and other public viewing areas situated mauka of the Hotel. Looking mauka from the beach there are no mountain views over the existing two-story ocean suites. The

addition of a 3rd floor to the ocean suites will not affect mountain views. The spa and fitness center improvements will be profiled by the existing Hotel tower.

13 ● **Requires substantial energy consumption.**

The Hawaiian Electric Company has existing power lines serving this area and the applicant will coordinate development of the proposed improvements to insure that the power lines will be adequate to support those improvements.

VIII. AGENCY COMMENTS ON THE DRAFT ENVIRONMENTAL ASSESSMENT AND THE APPLICANT'S RESPONSES

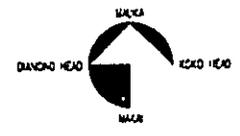
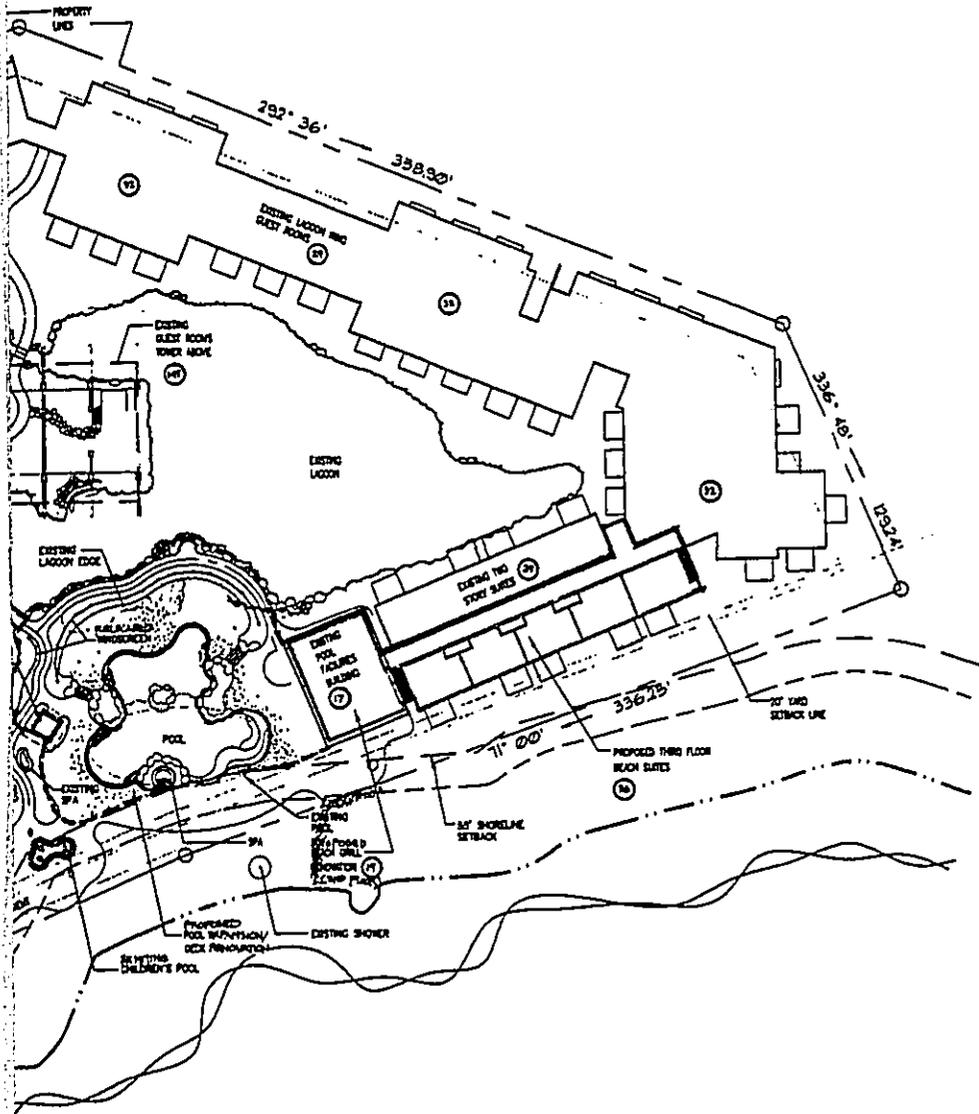
The applicant has prepared responses to each of the comments received during the agency review period for the Draft Environmental Assessment. Copies of the agency comment letters and the applicant's response to each letter are included in Appendix II.

IX. RECOMMENDATION

Based on this Final Environmental Assessment, we respectfully request a Finding of No Significant Impact (FONSI) for the proposed renovation and expansion of the Kahala Mandarin Oriental Hawaii Hotel

APPENDIX I

Site Plans, Floor Plans and Elevation Plans



NO.	REVISIONS	DATE	BY

NOTES

Tongg Clarke & McCelvey
 ARCHITECTS
 1000 KALANANĀʻŪHŪ DRIVE, SUITE 1000, HONOLULU, HAWAII 96813
 PHONE: (808) 531-1111 FAX: (808) 531-1112



Kahala Mandarin  Oriental Hawaii
 THE SPA SUITES

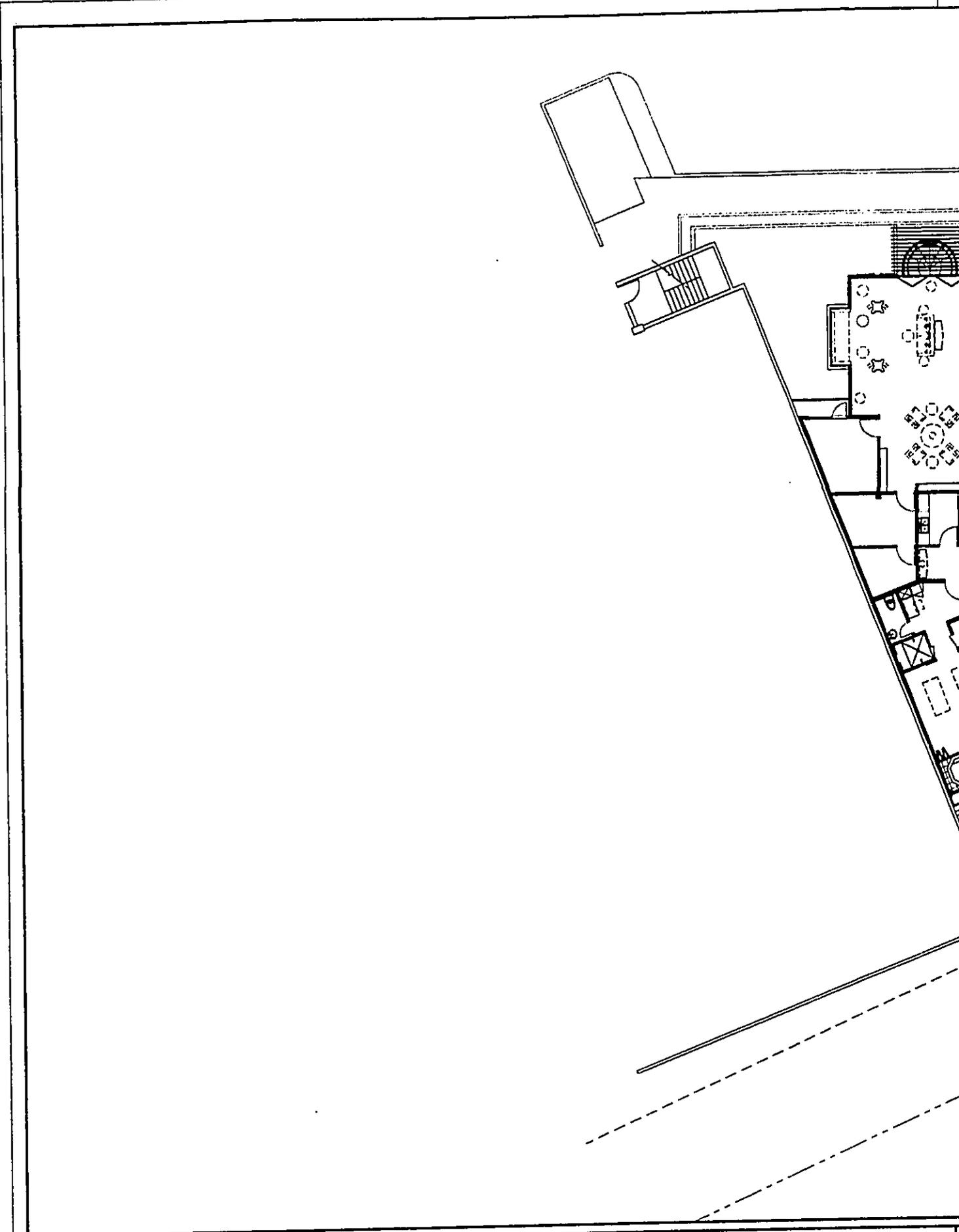
SITE PLAN		DATE: 4/18/01
DRAWN	SCALE: 1/32" = 1'-0"	CHECKED ALL DIMENSIONS & CONDITIONS AT THE END
DESIGNED	JOB NO. 2000	DATE

A2.1



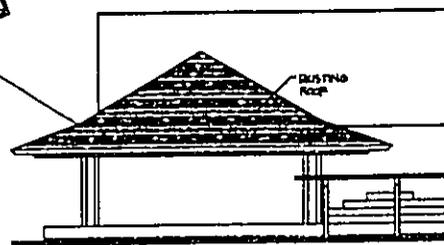
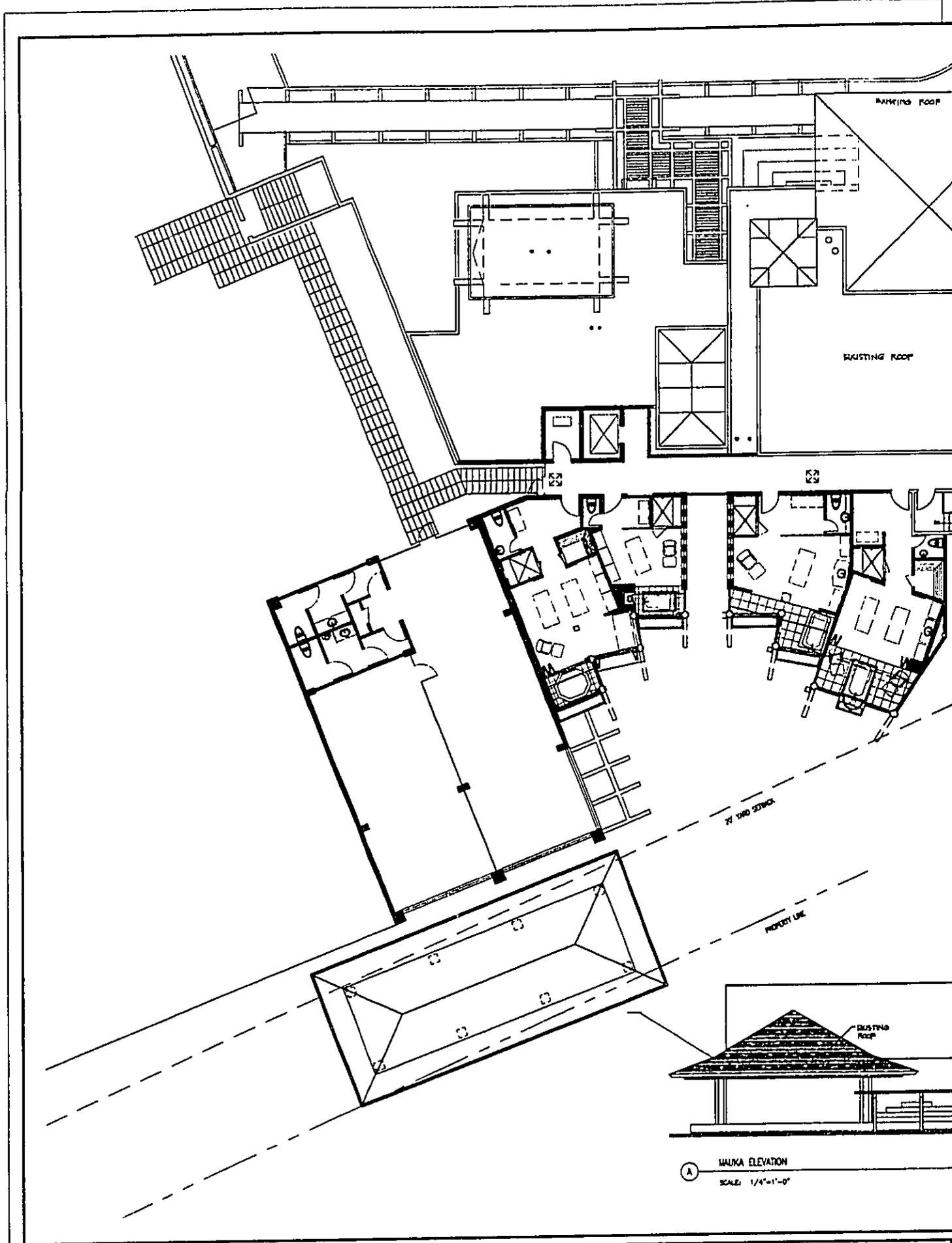
THIS PLAN WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THE PROJECT WILL BE UNDER MY SUPERVISION (EXCEPTION OF CONSTRUCTION AS SETFORTH IN SUB-CHAPTER 1, SECTION 871- 82-2, SUBDIVISION OF THE RULES OF THE BOARD OF PROFESSIONAL ENGINEERS, ARCHITECTS AND SURVEYORS, STATE OF HAWAII).

KILLINGSWORTH, STRICKER, LINDGREN, WILSON & ASSOCIATES ARCHITECTS INC.
EDWARD A. KILLINGSWORTH FAIA LARRY P. STRICKER AIA RONALD D. LINDGREN ROBERT J. WILSON
 3633 LONG BEACH BLVD., LONG BEACH, CALIFORNIA 90807 PHONE (562) 427-7939 FAX (562) 988-0300 E-MAIL kslw1@kslwarchitects.com
 3653 MOUNT VEEDER ROAD, NAPA, CALIFORNIA 94558 PHONE (707) 254-7766 FAX (707) 254-7767 E-MAIL kshrnopa@concentric.net



THE WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THE PROJECT WILL BE UNDER MY SUPERVISION. SUPERVISION OF CONSTRUCTION IS SET FORTH IN THE CONTRACT. SECTION 016-01-2, DIVISIONS OF THE RULES OF THE BOARD OF PROFESSIONAL ENGINEERS, ARCHITECTS AND SURVEYORS, STATE OF CALIFORNIA.

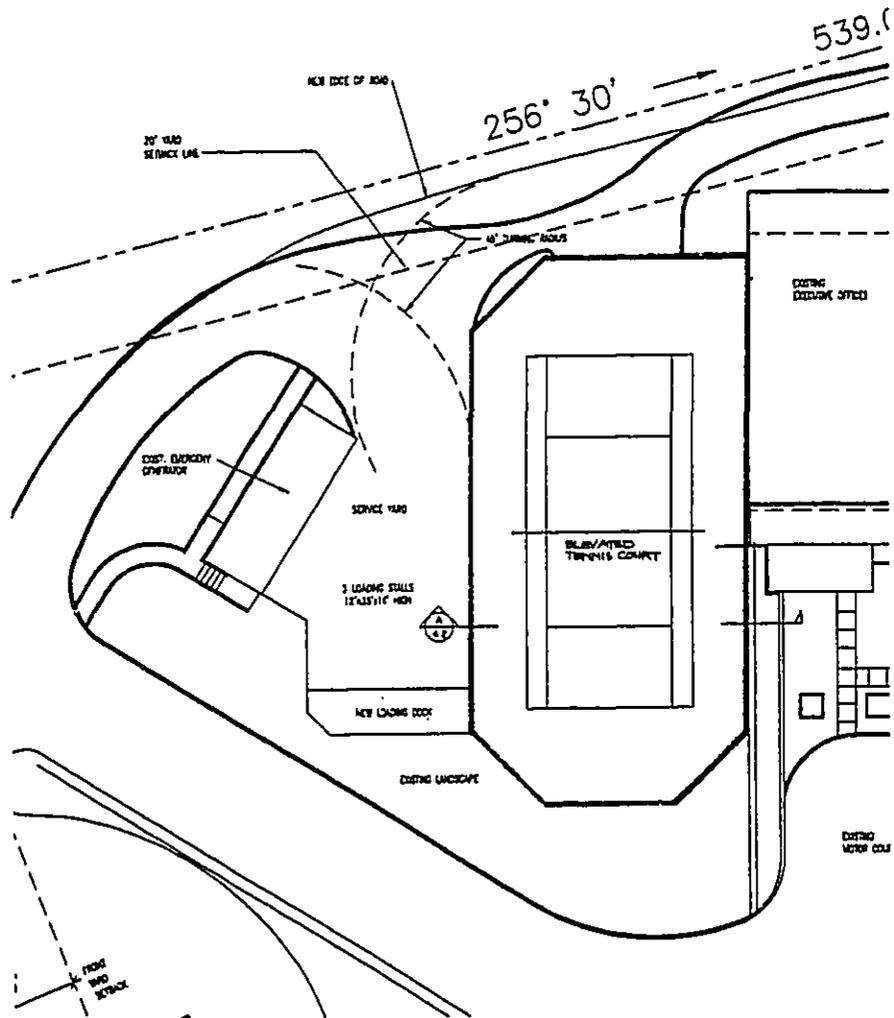
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 EDWARD A. KILLINGSWORTH FAIA LARRY P. STRICKER AIA RONALD D. LINDGREN ROBERT J. WILSON
 3833 LONG BEACH BLVD., LONG BEACH, CALIFORNIA 90807 PHONE (562) 427-7939 FAX (562) 988-0300 E-MAIL: kslw1@kslwarchitects.com
 3655 MOUNT VEEDER ROAD, NAPA, CALIFORNIA 94358 PHONE (707) 254-7766 FAX (707) 254-7767 E-MAIL: kslwnapa@concentra.net



(A) MAUKA ELEVATION
SCALE: 1/4"=1'-0"

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THE PROJECT WILL BE UNDER MY SUPERVISION OR SUPERVISION OF AN ARCHITECT AS DEFINED IN SUB-CHAPTER 1, DIVISION 116-02-2, SECTIONS OF THE RULES OF THE BOARD OF PROFESSIONAL ENGINEERS, ARCHITECTS AND SURVEYORS, STATE OF HAWAII.

KILLINGSWORTH, STRICKER, LINDGREN, WILSON & ASSOCIATES ARCHITECTS INC.
 EDWARD A. KILLINGSWORTH FAIA LARRY P. STRICKER AIA RONALD D. LINDGREN ROBERT J. WILSON
 3833 LONG BEACH BLVD., LONG BEACH, CALIFORNIA 90807 PHONE (562) 427-7979 FAX (562) 968-0300 E-MAIL: kslw1@kslwarchitects.com
 3655 MOUNT VEEDEE ROAD, NAPA, CALIFORNIA 94558 PHONE (707) 254-7766 FAX (707) 254-7767 E-MAIL: kslwnapa@concentric.net



1 PROPOSED TENNIS COURT

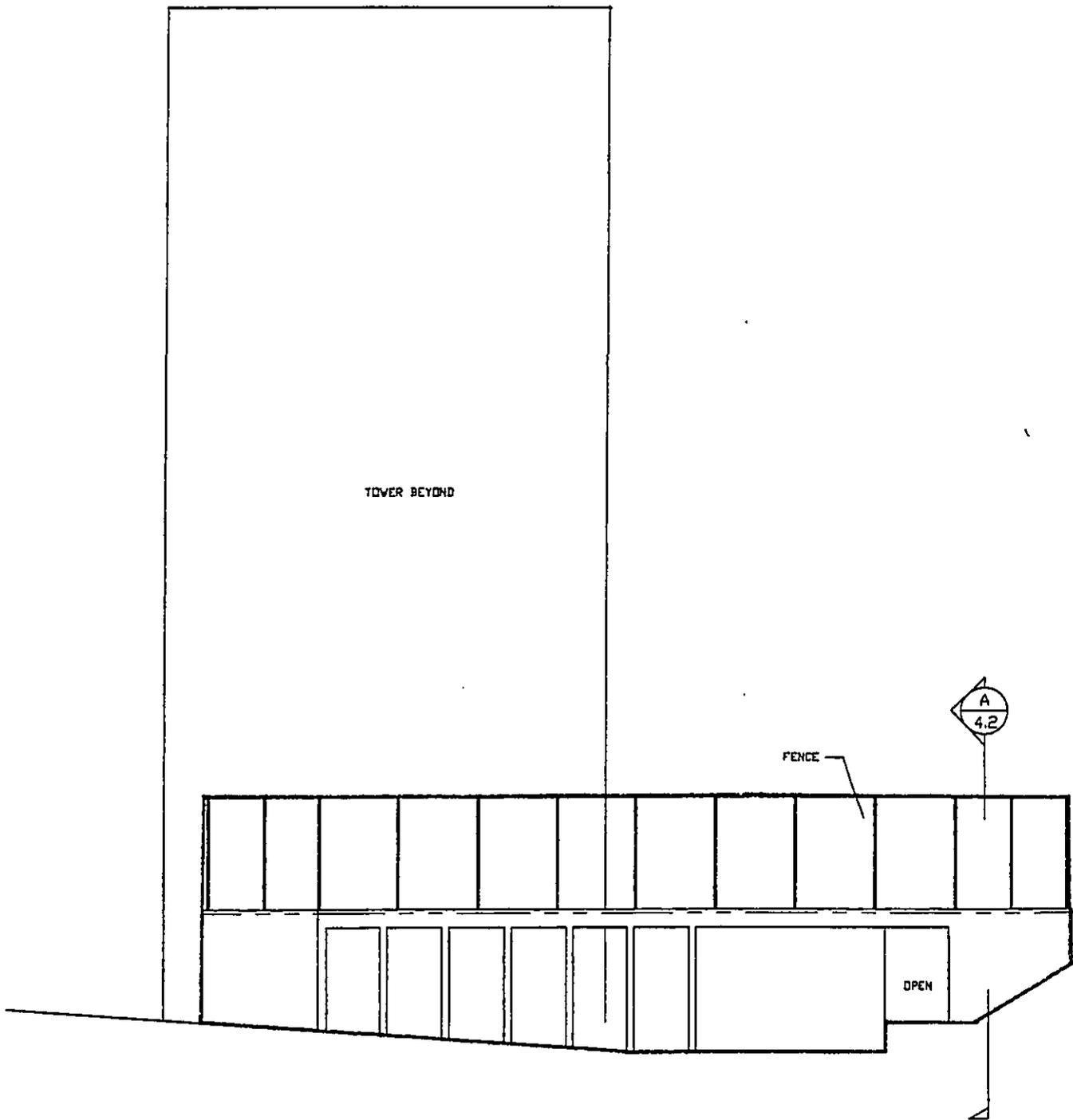
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2 PR

THIS BOOK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THE PROJECT WILL BE UNDER MY SUPERVISION (SUPERVISION OF CONSTRUCTION IS DEFINED IN SUB-CHAPTER 1, SECTION 916-12-2, DEFINITIONS OF THE RULES OF THE BOARD OF PROFESSIONAL ENGINEERS, ARCHITECTS AND SURVEYORS STATE OF HAWAII.

KILLINGSWORTH, STRICKER, LINDGREN, WILSON & ASSOCIATES ARCHITECTS INC.
 EDWARD A. KILLINGSWORTH FAIA LARRY P. STRICKER AIA RONALD D. LINDGREN ROBERT J. WILSON
 3833 LONG BEACH BLVD., LONG BEACH, CALIFORNIA 90807 PHONE (562) 427-7939 FAX (562) 988-0300 E-MAIL katwf@kaiwarohitects.com
 3635 MOUNT VEEDER ROAD, NAPA, CALIFORNIA 94958 PHONE (707) 254-7766 FAX (707) 254-7767 E-MAIL kahwnapa@aoncentric.net

Kahala M



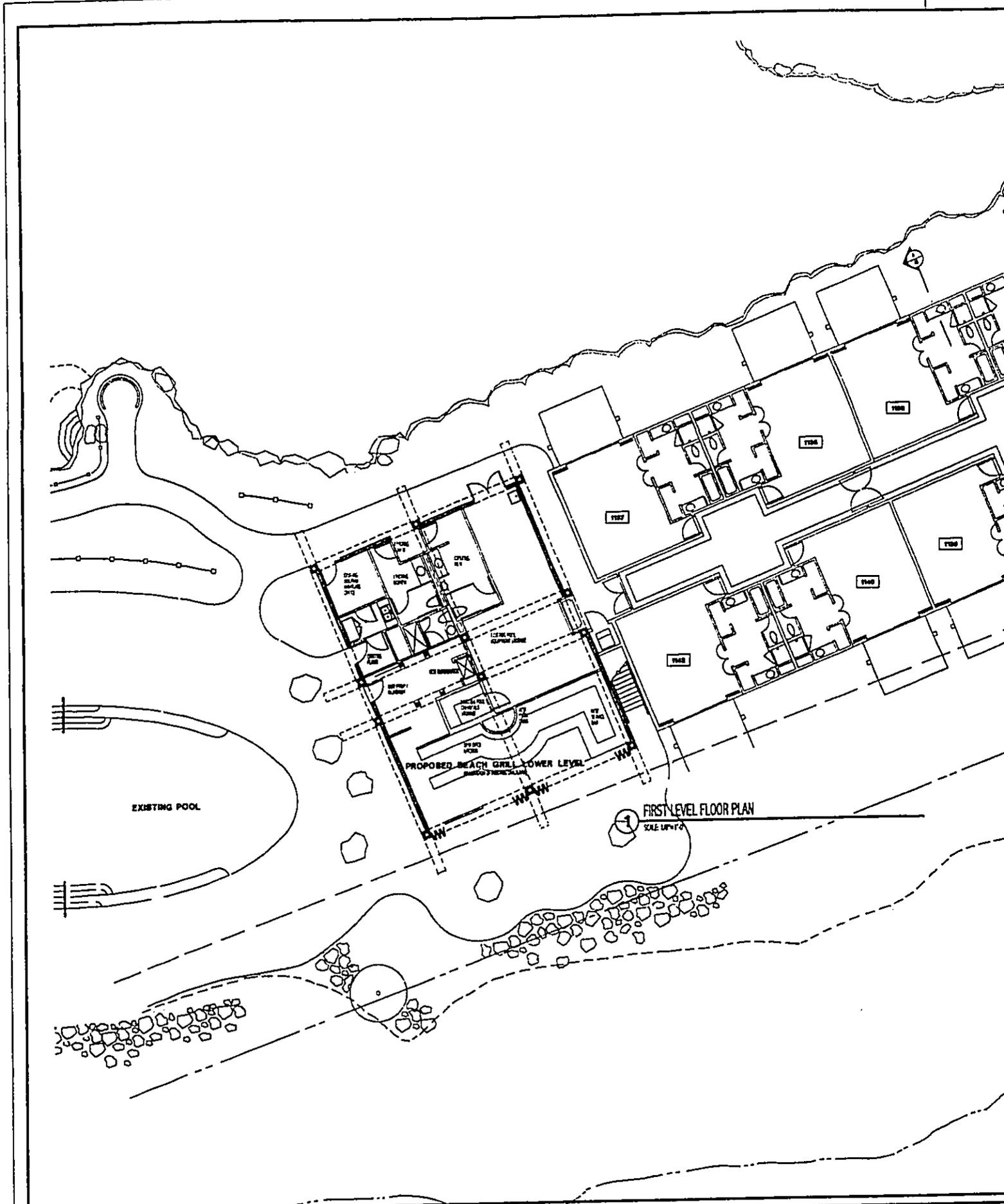
TENNIS COURT ELEVATION

SCALE: 1/8"=1'-0"

THIS DRAWING WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THE PROJECT WILL BE UNDER MY SUPERVISION (EXCEPT FOR CONSTRUCTION AS NOTED IN SECTION 1). SECTION 111-111-1, 111-111-2, 111-111-3, 111-111-4, 111-111-5, 111-111-6, 111-111-7, 111-111-8, 111-111-9, 111-111-10, 111-111-11, 111-111-12, 111-111-13, 111-111-14, 111-111-15, 111-111-16, 111-111-17, 111-111-18, 111-111-19, 111-111-20, 111-111-21, 111-111-22, 111-111-23, 111-111-24, 111-111-25, 111-111-26, 111-111-27, 111-111-28, 111-111-29, 111-111-30, 111-111-31, 111-111-32, 111-111-33, 111-111-34, 111-111-35, 111-111-36, 111-111-37, 111-111-38, 111-111-39, 111-111-40, 111-111-41, 111-111-42, 111-111-43, 111-111-44, 111-111-45, 111-111-46, 111-111-47, 111-111-48, 111-111-49, 111-111-50, 111-111-51, 111-111-52, 111-111-53, 111-111-54, 111-111-55, 111-111-56, 111-111-57, 111-111-58, 111-111-59, 111-111-60, 111-111-61, 111-111-62, 111-111-63, 111-111-64, 111-111-65, 111-111-66, 111-111-67, 111-111-68, 111-111-69, 111-111-70, 111-111-71, 111-111-72, 111-111-73, 111-111-74, 111-111-75, 111-111-76, 111-111-77, 111-111-78, 111-111-79, 111-111-80, 111-111-81, 111-111-82, 111-111-83, 111-111-84, 111-111-85, 111-111-86, 111-111-87, 111-111-88, 111-111-89, 111-111-90, 111-111-91, 111-111-92, 111-111-93, 111-111-94, 111-111-95, 111-111-96, 111-111-97, 111-111-98, 111-111-99, 111-111-100.

KILLINGSWORTH, STRICKER, LINDGREN, WILSON & ASSOCIATES ARCHITECTS INC.
 EDWARD A. KILLINGSWORTH FAIA LARRY P. STRICKER AIA RONALD D. LINDGREN ROBERT J. WILSON
 3633 LONG BEACH BLVD., LONG BEACH, CALIFORNIA 90807 PHONE (562) 427-7939 FAX (562) 968-0300 E-MAIL kslw1@kaiworshlts.com
 3653 MOUNT VEDER ROAD, NAPA, CALIFORNIA 94558 PHONE (707) 254-7766 FAX (707) 254-7767 E-MAIL kslwnapa@econoentrts.net

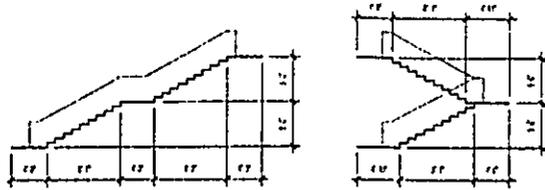
Kahala Mar



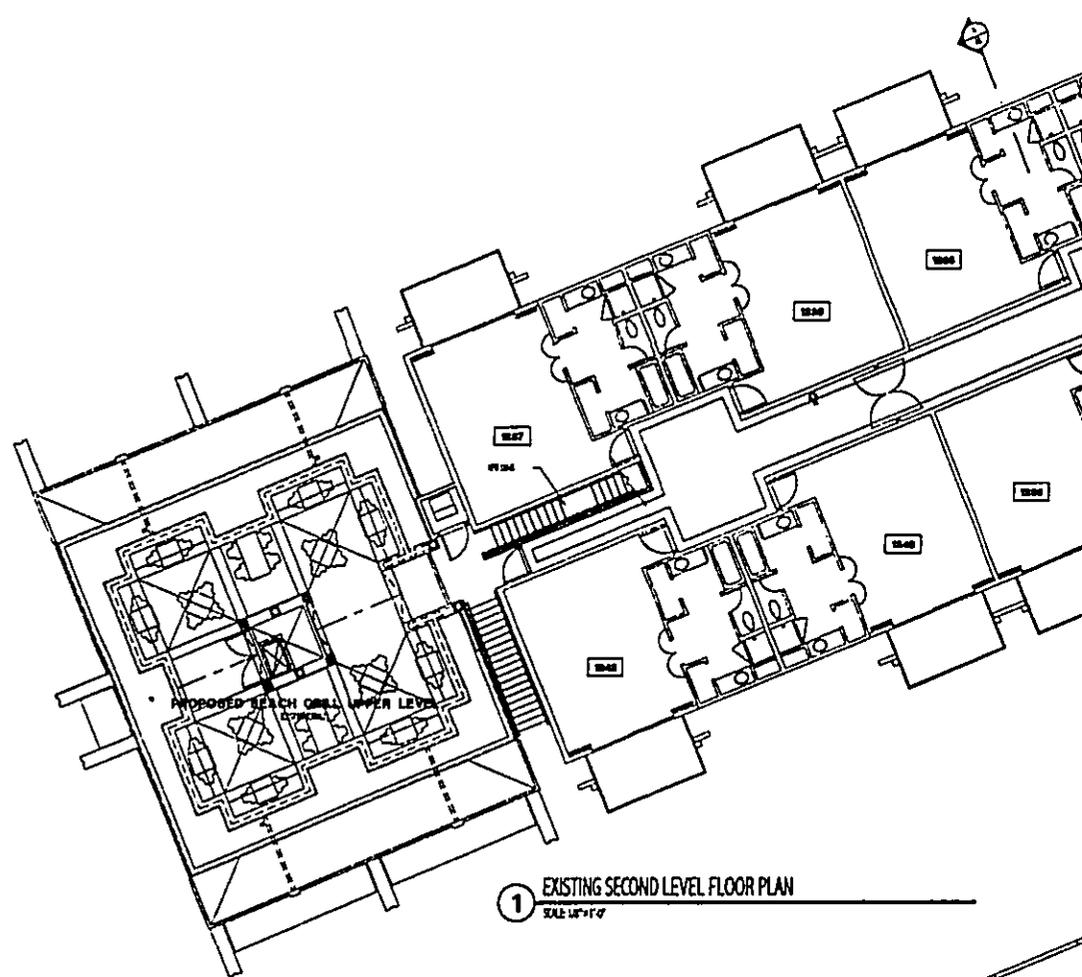
THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THE PROJECT SHALL BE UNDER MY SUPERVISION. I AM A REGISTERED ARCHITECT IN THE STATE OF CALIFORNIA. I AM NOT PROVIDING ANY SERVICES OTHER THAN ARCHITECTURAL SERVICES. I AM NOT PROVIDING ANY SERVICES OTHER THAN ARCHITECTURAL SERVICES.

KILLINGSWORTH, STRICKER, LINDGREN, WILSON & ASSOCIATES ARCHITECTS INC.
 EDWARD A. KILLINGSWORTH FAIA LARRY P. STRICKER AIA RONALD D. LINDGREN ROBERT J. WILSON
 3833 LONG BEACH BLVD., LONG BEACH, CALIFORNIA 90807 PHONE (562) 437-7939 FAX (562) 988-0300 E-MAIL: kslw1@kswarchitects.com
 3655 MOUNT VEEDER ROAD, NAPA, CALIFORNIA 94558 PHONE (707) 254-7766 FAX (707) 254-7767 E-MAIL: kslwnapo@concentric.net

Kal



3 NEW STAIR LAYOUTS
SCALE 1/8"=1'-0"

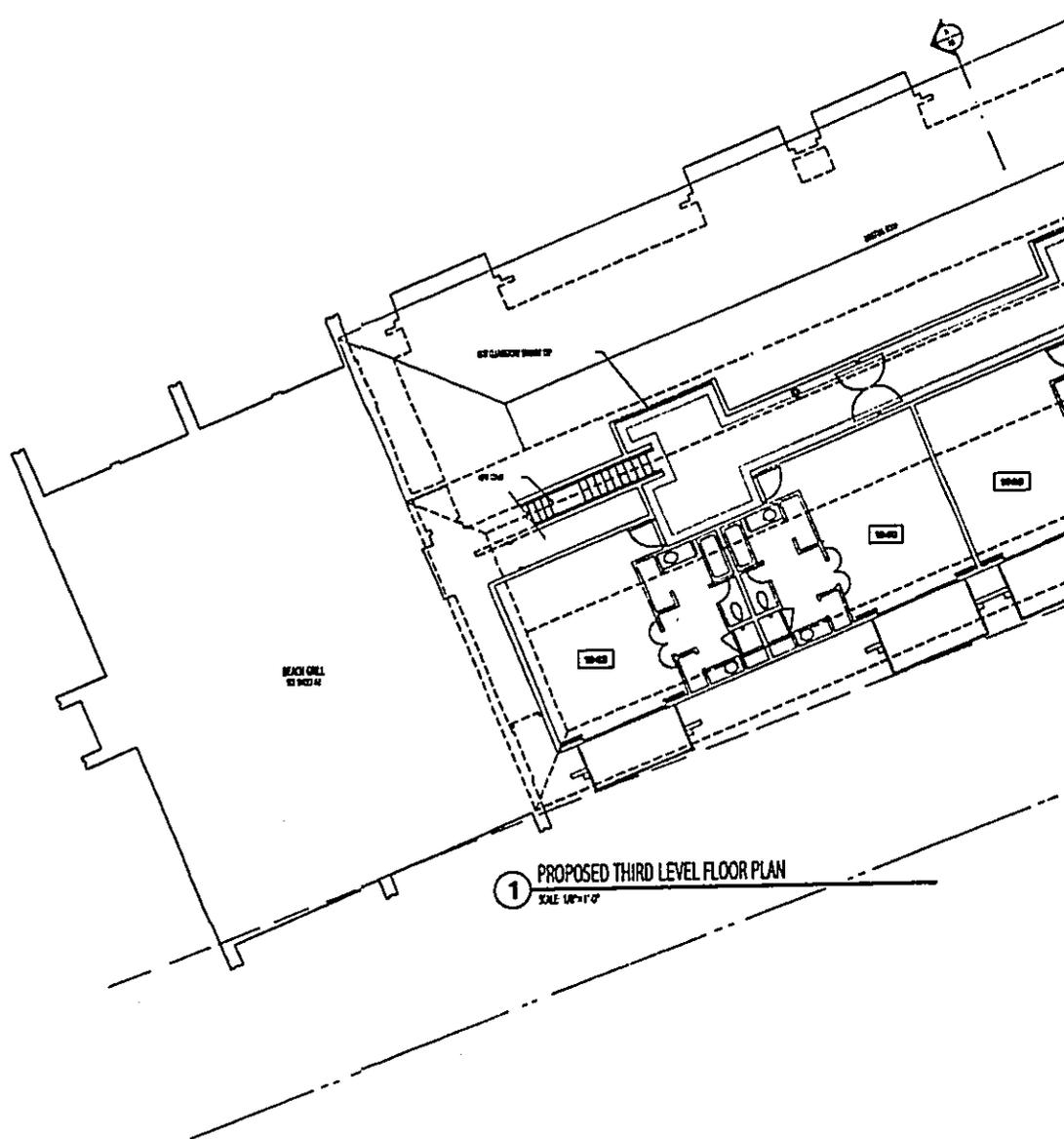


1 EXISTING SECOND LEVEL FLOOR PLAN
SCALE 1/8"=1'-0"

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONTROL IN CONNECTION WITH THE DESIGN AND CONSTRUCTION OF THE PROJECT. I AM A LICENSED ARCHITECT IN THE STATE OF CALIFORNIA. MY LICENSE NUMBER IS 10000. I AM NOT PROVIDING ANY PROFESSIONAL SERVICES IN ANY OTHER STATE.

KILLINGSWORTH, STRICKER, LINDGREN, WILSON & ASSOCIATES ARCHITECTS INC.
 EDWARD A. KILLINGSWORTH FAIA LARRY P. STRICKER AIA RONALD D. LINDGREN ROBERT J. WILSON
 3633 LONG BEACH BLVD., LONG BEACH, CALIFORNIA 90807 PHONE (562) 427-7939 FAX (562) 968-0300 E-MAIL: ksw1@kswarchitects.com
 3653 MOUNT VEEDER ROAD, NAPA, CALIFORNIA 94558 PHONE (707) 254-7766 FAX (707) 254-7767 E-MAIL: kswnapa@concentric.net

Ka

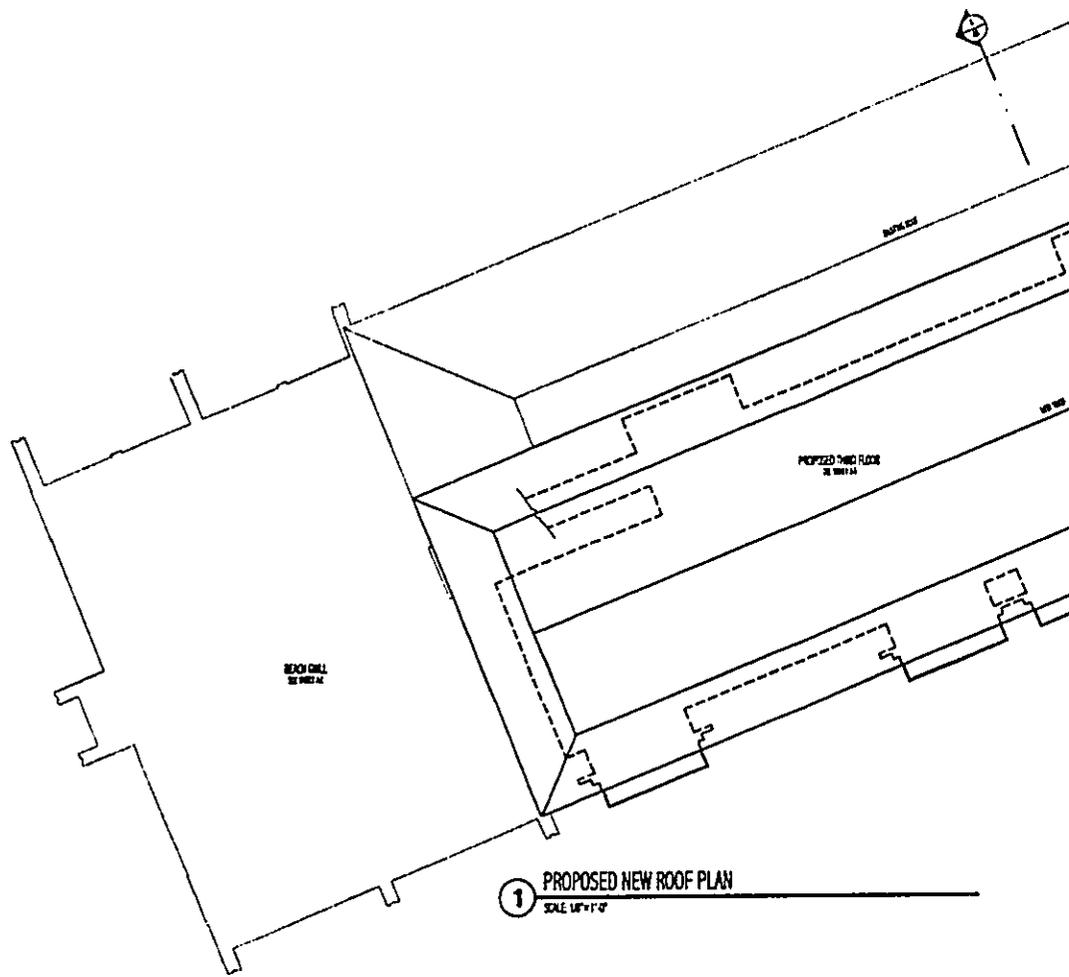


1 PROPOSED THIRD LEVEL FLOOR PLAN
SCALE 1/8" = 1'-0"

THIS WORK WAS PREPARED BY ME, OR UNDER MY SUPERVISION AND CONSTRUCTION OF THE PROJECT WILL BE UNDER MY SUPERVISION (CAPTIONED AS SUCH) IN ACCORDANCE WITH THE RULES OF THE BOARD OF PROFESSIONAL ENGINEERS, ARCHITECTS AND SURVEYORS, STATE OF CALIFORNIA.

KILLINGSWORTH, STRICKER, LINDGREN, WILSON & ASSOCIATES ARCHITECTS INC.
 EDWARD A. KILLINGSWORTH FAIA LARRY P. STRICKER AIA RONALD D. LINDGREN ROBERT J. WILSON
 3833 LONG BEACH BLVD., LONG BEACH, CALIFORNIA 90807 PHONE (562) 427-7939 FAX (562) 988-0300 E-MAIL: kslw10@killsworchitects.com
 3655 MOUNT VERNON ROAD, NAPA, CALIFORNIA 94558 PHONE (707) 254-7766 FAX (707) 254-7767 E-MAIL: kslwnapa@concentric.net

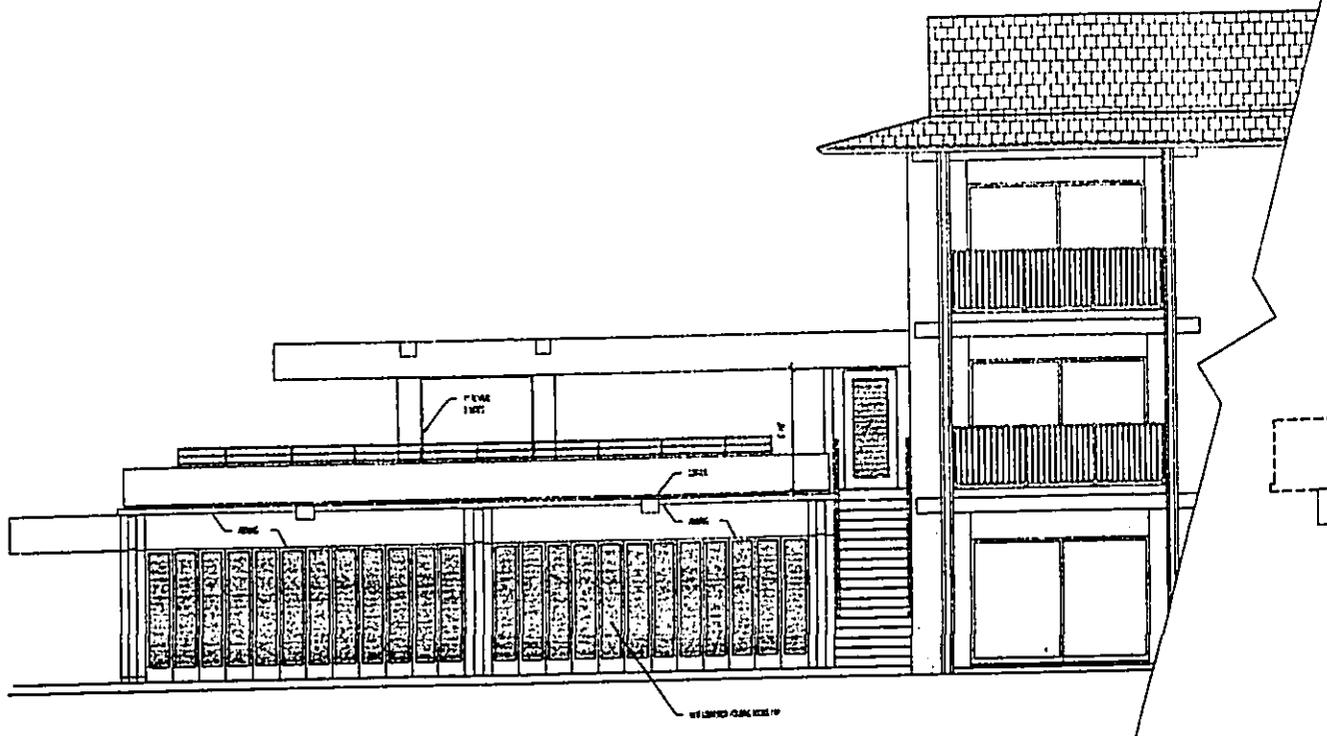
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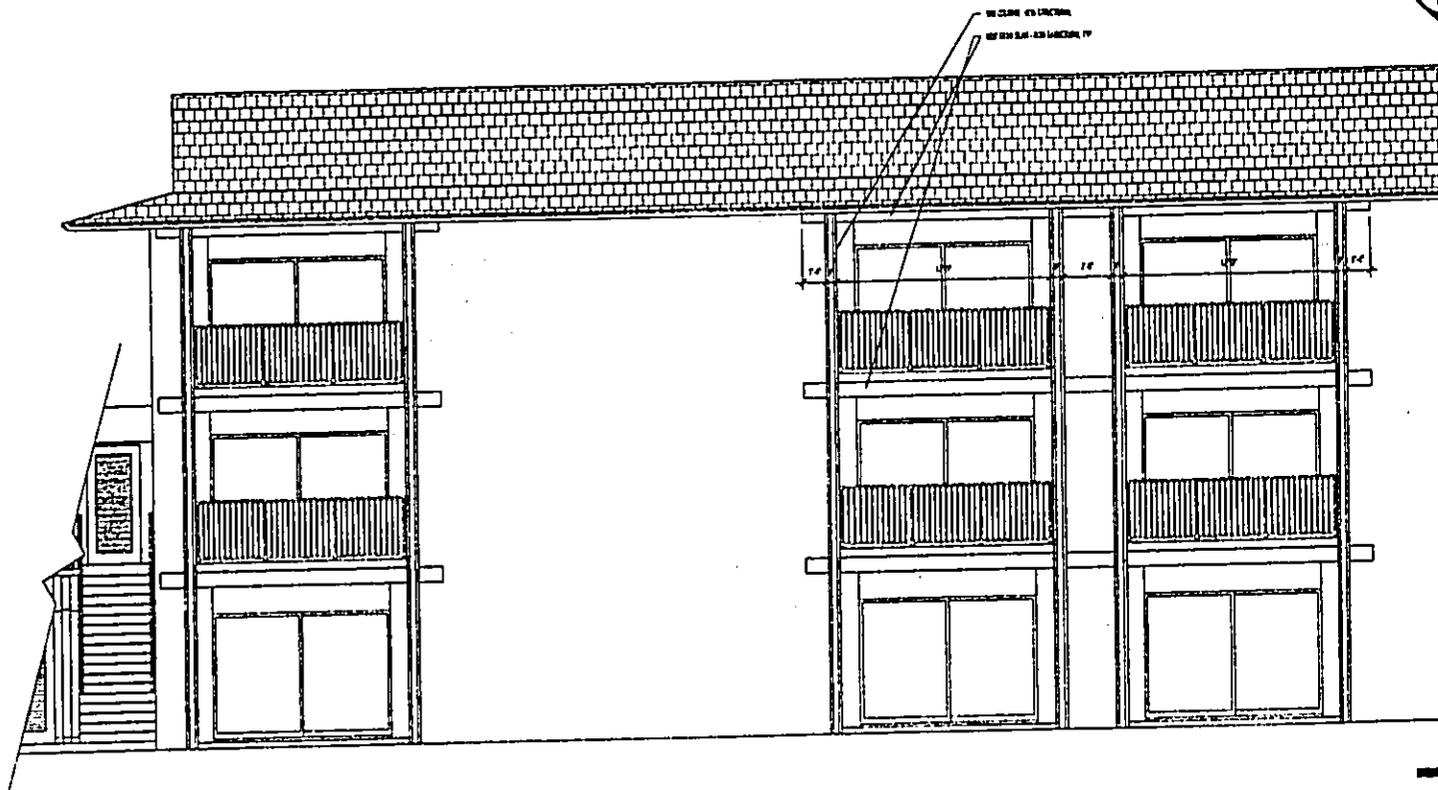
THIS DRAWING WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONTROL OF THE PROJECT. I WILL BE UNDER MY SUPERVISION (SUPERVISION OF CONSTRUCTION AS DEFINED IN SUB-CHAPTER 1, SECTION 819-88-1, SUBDIVISION OF THE RULES OF THE BOARD OF PROFESSIONAL ENGINEERS, ARCHITECTS AND SURVEYORS, STATE OF CALIFORNIA).

KILLINGSWORTH, STRICKER, LINDGREN, WILSON & ASSOCIATES ARCHITECTS INC.
 EDWARD A. KILLINGSWORTH FAIA LARRY P. STRICKER AIA RONALD D. LINDGREN ROBERT J. WILSON
 3833 LONG BEACH BLVD., LONG BEACH, CALIFORNIA 90807 PHONE (562) 427-7939 FAX (562) 988-0300 E-MAIL: kalw10@kswarchitects.com
 3655 MOUNT VEEDEE ROAD, NAPA, CALIFORNIA 94558 PHONE (707) 254-7766 FAX (707) 254-7767 E-MAIL: kalwmapa@concentrica.net

K



② MAKAI ELEVATION
SCALE 1/4" = 1'-0"



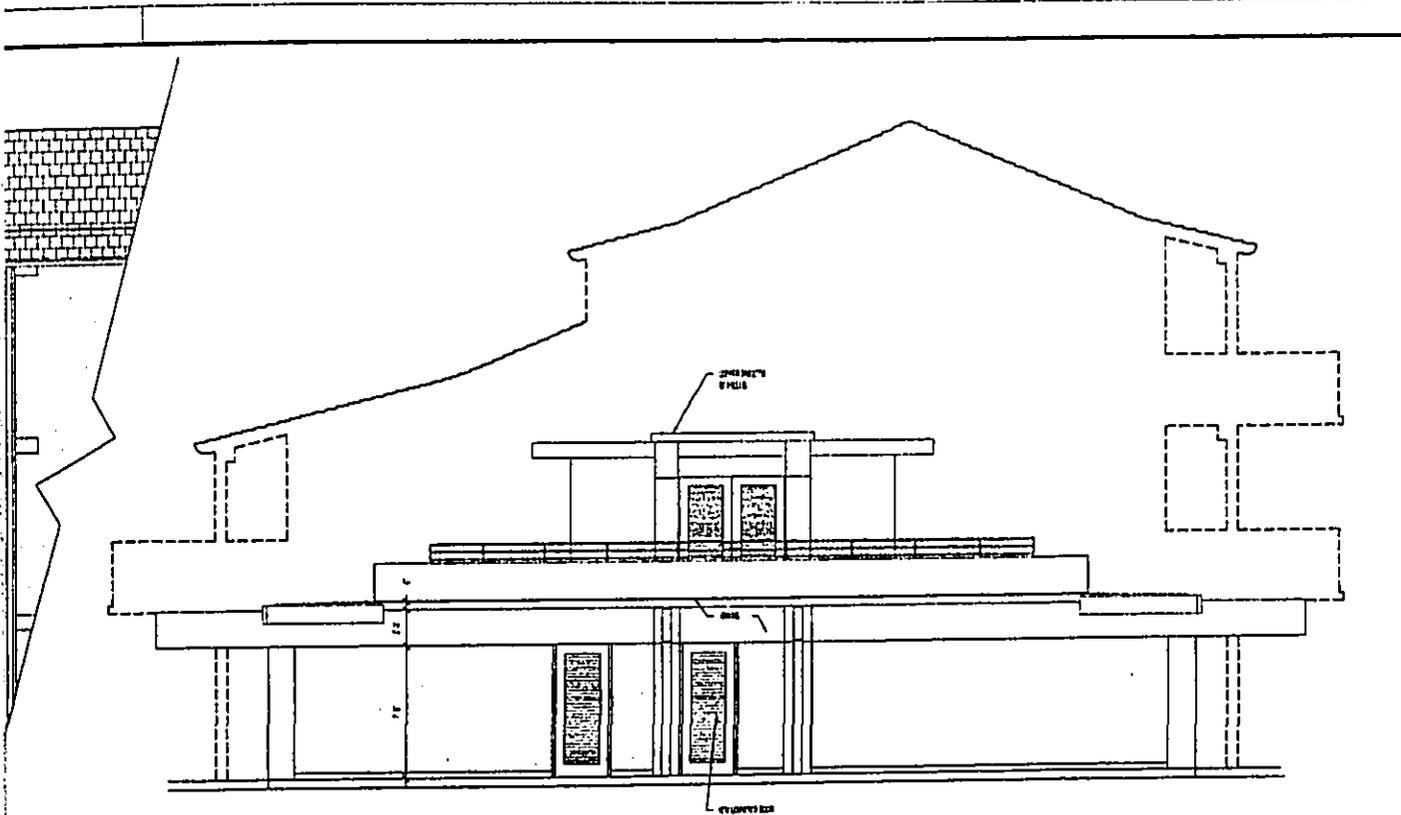
① MAKAI ELEVATION
SCALE 1/4" = 1'-0"

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONTROL OF THE PROJECT. I WILL BE LIABLE BY SUPERVISION RESPONSIBILITY OF CONTRACTOR AS DEFINED IN SUB-CHAPTER 1, SECTION 11-10-2, DIVISION OF THE RULES OF THE BOARD OF PROFESSIONAL ENGINEERS, ARCHITECTS AND SURVEYORS, STATE OF HAWAII.

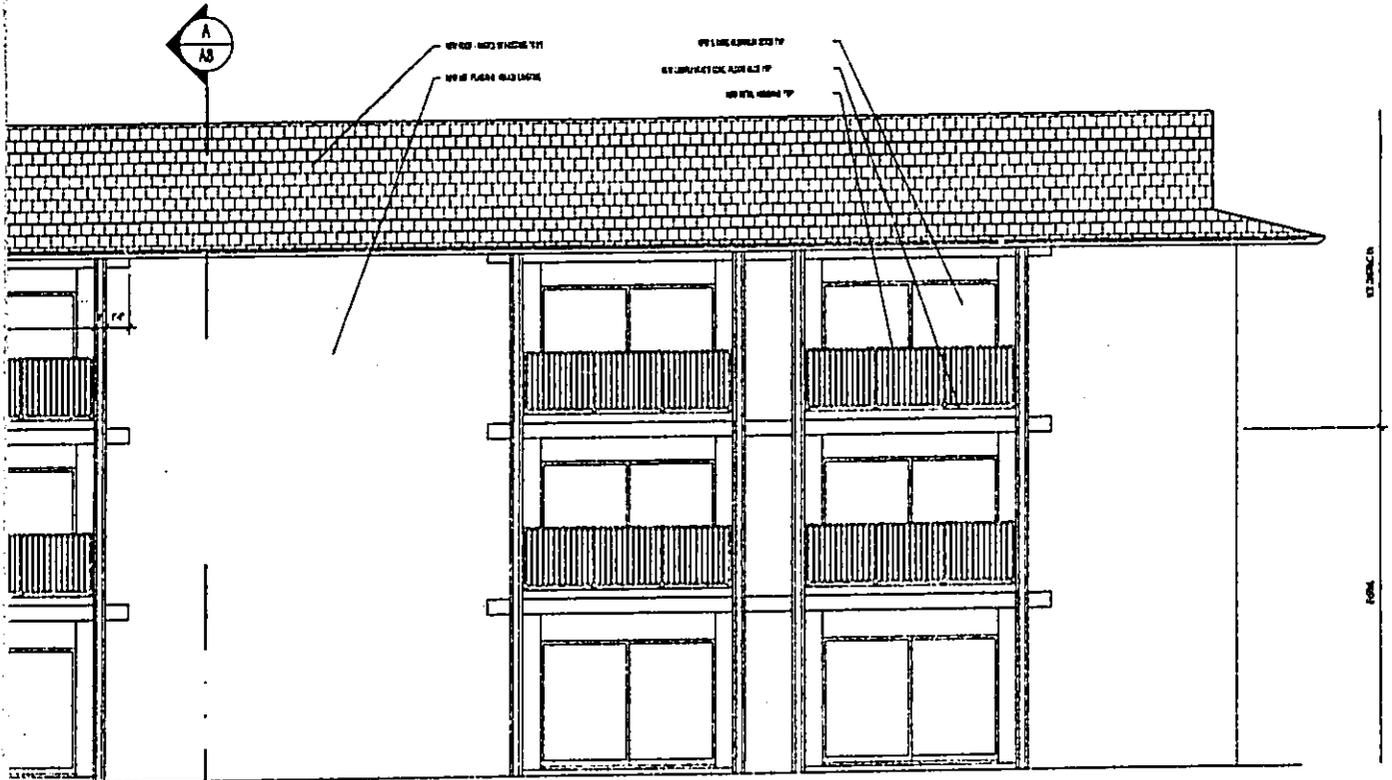
KILLINGSWORTH, STRICKER, LINDGREN, WILSON & ASSOCIATES ARCHITECTS INC.
 EDWARD A. KILLINGSWORTH FAIA LARRY P. STRICKER AIA RONALD D. LINDGREN ROBERT J. WILSON
 3433 LONG BEACH BLVD., LONG BEACH, CALIFORNIA 90807 PHONE (562) 427-7939 FAX (562) 988-0300 E-MAIL kslw1@kslwarchitects.com
 2635 MOUNT VEEDEE ROAD, NAPA, CALIFORNIA 94558 PHONE (707) 254-7766 FAX (707) 254-7767 E-MAIL kslwnapa@concentric.net

BY	
DATE	
REVISIONS	
SYMBOL	

NOTES



③ DIAMOND HEAD ELEVATION
SCALE 1/4"=1'-0"



BEACH GRILL / 3RD FLOOR BEACHFRONT SUITES



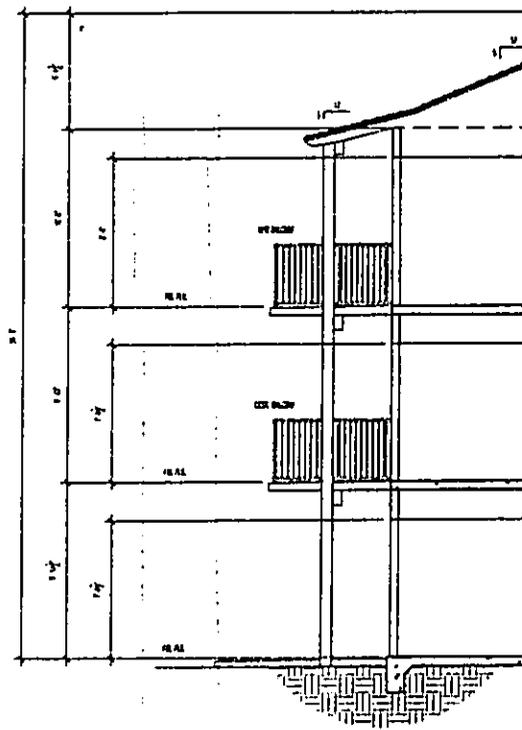
HITECTS INC.
BRT J. WILSON
hitwarchitects.com
e@concentria.net

Kahala Mandarin  Oriental Hawaii
THE MASTER PLAN

EXTERIOR ELEVATIONS		
DRAWN	SCALE	DATE
CHECKED	REV. NO.	FILE

VERIFY ALL MEASUREMENTS TO THIS DATE (FEBRUARY 9, 2011)
 VERIFY ALL DIMENSIONS & CONDITIONS AT THE JOB
 FILE NO. 13751105

A5.5



(A) SECTION
SCALE: 1/4" = 1'-0"

THE WORK HAS BEEN PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THE PROJECT WILL BE UNDER MY SUPERVISION. I AM A LICENSED ARCHITECT AS SET FORTH IN SUB-CHAPTER 1, SECTION 915-62-2, REGULATIONS OF THE RULES OF THE BOARD OF PROFESSIONAL ENGINEERS, ARCHITECTS AND SURVEYORS, STATE OF CALIFORNIA.

KILLINGSWORTH, STRICKER, LINDGREN, WILSON & ASSOCIATES ARCHITECTS INC.
EDWARD A. KILLINGSWORTH FAIA LARRY P. STRICKER AIA RONALD D. LINDGREN ROBERT J. WILSON
 3633 LONG BEACH BLVD., LONG BEACH, CALIFORNIA 90807 PHONE (562) 427-7939 FAX (562) 988-0300 E-MAIL: kalef@kswarchitects.com
 3655 MOUNT VEBER ROAD, NAPA, CALIFORNIA 94356 PHONE (707) 254-7766 FAX (707) 254-7767 E-MAIL: kawnapa@concentric.net

APPENDIX II

**Agency Comments and Responses
and Neighborhood Board Minutes**



STATE OF HAWAII
 DEPARTMENT OF LAND AND NATURAL RESOURCES
 LAND DIVISION
 P.O. BOX 621
 HONOLULU, HAWAII 96809

AQUACULTURE DEVELOPMENT PROGRAM
 AQUATIC RESOURCES
 BOATING AND OCEAN RECREATION
 CONSERVATION AND RESOURCES ENFORCEMENT
 CONVEYANCES
 FORESTRY AND WILDLIFE
 HISTORIC PRESERVATION
 LAND DIVISION
 STATE PARKS
 WATER RESOURCE MANAGEMENT

March 7, 2001

LD-NAV

Ref.: 2001/SMA10.RCM

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

Dear Mr. Fujiki:

SUBJECT: I.D.: 2001/SMA-10 Special Management Area Use Permit (SMP) for Kahala Mandarin Oriental Hotel Improvement Project
 Approving Agency: City and County of Honolulu
 Department of Design and Construction, Oahu, Hawaii
 Tax Map Key: 1st/ 3-5-23: 39

01 MAR 19 AM 11 18
 DEPT OF LAND AND NATURAL RESOURCES
 CITY & COUNTY OF HONOLULU

Thank you for the opportunity to review and comment on the subject Application for Special Management Area Use Permit.

A review of our shoreline records (LD file OA-463) revealed that the Chairperson certified the subject property shoreline on November 29, 1995. Shoreline certifications are valid for a period of one (1) year from the date of the certified shoreline survey map.

The Department has no other comment to offer on the subject matter at this time.

Should you have any questions, please feel free to contact Nicholas Vaccaro of the Land Division Support Services Branch at 808-587-0438.

Very truly yours,

[Signature]
 DEAN Y. UCHIDA
 Administrator

C: Oahu District Land Office

KUSAO & KURAHASHI, INC.

Planning and Zoning Consultants

MANOA MARKET PLACE
2752 WOODLAWN DRIVE, SUITE 5-202
HONOLULU, HAWAII 96822

BUS. (808) 988-2231
FAX. (808) 988-1140
E-Mail: kurahashi1@cs.com

April 11, 2001

Mr. Dean Y. Uchida, Administrator
State of Hawaii
Department of Land and Natural Resources
Land Division
P.O. Box 621
Honolulu, Hawaii 96809

Attn: Mr. Nicholas Vaccaro

**Subject: 2001/SMA-10 Special Management Area Use Permit and Draft
Environmental Assessment (EA) for the Kahala Mandarin
Oriental Hawaii Hotel Expansion - TMK: 3-5-23: 39**

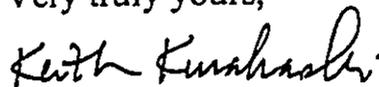
Dear Mr. Uchida:

Thank you for your letter dated March 7, 2001, and for taking the time to review and comment on our Draft EA for the above project.

We understand that the shoreline certification issued on November 29, 1995 is no longer valid. A new shoreline certification will be requested if needed.

Your comments and this response will be included in the final EA. Should you have questions or require additional information, please contact me at 988-2231.

Very truly yours,



Keith Kurahashi

cc: Department of Planning and Permitting
Kahala Mandarin Oriental Hawaii Hotel
Ms. Carolyn Allerdice, architect

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII



BRUCE S. ANDERSON, Ph.D. M.P.H.
DIRECTOR OF HEALTH

'01 MAR 9 AM 11 16

DEPT OF PLANNING and PERMITTING
CITY & COUNTY OF HONOLULU
STATE OF HAWAII
DEPARTMENT OF HEALTH
P.O. BOX 3378
HONOLULU, HAWAII 96801

In reply, please refer to:
EMD - CAB

March 7, 2001

01-96 CAB

Mr. Randall K. Fujiki, AIA
Acting Director of Planning and Permitting
Department of Planning and Permitting
650 South King Street
Honolulu, Hawaii 96813

Dear Mr. Fujiki:

SUBJECT: Comments on the Special Management Area Use Permit
Application for the Proposed Renovation and Expansion
of the Kahala Mandarin Oriental Hawaii Hotel Project;
TMK: 3-5-23: POR 39; File No: 2001/SMA-10

Thank you for allowing us to review and comment on the subject special management area use permit application proposing renovation and expansion activities at the Kahala Mandarin Oriental Hawaii Hotel. We have the following comments to offer:

Construction/Demolition Involving Asbestos:

Since the permit application states that the proposed project would entail renovation/demolition activities, the applicant should contact Mr. Robert H. Lopes, Asbestos Abatement Office, in the Noise, Radiation and Indoor Air Quality Branch at 586-5800.

Control of Fugitive Dust:

For the proposed project, there is a significant potential for fugitive dust to be generated during all phases of construction activities. It is suggested that a dust control management plan be developed which identifies and addresses activities having a potential to generate fugitive dust. Implementation of adequate dust control measures during all phases of the project is warranted. Construction activities must comply with the provisions of Chapter 11-60.1, Hawaii Administrative Rules, section §11-60.1-33 on Fugitive Dust.

The contractor should provide adequate means to control dust from road areas and during the various phases of construction activities, including but not limited to:

Mr. Randall K. Fujiki
March 7, 2001
Page 2

- a. planning the different phases of construction, focusing on minimizing the amount of dust-generating materials and activities, centralizing material transfer points and on-site vehicular traffic routes, and locating potentially dusty equipment in areas of the least impact;
- b. providing an adequate water source at site prior to start-up of construction activities;
- c. landscaping and rapid covering of bare areas, including slopes, starting from the initial grading phase;
- d. controlling of dust from shoulders, project entrances, and access roads; and
- e. providing adequate dust control measures during weekends, after hours, and prior to daily start-up of construction activities.

If you have any questions on fugitive dust issues, please contact Mr. Timothy Carvalho of the Clean Air Branch at 586-4200.

Sincerely,



GARY GILL
Deputy Director
Environmental Health Administration

TC:jm

KUSAO & KURAHASHI, INC.

Planning and Zoning Consultants

MANOA MARKET PLACE
2752 WOODLAWN DRIVE, SUITE 5-202
HONOLULU, HAWAII 96822

BUS. (808) 988-2231
FAX. (808) 988-1140
E-Mail: kurahashi1@cs.com

April 11, 2001

Mr. Gary Gill, Deputy Director
State of Hawaii
Environmental Health Administration
P.O. Box 3378
Honolulu, Hawaii 96801

Attention: Mr. Timothy Carvalho
Clean Air Branch

Dear Mr. Gill:

**Subject: File No. 2001/SMA-10 Special Management Area Use Permit and
Environmental Assessment for the Kahala Mandarin Oriental
Hawaii Hotel Expansion - TMK: 3-5-23: 39**

Thank you for your letter dated March 7, 2001, and for taking the time to review and comment on our Draft EA for the above project.

The following are our responses to your recommendations and comments:

1. The applicant will contact Mr. Robert H. Lopes of the Asbestos Abatement Office, in the Noise, Radiation and Indoor Air Quality Branch prior to the renovation/demolition activities at the hotel.
2. The applicant will develop a dust control management plan that will identify and address activities having potential to generate fugitive dust, and will implement that plan during all phases of the project. Construction activities will comply with the provisions of Chapter 11-60.1, Hawaii Administrative Rules, section 11-60.1.33 on Fugitive Dust.
3. The applicant will provide adequate means to control dust from road areas and during the various phases of construction activities, including but not limited to those items listed in "a" thru "e" of your comment letter.

Mr. Gary Gill
Page 2

Your comments and this response will be included in the final EA. Should you have questions or require additional information, please contact me at 988-2231.

Very truly yours,

Keith Kurahashi

Keith Kurahashi

cc: Department of Planning and Permitting
Kahala Mandarin Oriental Hawaii Hotel
Ms. Carolyn Allerdice, architect

DOCUMENT CAPTURED AS RECEIVED

MAR-20-2001 TUE 01:27 PM PLANNING & PERMITTING

FAX NO. 808 527 6743

P. 02

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF HEALTH
P.O. BOX 3378
HONOLULU, HAWAII 96801

March 9, 2001

BRUCE S. ANDERSON, Ph.D., M.P.H.
DIRECTOR OF HEALTH

In reply, please refer to:
File:
'01 MAR 16 8 3 27
DEPT OF PLANNING
& PERMITTING
CITY & COUNTY OF HONOLULU
01-NR-004

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

Dear Mr. Fujiki:

This is in reference to the Environmental Assessment for the Kahala Mandarin Oriental Hawaii Hotel, 5000 Kahala Avenue, TMK: 3-5-23: 39.

1. The contractor shall obtain a Community Noise Permit if the noise levels from the construction activities are expected to exceed the maximum permissible sound levels of the regulations as stated in Section 11-46-6(a), Hawaii Administrative Rules, Chapter 11-46, Community Noise Control.
2. Construction equipment and on-site vehicles requiring an exhaust of gas or air shall be equipped with mufflers as stated in Section 11-46-6(b)(1)(A).
3. The contractor shall comply with the requirements pertaining to construction activities as specified in the rules and the conditions issued with the permit as stated in Section 11-46-7(d)(4).

If there are any questions, please contact Russell S. Takata, Environmental Health Program Manager, Noise, Radiation and Indoor Air Quality Branch at 586-4700.

Sincerely,

GARY GILL
Deputy Director
Environmental Health Administration

KUSAO & KURAHASHI, INC.

Planning and Zoning Consultants

MANOA MARKET PLACE
2752 WOODLAWN DRIVE, SUITE 5-202
HONOLULU, HAWAII 96822

BUS. (808) 988-2231
FAX. (808) 988-1140
E-Mail: kurahashi1@cs.com

April 11, 2001

Mr. Gary Gill, Deputy Director
State of Hawaii
Environmental Health Administration
P.O. Box 3378
Honolulu, Hawaii 96801

Attention: Mr. Russell S. Takata
Environmental Health Program Manager
Noise, Radiation and Indoor Air Quality Branch

Dear Mr. Gill:

**Subject: File No. 2001/SMA-10 Special Management Area Use Permit and
Environmental Assessment for the Kahala Mandarin Oriental
Hawaii Hotel Expansion - TMK: 3-5-23: 39**

Thank you for your letter dated March 9, 2001, and for taking the time to review and comment on our draft EA for the above project.

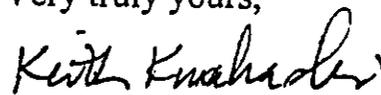
The following are our responses to your recommendations and comments:

1. The applicant will obtain a Community Noise Permit if the noise levels from the construction activities are expected to exceed the maximum permissible sound levels of the regulations as stated in Section 11-46-6(a), Hawaii Administrative Rules, Chapter 11-46, Community Noise Control.
2. The applicant will assure that construction equipment and on-site vehicles requiring an exhaust of gas or air will be equipped with mufflers as stated in Section 11-46-6(b)(1)(A).
3. The applicant will comply with the requirements pertaining to construction activities as specified in the rules and the conditions issued with the permit as stated in Section 11-46-7(d)(4).

Mr. Gary Gill
Page 2

Your comments and this response will be included in the final EA. Should you have questions or require additional information, please contact me at 988-2231.

Very truly yours,



Keith Kurahashi

cc: Department of Planning and Permitting
Kahala Mandarin Oriental Hawaii Hotel
Ms. Carolyn Allerdice, architect



SIERRA CLUB O'AHU GROUP

P.O. Box 2577, Honolulu, HI 96803
tel: 808.538.6616 fax: 808.537.9019

5 April 2001

Dept. of Planning and Permitting
Attn: Geri Ung
Honolulu Municipal Building, 7th Floor
Honolulu, Hawai'i 96813

Kahala Mandarin Oriental Hawaii Hotel
5000 Kahala Avenue
Honolulu, HI 96816

RE: Kahala Mandarin Oriental Hotel Draft Environmental Assessment

The Sierra Club, O'ahu Group believes that the Kahala Mandarin Oriental Hotel's Draft Environmental Assessment to do extensive renovation work at the hotel needs to address some important public needs.

1. The beach in front of the Kahala Hilton is an important public resource. Unfortunately, access to the beaches in the vicinity remains inadequate. The public can park at the Wai'alaie Beach Park (although on weekends the lot is usually full) and then walk a long way down to the sandy beaches in front of the Kahala Hilton and the golf course. Although the area is perfect for families with babies and small children, it is an unreasonable distance to carry small children—particularly long if you are carrying a baby, beach toys, beach chair, and food. This beach must be made more accessible to the public. One condition of any SMA permit that is granted is that the Kahala Hilton provides 25 FREE public parking places—with no restriction on hours (so that folks can fish at night).

HRS Section 205A-26 requires that all development in the special management area shall ensure "adequate access by dedication or other means, to publicly owned or used beaches, recreation areas, and natural reserves." HRS Section 205A-4(b) provides: "The objectives and policies of this chapter and any guidelines enacted by the legislature shall be binding upon actions within the coastal zone management area by all agencies, within the scope of their authority." These objectives and policies require that in approving an SMA permit or SSV application, agencies require the applicant to:

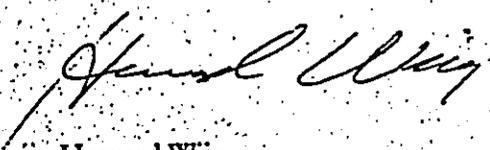
- Provide coastal recreational opportunities accessible to the public. HRS Chapter 205A-2(b)(1)(A)
- Provide adequate, accessible, and diverse recreational opportunities in the coastal zone management area by (iii) Providing and managing adequate public access, consistent with conservation of natural resources, to and along shorelines with recreational value. HRS Chapter 205A-2(c)(1)(B).

The present alternative of paying exorbitant parking fees at the Kahala Hilton is unacceptable.

2. A second condition of the SMA should be that the Kahala Hilton stop treating the public beach as its private beach. Hotel chairs, boats, boards, beach toys etc. should not be placed on the public beach. While it is true that the SMA extends mauka from the shoreline, the Hawaii Supreme Court allowed the county to regulate activities makai of the shoreline through the SMA process. *Young v. Planning Commission (1999)*. Specific conditions should be included in the SMA to prohibit this practice—or at least require written approval of the Board of Land and Natural Resources

We appreciate the opportunity to offer these comments and look forward to your response.

Sincerely,



Howard Wiig
Chairman
Sierra Club, O'ahu Group

cc: Office of Environmental Quality Control
Kusao & Kurahashi, Inc.

KUSAO & KURAHASHI, INC.
Planning and Zoning Consultants
MANOA MARKET PLACE
2752 WOODLAWN DRIVE, SUITE 5-202
HONOLULU, HAWAII 96822

BUS. (808) 988-2231
FAX. (808) 988-1140
E-Mail: kurahashi1@cs.com

April 19, 2001

Mr. Howard Wiig, Chairman
Sierra Club, O'ahu Group
P.O. Box 2577
Honolulu, Hawaii 96803

**Subject: 2001/SMA-10 Special Management Area Use Permit and Draft
Environmental Assessment (EA) for the Kahala Mandarin
Oriental Hawaii Hotel Expansion - TMK: 3-5-23: 39**

Dear Mr. Wiig:

Thank you for your letter dated April 5, 2001, and for taking the time to review and comment on our Draft EA for the above project. We provide the following response to your comments:

1. The applicant agrees that the beach in front of the Kahala Mandarin Oriental Hotel (Kahala Mandarin) is an important public resource, and the Hotel management does its best to keep the beach area clean and open for use by the general public which includes the guests of the Kahala Mandarin.

The applicant understands your concern about public parking for beach users, but must try to balance that concern with another concern from surrounding residents that the Hotel does not provide enough parking for its guests and employees. As long as stalls are available in its parking garage, the Hotel will not turn away the public who want to use the beach area, although, as with all other garage users, they are required to pay an hourly fee. Assessing a fee for beach parking in resort areas is not unique to the Kahala Mandarin Oriental Hawaii Hotel. Paying for beach parking is not new to residents that choose to use public beaches in resort areas. In Waikiki, the public must pay at metered parking at the Zoo, fronting Kapiolani Park, at the Ala Wai Yacht Harbor, along the streets in Waikiki, or hourly parking fees at hotel parking garages to enjoy the beaches in

Mr. Howard Wiig
Page 2

Waikiki. The public wishing to enjoy the beaches in this area, may also need to walk a significant distance when parking is scarce.

The applicant understands that the Wai'alaie Beach Park provides access to the beach with free public parking. The surrounding Kahala neighborhood also has free on-street parking for park users.

The applicant understands the intent of HRS Section 205A-26 and would agree that for new major developments along the shoreline, public access and free public parking can and should be provided. In granting certain required approvals for development at Koolina and for the major expansion of Kuilima, the State and City have required developers to provide public access and areas for free public parking. However, new free public parking has not been required by the State or City when existing shoreline developments seek approval for minor expansion and renovations. The applicant believes this to be a fair and reasonable approach.

2. The applicant shares your recognition that the beach is especially attractive. As you may know, the Hotel created this beach, including the island and peninsulas, during the original development of the property. At considerable expense the Hotel continues to replenish the sand and maintain the beach in a manicured condition for the enjoyment of their guests and the public. An approximate 4-foot to 5-foot wide walkway is located near the entrance to the property allowing convenient public access to the beach.

The applicant agrees that the sandy public beach area, makai of the shoreline, should be treated as a public beach, understanding that hotel guests have the same rights as the general public in its use. That means that beach chairs, boats, boards, beach toys, and food can be brought onto the public beach for use by the hotel guests. The Hotel employees will be reminded that the sandy beach area is not an area for storing of beach chairs, and other equipment. The Hotel has every intent of continuing its stewardship of this premier beach for the enjoyment of anyone who wishes to make use of it.

Mr. Howard Wiig
Page 3

The Sierra Club may be interested to know that the Hotel's Environmental Committee endeavors to assist the community by adopting and beautifying areas beyond their property such as that portion of Kahala Avenue leading to the Hotel, the bridge adjacent to Wai'alaie beach park and the Wai'alaie beach park itself.

Your comments and this response will be included in the final EA. Should you have questions or require additional information, please contact me at 988-2231.

Very truly yours,


for Keith Kurahashi

cc: Department of Planning and Permitting
Kahala Mandarin Oriental Hawaii Hotel
Ms. Carolyn Allerdice, Architect

DEPARTMENT OF PLANNING AND PERMITTING
LAND USE PERMITS DIVISION
REQUEST FOR COMMENTS

RETURN TO: Land Use Permits Division
 Date: 3/25/01
 TO: UDB _____ ZRPB _____
 LIAB _____ Initial _____ Date _____
 No Comments
 See attached response _____

Date: FEBRUARY 27, 2001

File Number(s): 2001/SMA-10

Planner: GARY LING, phone: X 6044

PROJECT NAME: RENOVATION AND EXPANSION OF THE KAHALA MANDARIN ORIENTAL HAWAII HOTEL

STREET ADDRESS: 5000 KAHALA AVENUE - KAHALA

TAX MAP KEY(S): 3-5-23:39

AGENT: KUSAO & KURAHASHI, INC. APR 2/28

To: Building Division	Initial	Date	To: Site Development Division	Initial	Date
_____ Building Code	_____	_____	<input checked="" type="checkbox"/> Civil Engineering <u>ML</u>	_____	_____
_____ Electrical Code	_____	_____	_____ Wastewater	_____	_____
_____ Housing Code	_____	_____	_____ Traffic Review (2 sets)	_____	_____
_____ Mechanical Code	_____	_____	_____ Subdivision	_____	_____
_____ Zoning Plans Review	_____	_____			
To: Land Use Permits Division	Initial	Date	To: Planning Division	Initial	Date
_____ Urban Design Branch - Parks	_____	_____	_____ Community Planning	_____	_____
			_____ Functional Planning	_____	_____
			_____ Plans Eval. & Revision	_____	_____

We are enclosing for your review and comment an application for:

- Conditional Use Permit
 - Minor
 - Major
- Existing Use: _____
(Indicate Type of Use)
- Minor Shoreline Structures Permit
- Special Management Area Use Permit
 - Minor
 - Major
- Shoreline Setback Variance
- Planned Development
 - Housing
 - Commercial (WSD Only)
 - Resort (WSD Only)
- Downtown Height > 350 Feet
- Park Dedication
- Cluster:
 - Agricultural
 - Country
 - Housing
- Site Development Plan
- Variance from LUO Sec.(s): _____
- Zoning Adjustment, LUO Sec.(s): _____
- Waiver: _____
- Other: _____
- Special District Permit
 - Minor
 - Major
- (Indicate District)
- Plan Review Use

Additional Notes: _____

Due to statutory time constraints, we would appreciate your reply by APRIL 7, 2001

If you have any questions, or require clarification, you may contact the person listed above.
Enclosure(s)

KUSAO & KURAHASHI, INC.

Planning and Zoning Consultants

MANDA MARKET PLACE
2752 WOODLAWN DRIVE, SUITE 5-202
HONOLULU, HAWAII 96822

BUS. (808) 988-2231
FAX. (808) 988-1140
E-Mail: kurahashi1@cs.com

April 18, 2001

Mr. Randall Fujiki, AIA, Director
Department of Planning and Permitting
City and County of Honolulu
650 S. King Street, 7th Floor
Honolulu, Hawaii 96813

Attn: Site Development Division, Civil Engineering

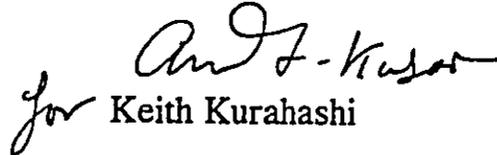
Subject: 2001/SMA-10 Special Management Area Use Permit and Draft
Environmental Assessment (EA) for the Kahala Mandarin
Oriental Hawaii Hotel Expansion - TMK: 3-5-23: 39

Dear Mr. Fujiki:

Thank you for taking the time to review our Draft EA, and for your response of "no comments" dated March 23, 2001.

Your comment and our response will be included in the final EA. Should you have questions or require additional information, please contact me at 988-2231

Very truly yours,


for Keith Kurahashi

cc: Department of Planning and Permitting
Kahala Mandarin Oriental Hawaii Hotel
Ms. Carolyn Allerdice, Architect

DOCUMENT CAPTURED AS RECEIVED

DEPARTMENT OF PLANNING AND PERMITTING
LAND USE PERMITS DIVISION
REQUEST FOR COMMENTS

RETURN TO: Land Use Permits Division
Date: 4/4/01
TO: UDB _____ ZRPB _____
LUAB _____
<input checked="" type="checkbox"/> No Comments Initial TC Date 4/4/01
See attached response _____

Date: FEBRUARY 27, 2001

File Number(s): 2001 / SMA-10

Planner: GERI UNG, phone: X 6044

PROJECT NAME: RENOVATION AND EXPANSION OF THE KAHALA DIANDARIN ORIENTAL HAWAII HOTEL

STREET ADDRESS: 5000 KAHALA AVENUE - KAHALA

TAX MAP KEY(S): 3-5-23:39

AGENT: KUSAO & KURAHASHI, INC.

Applicant must submit sewer connection application form for sewer capacity reservation

To: Building Division	Initial	Date	To: Site Development Division	Initial	Date
_____ Building Code	_____	_____	<input checked="" type="checkbox"/> Civil Engineering	_____	_____
_____ Electrical Code	_____	_____	<input checked="" type="checkbox"/> Wastewater	TC	4/4/01
_____ Housing Code	_____	_____	_____ Traffic Review (2 sets)	_____	_____
_____ Mechanical Code	_____	_____	_____ Subdivision	_____	_____
_____ Zoning Plans Review	_____	_____			

To: Land Use Permits Division	Initial	Date	To: Planning Division	Initial	Date
_____ Urban Design Branch - Parks	_____	_____	_____ Community Planning	_____	_____
			_____ Functional Planning	_____	_____
			_____ Plans Eval. & Revision	_____	_____

We are enclosing for your review and comment an application for:

Conditional Use Permit
 Minor Major

Existing Use:

(Indicate Type of Use)

Modify Approved Permit(s):

(Indicate Reference File No.)

Special District Permit:
 Minor Major:

(Indicate District)

Plan Review Use:

Minor Shoreline Structures Permit

Special Management Area Use Permit:
 Minor Major

Shoreline Setback Variance:

Planned Development:
 Housing
 Commercial (WSD Only)
 Resort (WSD Only)

Downtown Height >350 Feet:

Park Dedication

Cluster:
 Agricultural
 Country
 Housing

Site Development Plan

Variance from LUO Sec.(s): _____

Zoning Adjustment, LUO Sec.(s): _____

Waiver: _____

Other: _____

Additional Notes: _____

Due to statutory time constraints, we would appreciate your reply by APRIL 1, 2001

If you have any questions, or require clarification, you may contact the person listed above.
Enclosure(s)

KUSAO & KURAHASHI, INC.

Planning and Zoning Consultants

MANOA MARKET PLACE
2752 WOODLAWN DRIVE, SUITE 5-202
HONOLULU, HAWAII 96822

BUS. (808) 988-2231
FAX. (808) 988-1140
E-Mail: kurahashi1@cs.com

April 19, 2001

Mr. Randall Fujiki, AIA, Director
Department of Planning and Permitting
City and County of Honolulu
650 S. King Street, 7th Floor
Honolulu, Hawaii 96813

Attention: Wastewater Division

**Subject: 2001/SMA-10 Special Management Area Use Permit and Draft
Environmental Assessment (EA) for the Kahala Mandarin
Oriental Hawaii Hotel Expansion - TMK: 3-5-23: 39**

Dear Mr. Fujiki:

Thank you for taking the time to review our Draft EA, and for your response dated April 4, 2001. The applicant is aware of the need to reserve sewer capacity, and will submit a sewer connection application form for such reservation at time of building permit application.

Your comments and our response will be included in the final EA. Should you have questions or require additional information, please contact me at 988-2231

Very truly yours,


for Keith Kurahashi

cc: Department of Planning and Permitting
Kahala Mandarin Oriental Hawaii Hotel
Ms. Carolyn Allerdice, Architect

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Tower Engineering HI

808-737-4803

P. 0001



TOWER ENGINEERING HAWAII
2909 Waialea Avenue, Bldg. 50 • Honolulu, HI 96826
Phn: 808-737 4888 • Fax: 808-737 4803
E-Mail: TowerEngHi@aol.com

Memo

TO: Bill Gebhardt *Date:* February 1, 2001

TO: James Beginski *Company:* Department of Waste Water Management (Dept. of Environmental Services)

FROM: _____

Phone: (808)-527-5137

Fax: (808)-527-6214 *Re:* Kahala Spa

- Urgent For Review Please Comment Please Reply For Information

• **Comments:**

Mr. Beginski,
We are working on a project and would like to know if a grease trap will be required. The project is a Spa at the Kahala Mandarin. Our work involves suites with whirlpool spa, steam shower, water closet, lavatory and hand sinks. There will be no food preparation in the suites. There will be no dishes cleaned in the suites. These suites are for a massage type operation.
Please call if you require any additional information.

Thankyou,

Bill Gebhardt

Bill,
This project would not require a grease trap.
James Beginski

Memo

To: Geri Ung, LUPD
From: Raymond Young, CAPB *RYC*
Date: Mar 20, 2001
Subject: Special Management Area Use Permit Application and Draft Environmental Assessment for Renovations and Expansion of the Kahala Mandarin Oriental Hawaii Hotel

The East Honolulu SCP indicates that the existing hotel is within the Urban Community Boundary which is intended to define and contain the extent urbanized areas. Under Section 3.6.2 "General Policies" for non-residential uses, the following provision applies to the project:

"Resort and Institutional. Prohibit new or expanded land areas for resorts and institutional campuses. A new resort or expanded resort destination in East Honolulu would be contrary to the General Plan Policy. The small increase in population forecast for 2020 in East Honolulu does not warrant major new schools, hospitals, or similar institutions to serve these communities, and establishment of large institutions in East Honolulu for the purposes of creating additional employment in the region would be contrary to the General Plan policy to direct growth to the Primary and Secondary Urban Center."

Inasmuch as the proposal does not require additional land area not already zoned for the existing use, the proposal is not contrary to the vision and guidelines of the SCP for East Honolulu.

81312

KUSAO & KURAHASHI, INC.

Planning and Zoning Consultants

MANOA MARKET PLACE
2752 WOODLAWN DRIVE, SUITE 5-202
HONOLULU, HAWAII 96822

BUS. (808) 988-2231
FAX. (808) 988-1140
E-Mail: kurahashi1@cs.com

April 19, 2001

Mr. Randall Fujiki, AIA, Director
Department of Planning and Permitting
City and County of Honolulu
650 S. King Street, 7th Floor
Honolulu, Hawaii 96813

Attn: Mr. Raymond Young
Community Action Plan Branch

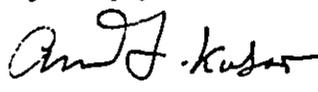
**Subject: 2001/SMA-10 Special Management Area Use Permit and Draft
Environmental Assessment (EA) for the Kahala Mandarin
Oriental Hawaii Hotel Expansion - TMK: 3-5-23: 39**

Dear Mr. Fujiki:

Thank you for taking the time to review our Draft EA, and for your response dated March 20, 2001. As you stated, the proposed expansion does not require additional land area not already zoned for the existing use, therefore the proposed expansion is not contrary to the vision of and guidelines of the Sustainable Community Plan (SCP) for East Honolulu.

Your comments and our response will be included in the final EA. Should you have questions or require additional information, please contact me at 988-2231.

Very truly yours,


For Keith Kurahashi

cc: Department of Planning and Permitting
Kahala Mandarin Oriental Hawaii Hotel
Ms. Carolyn Allerdice, Architect

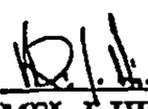
April 17, 2001

MEMORANDUM

TO: URBAN DESIGN BRANCH
ATTN: GERI UNG
FROM: TRAFFIC REVIEW BRANCH
SUBJECT: KAHALA MANDARIN ORIENTAL HOTEL
SPECIAL MANAGEMENT AREA USE PERMIT
DRAFT ENVIRONMENTAL ASSESSMENT
TMK: 3-5-023: 39

This is in response to your request for comments on a proposal to expand portions of the Kahala Mandarin Oriental Hotel. We understand that the proposed expansion will consist of an addition of five new suites, development of a tennis court, an expansion of the swimming pool and existing spa and fitness center and other minor renovations.

Based on our review, we generally have no objections to the proposed expansion. However, the hotel should work with the City in mitigating current impacts on the surrounding City street system prior to implementation of any plans which would further expand the hotel facilities. In particular, the hotel should work with the City on the scheduling and number of large delivery vehicles servicing the hotel. With regard to street parking, we understand that the narrative states that there is an arrangement with the Kahala Mall Shopping Center for hotel employees. However, there still seem to be concerns with street parking which appear to be resulting from the operation of the hotel that need to be addressed and resolved.



MEL J. HIRAYAMA

cc: DTS - Traffic Division (Region I)

g:\urb\kaha_man.udb

KUSAO & KURAHASHI, INC.

Planning and Zoning Consultants

MANDA MARKET PLACE
2752 WOODLAWN DRIVE, SUITE 5-202
HONOLULU, HAWAII 96822

BUS. (808) 988-2231
FAX. (808) 988-1140
E-Mail: kurahashi1@cs.com

April 19, 2001

Mr. Randall Fujiki, AIA, Director
Department of Planning and Permitting
City and County of Honolulu
650 S. King Street, 7th Floor
Honolulu, Hawaii 96813

Attn: Mr. Mel J. Hirayama, Traffic Review Branch

**Subject: 2001/SMA-10 Special Management Area Use Permit and Draft
Environmental Assessment (EA) for the Kahala Mandarin
Oriental Hawaii Hotel Expansion - TMK: 3-5-23: 39**

Dear Mr. Fujiki:

Thank you for taking the time to review our Draft EA, and for your response dated April 17, 2001 stating that you have generally no objections to the proposed expansion. To further respond to your comments, the applicant offers the following information:

1. Large vendor delivery trucks are currently scheduled between the hours of 8:00 a.m and 4:00 p.m, in order to minimize noise impacts to early morning and evening quiet hours of the surrounding neighborhood. Of utmost concerns to the Hotel, has always been the comfort of the nearby neighbors, hotel guests and impacts on surrounding City streets.
2. Although parking has been a concern raised by the Kahala Community, the applicant has presented the project to both the Kahala Neighborhood Board and the Kahala Community Association and has received the support of both groups. They addressed both groups concern for parking by describing their policy of contracting out off-site parking for hotel employees during the occasional periods of heavy usage, such as extremely large banquets and/or wedding receptions.

Mr. Randall K. Fujiki
Page 2

In addition to continuing their practice of contracting out off-site parking during occasional periods of heavy usage, the applicant will encourage their employees to car-pool and van-pool. The applicant will consider other programs to encourage reduction in single occupancy vehicle use by employees.

Your comments and our response will be included in the final EA. Should you have questions or require additional information, please contact me at 988-2231

Very truly yours,

yvr Keith Kurahashi

cc: Department of Planning and Permitting
Kahala Mandarin Oriental Hawaii Hotel
Ms. Carolyn Allerdice, Architect

DEPARTMENT OF ENVIRONMENTAL SERVICES
CITY AND COUNTY OF HONOLULU
650 SOUTH KING STREET, HONOLULU HI 96813

01 APR 9 AM 10 54
DEPT OF PLANNING
and PERMITTING
CITY & COUNTY OF HONOLULU

Jeremy Harris
Mayor



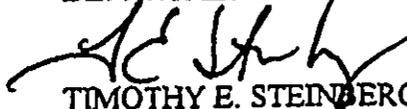
Timothy E. Steinberger, P.E.
Deputy Director

PRO 01-15

April 5, 2001

MEMORANDUM

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

FROM: 
TIMOTHY E. STEINBERGER, DEPUTY DIRECTOR
DEPARTMENT OF ENVIRONMENTAL SERVICES

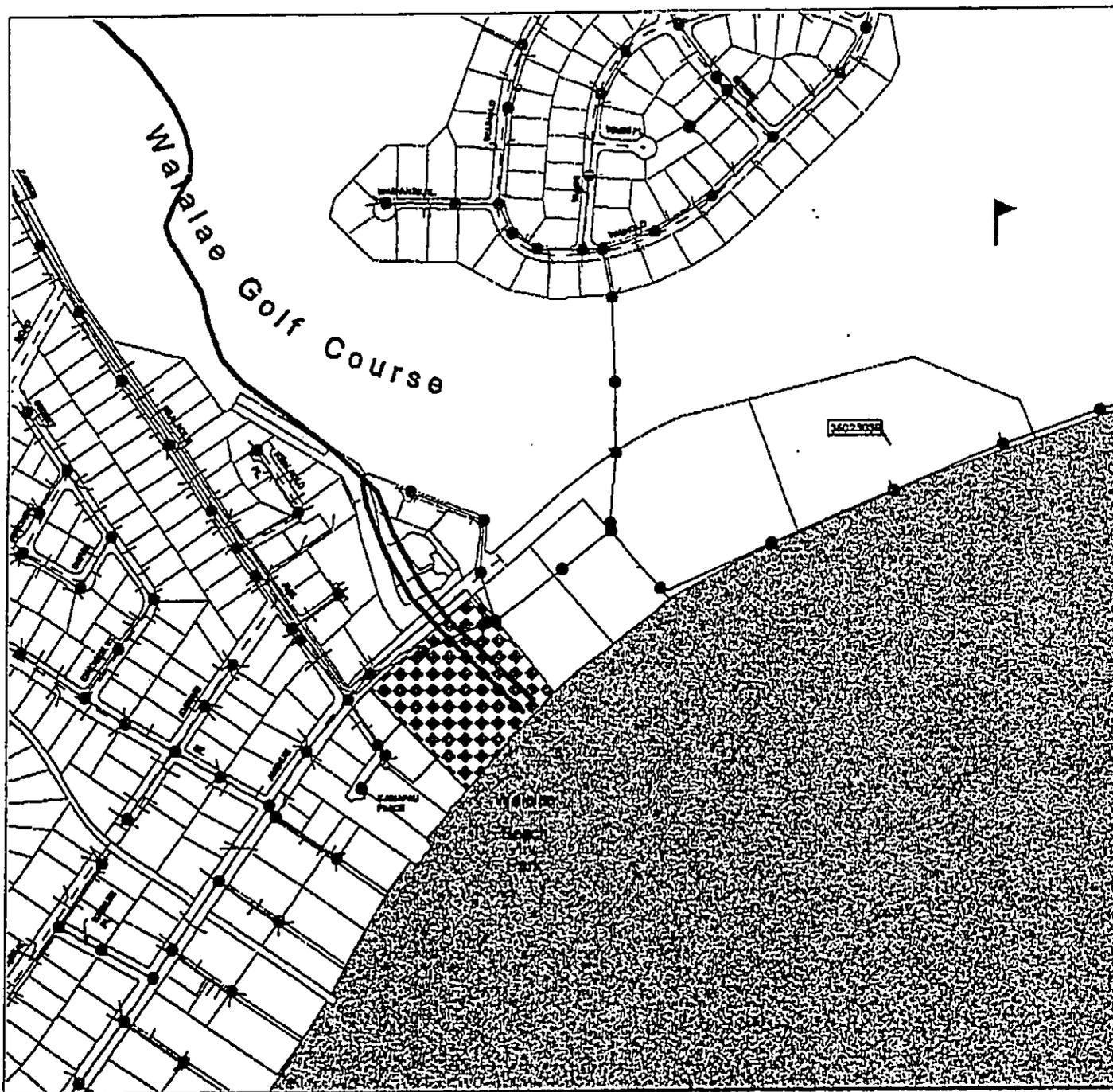
SUBJECT: SMA PERMIT APPLICATION AND DRAFT ENVIRONMENTAL
ASSESSMENT, PROPOSED RENOVATIONS AND EXPANSION,
KAHALA MANDARIN ORIENTAL HAWAIIAN HOTEL

We have reviewed the subject documents, as transmitted via your memo of Feb. 27, 2001.

✓ Regarding the issue of available sewer capacity of the present wastewater system, please consult with the Wastewater Branch of the DPP, since they are the agency that processes applications for sewer connections.

It should be noted that the existing structure identified as the "Magnum Bar" is currently built on top of a City-owned sewer trunk line, within the sewer easement. The SMA Permit Application and Environmental Assessment should address this situation, and identify what actions are necessary for the proposed improvements to the "Magnum Bar" to comply with easement documents. A waiver or exception to the easement requirements may be needed. Protection of the sewer line, and adequate access for maintenance by City crews, must be provided regardless. ?

Should you have any questions, please call Jack Pobuk, Program Coordinator, at #527-6696.



Sewer Line
 Sewer Manhole

Golf Course



Major Street
 Perennial Stream
 Street Centerline
 Parcel
 USGS Water Feature
 Reservoir
 Wetland
 Lake/Pond
 City Park
 Land
 Ocean

**KAHALA MANDARIN ORIENTAL
HAWAII HOTEL
TMK: 3-5-23:39**

0 300 600 Feet



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Prepared by: Department of Environmental services-
Program Support

Date Prepared: March 2001



KUSAO & KURAHASHI, INC.

Planning and Zoning Consultants

MANOA MARKET PLACE
2752 WOODLAWN DRIVE, SUITE 5-202
HONOLULU, HAWAII 96822

BUS. (808) 988-2231
FAX. (808) 988-1140
E-Mail: kurahashi1@cs.com

April 19, 2001

Mr. Timothy E. Steinberger
Director
Department of Environmental Services
City and County of Honolulu
650 S. King Street
Honolulu, Hawaii 96813

Attention: Mr. Jack Pobuk, Program Coordinator

**Subject: 2001/SMA-10 Special Management Area Use Permit and Draft
Environmental Assessment (EA) for the Kahala Mandarin
Oriental Hawaii Hotel Expansion - TMK: 3-5-23: 39**

Dear Mr. Steinberger:

Thank you for taking the time to review our Draft EA, and for your response dated April 5, 2001.

The applicant is aware of the need to reserve sewer capacity and will submit a request to the Wastewater Branch of the Department of Planning and Permitting for sewer connection approval at time of application for building permit.

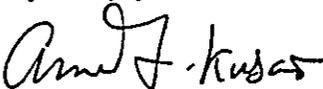
The applicant is also now aware that the "Magnum Bar" is currently built on top of a City-owned sewer trunk line, within the sewer easement. The proposed improvements to the Hotel and the Magnum Bar would not affect the City owned trunk sewer line beneath the "Magnum Bar". The applicant is aware that protection of the sewer line must be provided at all times, and that they must provided adequate access for maintenance by City crews. The applicant will work with the Department of Environmental Services to determine whether a waiver or exception to the easement requirements will be needed for this existing improvement.

Mr. Timothy E. Steinberger

Page 2

Your comments and our response will be included in the final EA. Should you have questions or require additional information, please contact me at 988-2231

Very truly yours,

for 
Keith Kurahashi

cc: Department of Planning and Permitting
Kahala Mandarin Oriental Hawaii Hotel
Ms. Carolyn Allerdice, Architect

BOARD OF WATER SUPPLY

CITY AND COUNTY OF HONOLULU
630 SOUTH BERETANIA STREET
HONOLULU, HI 96843



'01 MAR 13 PM 12 55

March 9, 2001

DEPT OF PLANNING
and PERMITTING
CITY & COUNTY OF HONOLULU

JEREMY HARRIS, Mayor

EDDIE FLORES, JR., Chairman
CHARLES A. STED, Vice-Chairman
JAN M.L.Y. AMII
HERBERT S.K. KAOPUA, SR.
BARBARA KIM STANTON

BRIAN K. MINAAI, Ex-Officio
ROSS S. SASAMURA, Ex-Officio

CLIFFORD S. JAMILE
Manager and Chief Engineer

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

FROM:  FOR CLIFFORD S. JAMILE

SUBJECT: YOUR TRANSMITTAL OF FEBRUARY 27, 2001 REGARDING THE DRAFT ENVIRONMENTAL ASSESSMENT FOR THE KAHALA MANDARIN ORIENTAL HAWAII HOTEL IMPROVEMENT PROJECT, KAHALA, OAHU, TMK: 3-5-23: 39

Thank you for the opportunity to review and comment on the Draft Environmental Assessment for the proposed Kahala Mandarin Oriental Hawaii Hotel improvement project.

We have the following comments to offer:

1. There is one 6-inch domestic water meter and one 6-inch fire meter serving the hotel property.
2. The existing water system is presently adequate to accommodate the proposed improvements.
3. The availability of water will be confirmed when the building permit application is submitted for our review and approval. When water is made available, the applicant will be required to pay our water system facilities charges for resource development, transmission and daily storage.
4. If a three-inch or larger meter is required, the construction drawings showing the installation of the meter should be submitted for our review and approval.
5. The on-site fire protection requirements should be coordinated with the Fire Prevention Bureau of the Honolulu Fire Department.
6. The proposed project is subject to Board of Water Supply cross-connection control requirements prior to the issuance of the building permit application.

If you have any questions, please contact Scot Muraoka at 527-5221.

KUSAO & KURAHASHI, INC.

Planning and Zoning Consultants

MANOA MARKET PLACE
2752 WOODLAWN DRIVE, SUITE 5-202
HONOLULU, HAWAII 96822

BUS. (808) 988-2231
FAX. (808) 988-1140
E-Mail: kurahashi1@cs.com

April 19, 2001

Mr. Clifford S. Jamile
Manager and Chief Engineer
Board of Water Supply
City and County of Honolulu
630 South Beretania Street
Honolulu, Hawaii 96843

Attention: Mr. Scott Muraoka

**Subject: 2001/SMA-10 Special Management Area Use Permit and Draft
Environmental Assessment (EA) for the Kahala Mandarin .
Oriental Hawaii Hotel Expansion - TMK: 3-5-23: 39**

Dear Mr. Jamile:

Thank you for taking the time to review our Draft EA, and for your response dated March 9, 2001.

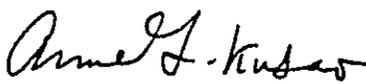
You have confirmed there is currently one 6-inch domestic water meter and one 6-inch fire meter serving the hotel property, and that the existing present water system is adequate to accommodate the proposed improvements.

The applicant is aware that the availability of water will be confirmed when the building permit application is submitted for your review and approval and that they will be required to pay your water system facilities charges for resource development, transmission and daily storage. If a three-inch or larger meter is required, the construction drawings showing the installation of the meter will be submitted for your review and approval. The on-site fire protection requirements will be coordinated with the Fire Prevention Bureau of the Honolulu Fire Department. And finally, the applicant is aware that the proposed project is subject to Board of Water Supply cross-connection control requirements prior to the issuance of the building permit application.

Mr. Clifford Jamile
Page 2

Your comments and our response will be included in the final EA. Should you have questions or require additional information, please contact me at 988-2231

Very truly yours,

for 
Keith Kurahashi

cc: Department of Planning and Permitting
Kahala Mandarin Oriental Hawaii Hotel
Ms. Carolyn Allerdice, Architect

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF HEALTH
P.O. BOX 3378
HONOLULU, HAWAII 96801

BRUCE S. ANDERSON, Ph.D., M.P.H.
COMMISSIONER
DIRECTOR OF HEALTH

01 MAR 16 PM 3 20
DEPT OF PLANNING
& PERMITTING
CITY & COUNTY OF HONOLULU
In reply, please refer to:
EMD / WB
010189

March 9, 2001

Mr. Randall K. Fujiki, AIA
Acting Director of Planning and Permitting
Department of Planning and Permitting
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Dear Mr. Fujiki:

Subject: Special Management Area Use Permit Application and
Draft Environmental Assessment Report for the
Proposed Renovations and Expansion of the
Kahala Mandarin Oriental Hawaii Hotel
5000 Kahala Avenue, Kahala, Oahu, Hawaii
TMK: (1) 3-5-23: 39

We have reviewed your letter and application on the subject project. Regarding your concern of wastewater treatment and disposal, we have the following comments to offer. The subject project is located in the Pass Zone and in the critical wastewater disposal area as determined by the Oahu Wastewater Advisory Committee. No new cesspools will be allowed in the subject area.

As long as the Kahala Mandarin Oriental Hawaii Hotel is connected to the County sewer service system for treatment and disposal of wastewater, we have no objections to the proposed renovations.

All wastewater plans must conform to applicable provisions of the Department of Health's Administrative Rules, Chapter 11-62, "Wastewater Systems." We do reserve the right to review the detailed wastewater plans for conformance to applicable rules.

Should you have any further questions, please contact our Planning & Design Section Supervisor, Mr. Harold Yee of the Wastewater Branch at 586-4294.

Sincerely,

GARY GILL
Deputy Director
Environmental Health Administration

KUSAO & KURAHASHI, INC.

Planning and Zoning Consultants

MANOA MARKET PLACE
2752 WOODLAWN DRIVE, SUITE 5-202
HONOLULU, HAWAII 96822

BUS. (808) 988-2231

FAX. (808) 988-1140

E-Mail: kurahashi1@cs.com

April 19, 2001

Mr. Gary Gill
Deputy Director
Environmental Health Administration
State of Hawaii
P.O. Box 3378
Honolulu, Hawaii

**Subject: 2001/SMA-10 Special Management Area Use Permit and Draft
Environmental Assessment (EA) for the Kahala Mandarin
Oriental Hawaii Hotel Expansion - TMK: 3-5-23: 39**

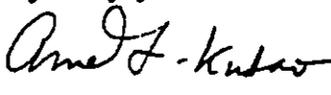
Dear Mr. Gill:

Thank you for taking the time to review our Draft EA, and for your response dated March 9, 2001.

The Hotel is currently connected to the County sewer service system for treatment and disposal of wastewater, and the proposed improvements to the Hotel will be connected directly to the County sewer service system.

Your comments and our response will be included in the final EA. Should you have questions or require additional information, please contact me at 988-2231.

Very truly yours,


for Keith Kurahashi

cc: Department of Planning and Permitting
Kahala Mandarin Oriental Hawaii Hotel
Ms. Carolyn Allerdice, Architect

Post-It® Fax Note	7671	Date	4/16/01	Page	2
To	Geri	From			
Occ./Dept.	C+O	Co.	SHPD		
Phone #		Phone #			
Fax #	527-6743	Fax #			



GILBERT S. DOLORES-BOGAKI, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

DEPUTIES
JANET E. KAWILO
LINDA L. HIRAIWA

STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

HISTORIC PRESERVATION DIVISION
Kakuhane Building, Room 888
601 Kalia Boulevard
Honolulu, Hawaii 96807

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

April 12, 2001

Mr. Randall K. Fujiki, Acting Director
Department of Planning and Permitting
City and County of Honolulu
650 S. King Street
Honolulu, Hawaii 96813

LOG NO: 27136 ✓
DOC NO: 0103EJ09

Dear Mr. Fujiki:

**SUBJECT: Chapter 6E-42 Historic Preservation Review - Special Management Area Use Permit Application and Draft Environmental Assessment Report for the Proposed Renovations and Expansion of the Kahala Mandarin Oriental Hawaii Hotel, Wai'alea, Kona, O'ahu
TMK: 3-5-023:39**

Thank you for the opportunity, to comment on the proposed renovations and expansion of the Kahala Mandarin Oriental Hawaii Hotel. The Hotel proposes to make the following renovations and improvements: expansion of the existing spa and fitness center, addition of five new suites to a portion of the beach suites; development of a tennis court; expansion of an existing swimming pool and other minor renovations. The applicant proposes to expand and increase the height of the existing hotel spa and fitness center as well as increase the height of the beach suites. Our review is based on historic maps, aerial photographs, records, and reports maintained at the State Historic Preservation Division; no field inspection was made of the subject parcel.

Ground disturbance for this project is limited to the expansion of several facilities, including the first floor of the spa and fitness center, expansion of the swimming pool and the tennis court. Excavation is expected to be limited to 2 to 3 feet below current grade for the spa/fitness center and the tennis court. The existing pool will be redesigned to be free flowing in shape and with a renovated depth of 5 feet. The Kahala Mandarin Oriental Hawaii Hotel is partially underlain by Jaucas sand deposits which are known to contain buried archaeological deposits and human burials. Judging from the soil survey data compiled by the US Department of Agriculture, Soil Conservation Service, Jaucas Sands are present underlying the entire hotel complex. During the initial development of the Wai'alea Country Club property, in the 1920s,

XEROX COPY WITH NON-REMOVABLE ATTACHMENT

Mr. Randall K. Fujiki, Acting Director
Page Two

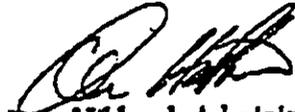
and during later development of the hotel area, numerous burials - both historic and traditional - were uncovered. However, the proposed renovation and expansion in this permit application will take place in areas that were previously modified during the development and subsequent renovations to the hotel making it unlikely that subsurface historic sites will be found. Given the nature of the proposed actions and the previous disturbance in the area, we believe that the proposed improvements will have "no effect" on adverse effect" on significant historic sites. We would recommend that the following condition be placed on any approved permits or plans prepared for this action:

Condition:

In the unlikely event that historic sites, including human burials, are uncovered during routine construction activities, all work in the vicinity must stop and the State Historic Preservation division must be contacted at 692-8015.

Should you have any questions, please feel free to call Sara Collins at 692-8026 or Elaine Jourdane at 692-8027.

Aloha,



Don Hibbard, Administrator
State Historic Preservation Division

EJ:jk

- c: Mr. Van Horn Diamond, Chair, O'ahu Island Burial Council
- Mr. Kalesu Wahilani, Burial Sites Program

KUSAO & KURAHASHI, INC.

Planning and Zoning Consultants

MANOA MARKET PLACE
2752 WOODLAWN DRIVE, SUITE 5-202
HONOLULU, HAWAII 96822

BUS. (808) 988-2231
FAX. (808) 988-1140
E-Mail: kurahashi1@cs.com

April 19, 2001

Mr. Don Hibbard, Administrator
State Historic Preservation Division
State of Hawaii
601 Kamokila Blvd., Room 555
Kapolei, 96707

**Subject: 2001/SMA-10 Special Management Area Use Permit and Draft
Environmental Assessment (EA) for the Kahala Mandarin
Oriental Hawaii Hotel Expansion - TMK: 3-5-23: 39**

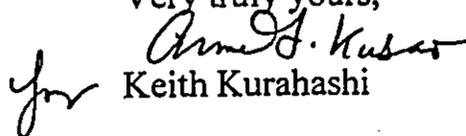
Dear Mr. Hibbard:

Thank you for taking the time to review our Draft EA, and for your response stating that the proposed improvements will have "no effect" on significant historic sites.

The applicant would support a condition that "In the unlikely event that historic sites, including human burials, are uncovered during routine construction activities, all work in the vicinity must stop and the State Historic Preservation Division must be contacted."

Your comments and our response will be included in the final EA. Should you have questions or require additional information, please contact me at 988-2231.

Very truly yours,


Keith Kurahashi

cc: Department of Planning and Permitting
Kahala Mandarin Oriental Hawaii Hotel
Ms. Carolyn Allerdice, Architect

BENJAMIN J. CAYETANO
GOVERNOR



GENEVIEVE SALMONSON
DIRECTOR

STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL
235 SOUTH BERETANIA STREET
SUITE 702
HONOLULU, HAWAII 96813
TELEPHONE (808) 586-4186
FACSIMILE (808) 586-4188

March 27, 2001

Randall Fujiki, Acting Director
Department of Planning and Permitting
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

Attn: Geri Ung

Dear Mr. Fujiki:

Subject: Draft Environmental Assessment (EA)/SMA for Kahala Mandarin Hotel

We have the following comments to offer:

Two-sided pages: In order to reduce bulk and save on paper, please consider printing on both sides of the pages in the final document.

Contacts: In the final EA list state and county agencies contacted. Document all contacts, including those made during the pre-consultation phase. Be sure to include copies of all correspondence, especially from contacts made with neighboring landowners during both consultation phases.

Significance criteria: Include a discussion of findings and reasons, according to the significance criteria listed in HAR 11-200-12, that supports your forthcoming determination, either Finding of No Significant Impact (FONSI) or EIS preparation notice. You may use the enclosed sample as a guideline.

Permits and approvals: The SMA permit is the only one listed in the draft EA. List any other permits or approvals for the project and give the status of each.

Time frame: What are the anticipated start and end dates for the entire project? Six months is mentioned in the draft EA for phases I and II.

Randall Fujiki
March 27, 2001
Page 2

If you have any questions call Nancy Heinrich at 586-4185.

Sincerely,



GENEVIEVE SALMONSON
Director

Enc.

c: Keith Kurahashi

KUSAO & KURAHASHI, INC.

Planning and Zoning Consultants

MANOA MARKET PLACE
2752 WOODLAWN DRIVE, SUITE 5-202
HONOLULU, HAWAII 96822

BUS. (808) 988-2231
FAX. (808) 988-1140
E-Mail: kurahashi1@cs.com

April 19, 2001

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

Attn: Ms. Nancy Heinrich

**Subject: 2001/SMA-10 Special Management Area Use Permit and Draft
Environmental Assessment (EA) for the Kahala Mandarin
Oriental Hawaii Hotel Expansion - TMK: 3-5-23: 39**

Dear Ms. Salmonson:

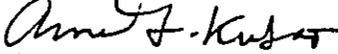
Thank you for taking the time to review our Draft EA, and for your response dated March 27, 2001.

Our response to your comments are as follows:

1. The Final Environmental Assessment will be printed two-sided, as you requested.
2. All state and county agencies contacted during the Draft EA process, will be listed in the Final EA. Where available, copies of correspondence relating to contacts with Neighborhood Boards, Community Associations and neighboring landowners will be included in the Final EA.
3. A discussion on findings and reasons, according to the significance criteria listed in HAR 11-200-12 will be included in the Final EA.
4. In addition to the Special Management Area Use Permit, the applicant will apply for a building permit for the proposed improvements.
5. The anticipated start date for the proposed project is September, 2001 and the anticipated end date is November, 2005.

Ms. Genevieve Salmonson
Page 2

Your comments and our response will be included in the final EA. Should you have questions or require additional information, please contact me at 988-2231.

Very truly yours,

jkr Keith Kurahashi

cc: Department of Planning and Permitting
Kahala Mandarin Oriental Hawaii Hotel
Ms. Carolyn Allerdice, Architect

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.cc.honolulu.hi.us



JEREMY HARRIS
MAYOR

RANDALL K. FUJIKI, AIA
DIRECTOR

LORETTA K.C. CHEE
DEPUTY DIRECTOR

2001/SMA-10(GU)
2001/ED-3(GU)

April 16, 2001

Mr. Keith Kurahashi
Planning and Zoning Consultants
2752 Woodlawn Drive, Suite 5-202
Honolulu, Hawaii 96822

Dear Mr. Kurahashi:

Draft Environmental Assessment (EA)
Kahala Mandarin Oriental Hawaii Hotel
2001/SMA-10; Tax Map Key: 3-5-23;39; Kahala

This is to confirm, as agreed to in several telephone discussions with Geri Ung of our staff, that the following issues will be addressed in the final Environmental Assessment for the proposed project.

1. Magnum Bar: Is the proposed new roof to be a minimum of 55 feet away from the certified shoreline? If it is not, then a new certified shoreline survey is required.
2. Pool Expansion:
 - a) Is the outline of the expansion inclusive of any new deck areas, or do new decks extend beyond the outline shown on the plan?
 - b) What is the area, depth and volume of the existing pool and the expanded pool?
 - c) How will the expansion impact required water volumes and drainage flows?
3. Parking: On page 21 of the Draft EA, the 25 stalls stated to be surplus is incorrect. The correct number is 20.
4. Sewage: Page 24 of the Draft EA states that the existing wastewater system is adequate to accommodate the proposed improvements, however, no estimate of increased flow (gpd) is provided. Please include such an estimate and address pertinent agency comments regarding sewage disposal in the final EA.

Mr. Keith Kurahashi
Page 2
April 16, 2001

5. Drainage: Page 27 of the Draft EA describes previous comments from the former Department of Public Works (DPW), however, the reference to the agency's new name is incomplete. Additionally, the DPW's comment about considering an oil-water separator to accommodate rain water from the parking garage complex is not discussed.
6. On page 34 of the Draft EA, the reference to the Kahala Beach Condominium complex in relation to the site should be "west" instead of "east", and the reference to the Waiialae Golf Course should be "east" instead of "west".
7. The discussion on page 38 of the Draft EA regarding the proposal's view impacts should be expanded, particularly the impacts of the proposed beach suites.
8. How large is the balance of the area underneath the proposed tennis court that is not devoted to offices and security?
9. What is the total estimated project cost?
10. What is the proposed project construction schedule?
11. What evening hours will the tennis courts be used?
12. What is the size (floor area) of the existing spa?
13. Are the proposed beach suites part of the existing Lagoon Wing of the hotel?

We look forward to receipt of the project's final EA. Should you have any questions, please contact Geri Ung of our Urban Design Branch at 527-6044.

Sincerely yours,

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

RKF:am

KUSAO & KURAHASHI, INC.

Planning and Zoning Consultants

MANOA MARKET PLACE
2752 WOODLAWN DRIVE, SUITE 5-202
HONOLULU, HAWAII 96822

BUS. (808) 988-2231
FAX. (808) 988-1140
E-Mail: kurahashi1@cs.com

April 19, 2001

Mr. Randall K. Fujiki, AIA
Director, Department of Planning and Permitting
City and County of Honolulu
650 S. King Street, 7th Floor
Honolulu, Hawaii 96813

Attention: Ms. Geri Ung

**Subject: 2001/SMA-10 Special Management Area Use Permit and Draft
Environmental Assessment (EA) for the Kahala Mandarin
Oriental Hawaii Hotel Expansion - TMK: 3-5-23: 39**

Dear Mr. Fujiki:

Thank you for taking the time to review our Draft EA, and for your response dated April 16, 2001.

Our response to your comments will be addressed in the Final Environmental Assessment and they are listed as follows:

1. Magnum Bar - No, the proposed new roof on the Magnum Bar will not be a minimum of 55 feet away from the certified shoreline. However, we understand that a new certified shoreline survey will be required for this improvement.
2. Pool Expansion
 - a. The new site plan in Appendix I of the Final EA, details the expansion outline of the new deck areas in addition to the pool area.
 - b. The existing pool area is 2,225 square feet. The existing pool depth is 3 feet to 4.5 feet, and existing pool volume is approximately 65,000 gallons.

Mr. Randall K. Fujiki

Page 2

The proposed expanded pool area will be 3,138 square feet. The proposed expanded pool depth will be 3 feet to 4.5 feet, and the proposed expanded pool will have a volume of 105,600 gallons.

- c. There will be a one time impact on water volume when the pool is first filled. The pool backwash is currently connected to the sanitary sewer line, and the pool backwash of the proposed new pool will continue to be connected to the sanitary sewer line.

3. Parking - On page 21 of the Draft EA, the 25 stalls stated to be surplus will be correct to read 20 stalls.
4. Sewage - Tower Engineering, Hawaii Ltd., estimated the sewage fixture unit estimates for the proposed project. They estimated the sewage usage to be approximately 4,520 Fixture Units after the new work is done. The facility is served by a 6" and 10" sewer line. The 6" line can handle 720 fixture units and the 10" line and handle 4,680 fixture units for a total of 5,400 fixture units. Their calculations indicate a less than 5% increase in water usage for the hotel facility with the proposed renovations.

The Wastewater Division of the Department of Planning and Permitting had no comment on our Draft EA (their response letter dated April 4, 2001). However, they did make note that the applicant must submit a sewer connection application form for sewer capacity reservation. In our response letter dated April 19, 2001, to the Wastewater Division, the applicant confirmed that they will submit a sewer connection application form for such reservation at time of building permit application.

5. Drainage - On page 27 of the Draft EA the reference to the agency's new name will be corrected. An oil-water separator for the parking garage was installed during the major renovations that took place in 1995.

6. On page 34 of the Draft EA the reference to the Kahala Beach Condominium complex in relation to the site will be corrected to read "west" and the reference to the Waialae Golf Course will be corrected to read "east".
7. The discussion on page 38 of the Draft EA will be expanded as follows:

The 3rd floor ocean suites will not be visible when viewed from Kalaniana'ole Highway and other public viewing areas situated mauka of the Hotel. Looking mauka from the beach there are no mountain views over the existing two-story ocean suites. The addition of a 3rd floor to the ocean suites will not affect mountain views. For your information the beach suites are part of the existing Lagoon Wing of the Hotel.

We have provided photographs depicting the visual impact of the proposed improvements. These photographs are on file at the Department of Planning and Permitting.

8. The total square footage underneath the proposed tennis court is 7,181 square feet, less 1,205 square feet proposed for office and security, leaving a balance of 5,976 square feet for delivery parking.
9. The total estimated project cost is as follows:

Spa renovation (1 st and 2 nd floor)	\$4,400,000
Tennis court	\$1,500,000
Beach restaurant (2 nd floor)	\$ 500,000
Fitness Center (on top of garage)	\$ 500,000
Spa renovation (3 rd floor)	\$ 700,000
Beachfront guest suites	\$1,200,000
Pool and deck renovations	<u>\$1,400,000</u>
Total estimated cost	\$10,200,000

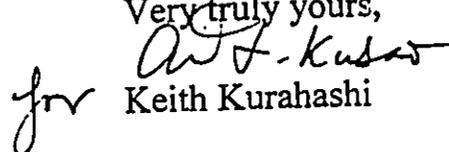
Mr. Randall K. Fujiki
Page 4

10. The proposed project construction schedule is as follows:

<u>Project</u>	<u>Start</u>	<u>Complete</u>
Spa Expansion and Beach		
Restaurant (2 nd floor)	09/2001	05/2002
Fitness/Recreation	03/2002	06/2002
Tennis Court	09/2002	12/2002
Spa 3 rd Floor	02/2003	10/2003
Pool Expansion	09/2004	12/2004
Lagoon Guest Rooms	01/2005	11/2005

10. The tennis court will not be used after sunset.
11. The floor area of the existing spa is 3,465 square feet.
12. The proposed beach suites are part of the existing Lagoon Wing of the Hotel.

Your comments and our response will be included in the final EA. Should you have questions or require additional information, please contact me at 988-2231.

Very truly yours,

Keith Kurahashi

cc: Department of Planning and Permitting
Kahala Mandarin Oriental Hawaii Hotel
Ms. Carolyn Allerdice, Architect



WAIALAE/KAHALA NEIGHBORHOOD BOARD NO. 8

c/o NEIGHBORHOOD COMMISSION • CITY HALL, ROOM 400 • HONOLULU, HAWAII 96813

REGULAR MEETING AGENDA
THURSDAY, FEBRUARY 15, 2001
WESLEY UNITED METHODIST CHURCH
1350 HUNAKAI STREET 7:00 P.M.

- I. CALL TO ORDER - By Chair Linda Letta
- II. INTRODUCTION OF BOARD MEMBERS AND GUESTS
- III. HONOLULU FIRE AND POLICE DEPARTMENTS
- IV. APPROVAL OF JANUARY 18, 2001 REGULAR MEETING MINUTES
- V. TREASURER'S REPORT
- VI. AGENCY AND DEPARTMENT REPORTS
 1. Department of Parks and Recreation - Bill Grace/Barbara Lowe
 2. Board of Water Supply - Alex Leong
 3. Kahala Community Association - Merle Crow
 4. Department of Transportation Services - Paul Won
- VII. REPORTS FROM ELECTED OFFICIALS
 1. Governor's Representative
 2. Mayor's Representative - Georgina Yuen
 3. Representatives Mindy Jaffe & Barbara Marumoto, and Senator Matt Matsunaga
 4. City Councilmember Duke Bainum
- VIII. COMMITTEE REPORTS
 1. Residents Traffic Committee - June Lissandrello ✓
 2. East Honolulu Police District Task Force - Bill Kamau ✓ *next to Park & Ride chosen*
 3. Vision Team - Lee Manfredi ✓
 4. H-1 Corridor Task Force - Linda Letta ✓
- IX. UNFINISHED BUSINESS
 1. Dogs on Waialae Beach Park
 2. Bus Shelter Suggestions/Prioritization
 3. Obstruction of View of Diamond Head - Jeff Long, Long & Associates
- X. NEW BUSINESS
 1. Special Management Area Use Permit and Environmental Assessment Kahala Mandarin Oriental - Ann Kusao
 2. Mayor's Legislative Package
 3. Pan Pacific Festival Half-marathon - Russell Okino
 4. Presentation: Changes in Property Tax Assessment
 5. Hanauma Bay Improvement Project
- XI. CORRESPONDENCE AND ANNOUNCEMENTS
- XII. RESIDENTS' CONCERNS
- XIII. ADJOURNMENT

Any disabled person requiring accommodation to participate at this meeting may call the Neighborhood Commission Office at 527-5578 for assistance. BOARD MINUTES AND AGENDAS ARE AVAILABLE ON THE CITY'S WEBSITE**<http://www.co.honolulu.hi.us>



Oahu's Neighborhood Board System - Established 1973

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FEB 8 1 25 PM '01



WAIALAE/KAHALA NEIGHBORHOOD BOARD NO. 3

c/o NEIGHBORHOOD COMMISSION • CITY HALL, ROOM 400 • HONOLULU, HAWAII 96813

REGULAR MEETING MINUTES THURSDAY, FEBRUARY 15, 2001 WESLEY UNITED METHODIST CHURCH

CALL TO ORDER: Chair Letta called the meeting to order at 7:02 p.m. without a quorum established.

MEMBERS PRESENT: Linda Letta, P.Y. Lee Manfredi, Geraldine Digmon, Quentin Doar, John MacGregor, and Jane T. F. Hong.

MEMBERS ABSENT: Richard Turbin, George Lissandrello, and William Kamau III.

GUESTS: Lt. Todd Oba, Sgt. Edward Santos, & Officer Rick Yi (Honolulu Police Department), Captain Mike Tosaki (Honolulu Fire Department), Merle Crow & Alex Roth (Kahala Community Association), John White & Lana Yoshimura (Councilmember Duke Bainum's Office staff), Representative Barbara Marumoto, Rebecca Crockett (Representative Mindy Jaffe's Office staff), Alex Leong (Board of Water Supply), Barbara Lowe (Department of Parks & Recreation), Ben Kama (Mayor's Representative), Lorrie Chee (Deputy Director, Department of Planning and Permitting), Clark Hatch (President, East Diamond Head Association), Dawn & Loretta Kishi, Michael Lily, Jeff Long (President, Long & Associates), Timothy Newberry (Project Architect, Long & Associates), Donald Botsai, James Graznow, David Lyndal, Ann Kusao (Kusao & Kurahashi), Jan Goessing (General Manager, Kahala Mandarin Oriental Hotel), Wolfgang Krueger (Resort Manager, Kahala Mandarin Oriental Hotel), Joe Enson, Cathy George, Mary Worrall, Eric Kwan, Shirley Chun, Russell Oking (Pan Pacific Half-Marathon), Russell Oki (RH Productions), Yasuyuki Ishizuka (Kitetsu International), Ron Pate (Mid Pacific Road Runners), Dr. Virginia Pressler (Governor's Representative), Shirley Chun, Joe Asato, Robert Hill, Charlotte Pratt, Patsy & W.M. Chun, Maile Moore, Don & Simone Cahill Berlin, Dorothy Shelby, Rosemarie Perry, Mary Steiner (Outdoor Circle), Bill & Pat Loesche, Wendall Dang, Roland Chong, David & Jane Allen, Shannon Carroll, Tom Rossi, Don Burley, David & Kelly Washino (East Honolulu Community Coalition), Clifford Morikawa (Department of Design and Construction), and Jamal Siddiqui (Neighborhood Commission Office staff).

INTRODUCTION OF BOARD MEMBERS AND GUESTS: Board members and guests introduced themselves. Chair Letta reminded everyone that a neighborhood board serves as a forum for the community to raise their concerns and to have them addressed.

Hong arrived at 7:05 p.m., five members were present, thus a quorum was established.

Honolulu Fire Department (HFD): Kaimuki Fire Station Captain Mike Tosaki reported the following statistics for the month of January: (1) Two structure fires, sixty-seven medical emergencies and eight miscellaneous (false alarms, assist police and smoke scare, water evacuation). (2) Eight fire companies put down a structure fire on Makaleka Street near the Ala Wai Golf Course. (3) Safety Tip of the Month: (a) Install smoke detectors in your home. Place a smoke detector on each floor and near the bedrooms. Position wall-mounted smoke detectors four to twelve inches below the ceiling and away from air vents. Test the smoke detectors each month. (b) Both sides of the mailbox should be numbered to aid police, fire, and ambulance personnel in locating your address quickly.

Honolulu Police Department (HPD): Officer Rick Yi reported the following statistics from January 13, 2001 to February 11, 2001 (statistics from December 3, 2000 to January 13, 2001 are in parenthesis): (1) Property Crimes – ten (eleven) burglaries, eleven (seven) vehicle thefts, thirty-nine (twenty) thefts from vehicles, ten (nine) other thefts, and zero (zero) robberies. Motor Vehicle Collisions (MVC) – eleven (twenty) major MVC's, twenty-four (thirty-one) minor MVC's, one (zero) major-non traffic MVC's, and eleven (eighteen) minor-non traffic MVC's. (2) Click on-line at HPD's website: <http://www.honolulu.hpd.org>. (3) Safety Tip of the Month: Due to the increasing number of pedestrian fatalities, the Honolulu Police Department is stepping up traffic enforcement for jaywalking violations. Speak to and show your children what pedestrian safety is all about. Lead them by good example.



Oahu's Neighborhood Board System—Established 1973

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Discussion followed: (1) Concern was raised regarding illegal parking at the 3844 and 3845 Pohakapu Street area. Chair Letta noted that the Board passed a motion in its November 1999 meeting advising the Department of Transportation Services and the Honolulu Police Department to enforce the prohibition of illegal parking in the area. Police replied that there are no signs reading "No Parking," therefore, no enforcement until signs are placed there. (2) Concern was raised regarding the use of Malia Street an alternative route during construction of Kalaniana'ole Highway would lead to increased traffic and more speeding that would lead to more traffic accidents. It was suggested increased police enforcement is needed to monitor speeding.

MacGregor arrived at 7:21 p.m. Six members were present.

APPROVAL OF JANUARY 18, 2000 REGULAR MEETING MINUTES: Without objections, the minutes were approved as distributed.

TREASURER'S REPORT: Manfredi reported the following financial statement ending January 31, 2001: Operating account - (a) the previous month's balance was \$947.61; (b) the previous month's expenditures were \$573.39; (c) current expenditures this month were \$110.63; (d) total expenditures to date is \$683.02; (e) the total operating account balance to date is \$836.98. The publicity account balance remains at \$1,263.00. The refreshment account balance remains at \$120.00. With no objections, the treasurer's report was approved for filing subject to audit.

AGENCY AND DEPARTMENT REPORTS

Department of Parks and Recreation (DPR): Barbara Lowe reported the following: (1) More than 2,000 seniors participated in the annual Seniors Valentine's Dance, Wednesday, February 14, 2001 at the Neal Blaisdell Center from 9:30 a.m. to 12:30 p.m. (2) Children's novice swim meet takes place at the Kapalono Swimming Pool Complex Saturday, February 17, 2001. (3) In observance of Presidents' Day - Monday, February 19, 2001, city parks will be open from 1:00 to 5:00 p.m. (4) Tennis Courts in Wilson Community Park will open on Monday, February 19, 2001.

Board of Water Supply (BWS): Alex Leong reported the following: (1) There was one water main brake in January at Aliikoa Street. (2) The 11th Annual Detect-A-Leak Week takes place from March 4th to March 10th, 2001. It was noted that during that period, single-family homes are eligible for a free inspection to see if there is a water leak. The tablets distributed tonight are a color dye to be placed in the toilet tank and if a color appears in minutes after placement, there is a leak.

Kahala Community Association (KCA): Ulrich Stams raised a concern regarding dogs at Waialae Beach Park, however Chair Letta noted that this item is on the agenda.

Department of Transportation Services (DTS): No representative was present.

REPORTS FROM ELECTED OFFICIALS

Governor's Representative: Dr. Virginia Pressler distributed a written supplement of the Governor's State of the State Address.

Mayor's Representative: Ben Kama reported the following: (1) Presentation on Changes in Property Tax Assessment has been rescheduled for March. (2) Thursday, February 8, 2001 was the grand opening of the Kapolei Satellite City Hall. (3) Distributed copies of the City Administration's legislative package for Board action later in the meeting. (4) Computers will be placed in City parks for internet access. In addition, HPD

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will receive 600 new mobile computers in their vehicles to obtain criminal information and to file reports, this year. (5) Doubling the number of Head Start Affordable Day Care Centers in city parks from eight to sixteen. (6) Six new skate parks will be built all around Oahu this year. (7) Complete installation of fifty new playground sets along with installing 50 additional sets this year at parks that are adjacent to schools. (8) Friday, March 2, 2001 the City Administration submits its budget to the City Council. (9) Board requests for area capital improvement projects are due in one week.

Discussion followed: Manfredi asked how City parks would be secure in light of new computers being placed there. Kama replied that park security remains a work in progress.

Representative Barbara Marumoto: Representative Marumoto distributed a written report with the following: (1) House session reconvenes at 8:00 p.m. (2) Introduced bills this session including area capital improvement projects; exempting royalties from the state general excise tax; banning the importation, licensing, importation, storage and sale of common consumer aerial fireworks; and expanding the DNA collection of class A and class B felonies. (3) Most schools statewide exceed the national test norms of the Stanford Achievement Test.

Representative Mindy Jaffe: Rebecca Crockett distributed Representative Jaffe's written report and a directory of elected officials published by Verizon Wireless.

Senator Matt Matsunaga: No representative was present.

Councilmember Duke Bainum: John White highlighted the following: Councilmember Bainum is working on a bill regarding the legality of dogs on the beach.

COMMITTEE REPORTS

Residents' Traffic Committee: Manfredi highlighted the following: (1) More than sixty residents attended the Waialae-Kahala Traffic Calming Meeting on Tuesday, January 23, 2001 at Kahala Elementary School Cafeteria discussing potential solutions to curb speeding and increase traffic safety with traffic consultants from both the mainland and Hawaii, along with officials from the Department of Transportation Services' Traffic Division and Councilmember Bainum. (2) Clark Hatch will join the committee to address placing roundabouts. (3) Sidewalks on Kilauea Avenue are not compatible with standards set by the Americans With Disabilities Act (ADA).

East Honolulu Police District Station Task Force: MacGregor, substituting for Kamau, highlighted the following that occurred at the task force meeting:

- The task force had been discussing for months to find a sufficient location to accommodate the basic needs of a Police District Station.
- Three sites were considered of which one would be their recommended site: corner lot across from the Hawaii Kai Post Office; 2,000 square feet on 22nd Avenue; and the City owned lot adjacent to the Park and Ride Facility in Hawaii Kai.
- After much deliberation, the task force members chose by consensus the City owned lot in Hawaii Kai located adjacent to the Park and Ride Facility for the following reasons:
 - Financially affordable as the property is owned by the City.
 - Although the area is in the flood zone, it appears to be the only viable location with sufficient land area and accessibility to major highways.
 - An emergency unit may relocate to this new site along with a regional Satellite City Hall.

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Discussion followed: (1) Digmon commented that the site does not make sense noting that in an emergency situation, the response from the Hawaii Kai Station would be delayed for people living in the Diamond Head end of the East Honolulu Police District 7 due to congested traffic. (2) John White, representing Councilmember Bainum's office, pointed out that the site was selected due to the more than 100 parking stalls located there and added that the station would perform administrative duties, while officers would continue to patrol their beats. He also mentioned that the recommendation would go to Mayor Harris for consideration.

Vision Team: Manfredi highlighted the following that occurred at the vision team meeting Tuesday, February 13, 2001 held at the Wesley United Methodist Church Social Hall: (1) \$2 million is given to the vision team in the areas consisting of Waiialae-Kahala, Kaimuki, Palolo, Wilhelmina Rise, Maunalani Heights and St. Louis Heights communities to prioritize for area capital improvement projects. (2) Deadline for prioritization in the fiscal year 2003 budget is soon. (3) The study regarding the Waiialae-Kahala Bicycle Master Plan is complete, now goes to review for implementation to be done. Accessibility for the physically disabled must also be addressed. (4) Phase I is installing bulbouts on Koko Head Avenue and 11th Avenue involves shutting down of traffic heading toward Kahala Mall during construction period. Phase II will address Waiialae Avenue. (5) Mike Oshiro, from the City Department of Transportation Services' Traffic Control Branch stated that these curbs on Pahoa, Kaimuki, 8th, 9th, 10th, and 11th Avenues will be redesigned to accommodate access to big emergency vehicles like fire trucks. (6) Progress is being made in cleaning up the Palolo Watershed. (7) Vision Team Facilitator Ross Sasamura will discuss the matter with State Transportation Director Brian Minaii to determine why the State Department of Transportation (DOT) is opposed to installing crosswalks in the Waiialae Avenue Underpass. (8) Next vision team meeting, Tuesday, March 13, 2001, Wesley United Methodist Church Social Hall. These meetings take place on the second Tuesday of each month.

Discussion followed: (1) The proposed bulbouts on Koko Head and 11th Avenue would be landscaped similar to the existing one in Makiki. (2) The community will be expected to design the bulbouts to be incorporated in the Moho and Kealahou Street area traffic-calming project.

H-1 Corridor Task Force: Chair Letta highlighted the following: (1) Department of Transportation newsletters were sent to residents and Board members along with the minutes/agenda this month. (2) Department of Transportation tabloid in the newspaper has been postponed; will be available in March to coincide with start of work on Punahou off ramp. (3) For more information, call the 24-hour hotline at 587-2160 or visit the website at www.hawaii.gov.dot. (4) Overall project is going well. Big project coming up is the widening the Punahou off-ramp. One lane will be closed Mondays thru Fridays from 9:00 a.m. to 3:00 p.m. The off ramp will be widened to add an additional right turn lane on to Punahou Street. The project will run from March to October 2001. There will be lane closures during the project with at least one lane closed throughout the duration of the project including the closure of either the Ward or Piikoi on-ramp 24 hours for one weekend - not definite yet. There will be radio spots and electronic signs to alert the public. (5) Report on projects in the Waiialae-Kahala Neighborhood Board area:

- A. Have recently worked on Waiialae off-ramp rebuilding the wall where old lights had been removed.
- B. Waiialae Bike Lanes - are still on hold as of February 6, 2001 - bids came in high - they are re-examining the scope of the project; may or may not do it.
- C. Waiialae Avenue Beautification
 - 1) Expected completion in April; plant establishment phase now.
 - 2) There have been reported problems of delivery trucks driving over the plantings, when trucks drive on the sidewalk to make deliveries in the area between Tony Roma's and the gas station. DOT has talked to merchants and truck drivers where the situation is better.
 - 3) New fence is in - four foot fence covered in black vinyl. There have been reports of school

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children crossing the road (jaywalking) and scooting under the fence, in the area near the bus stop close to Kilauea Avenue. DOT is planning to put an additional 6" skirt on the fence.

- D. Kalaniana'ole Highway Project (repaving from Aina Koa to West Hind Drive, including work on gas and water lines) scheduled for February 2001.
- 1) It will be an 18-month to two-year project.
 - 2) Initially they will close one outbound and inbound lane. Contra flow lanes will be used.
 - 3) There will always be one outbound and one inbound lane in each direction.
 - 4) A public meeting was held to get community reaction to their working at night.
 - a) Majority of those attending were against night work.
 - b) DOT has decided to continue daytime work Mondays-Fridays for now.
 - c) Will monitor the congestion levels and adjust start times.
 - 5) Regarding the 16" water main work, DOT is looking at the possibility of starting at both ends and working toward the middle. This may save some time and help speed up that portion of the project.

Discussion followed: Manfredi commented that new black vinyl fence is not appropriate for the Waialae Underpass along with the placement of rocks is an example of the State Department of Transportation (DOT) not listening to the community.

UNFINISHED BUSINESS

Dogs on Waialae Beach Park: Chair Letta acknowledged Suzanne Roig, East Honolulu Bureau of the Honolulu Advertiser, the Kahala Community Association, and Hawaiian Humane Society for publicizing and raising public awareness regarding dogs on the beach. The issue was first raised at the October 2000 Board meeting by a member of the Kahala Community Association who reported that there are unleashed dogs at Waialae Beach Park despite signs that read "No Dogs at the Beach." It was suggested that increased police patrols would help deter individuals from bringing in unleashed dogs to the beach that do frighten small children and adults alike.

In the November 2000 Board meeting, dog owners stated that having their dogs unleashed at the beach was a positive experience for both the dogs and their owners. It was suggested that a certain time period or area of the beach be set aside for unleashed dogs to be present at the beach. Chair Letta read a letter from resident Bob Midkiff suggesting that the Board support the idea of not enforcing the leash law before 9:00 a.m. In the January 2001 Board Meeting, John White reported that Councilmember Bainum would introduce a bill to give the Director of the Department of Parks and Recreation discretion to designate certain areas or times for unleashed dogs to be in City beaches and parks. Residents complaints included incidents of dogs frightening children.

Since the January meeting, the Board received two letters forwarded by Alex Roth of the Kahala Community Association: (1) Councilmember Bainum's office provided a hotline number to report unleashed dogs - Division of Conservation and Resources Hotline at 587-0077, and (2) Senator Matt Matsunaga's letter that cites a law prohibiting unleashed dogs on the beach. (3) A note from a frequent mainland visitor reported the following observation:

- January 30, 2001 - a small women with six unleashed dogs on the beach (two German Shepherds, one Rotweiler, and three other large dogs concerned the visitor.
- The visitor lives in Cape May where no dogs are allowed on the beach.

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- Suggested that more police patrols are needed to help inform the community about the leash laws that would convince many dog owners to comply with the law.
- Saw many unleashed dogs on the beach on successive days.

Also, a Board member received a complaint about unleashed dogs not being picked up after. A ruling from Corporation Counsel states that dogs are allowed on the beach provided that they are restrained. If signs say "No dogs on the Beach" they should be removed or changed. A bill has been introduced in the Senate allowing leashed dogs in public parks and beaches as long as handlers pick up after dogs.

For tonight's meeting, Chair Letta suggested that the Board had these options:

- 1) Do nothing – monitor – keep on the agenda – watch bills in both the State Legislature and City Council
- 2) Take action to support specific bills moving through both the State Legislature and City Council
- 3) Request areas and times designated for unleashed dogs
- 4) More police patrol
- 5) Take action to request removal of incorrect signs to be replaced with corrected signs

The following concerns were raised regarding dogs on the beach - (1) Dog attacks raise the issue of liability. (2) Incidents of dogs frightening children were cited. (3) Dogs must be leashed when they are on the beach. (4) It was suggested that the Board take action advising the Honolulu Police Department to increase their presence on the beach to vigorously enforce existing laws prohibiting dogs on beaches. It was noted that most dogs on Waialae Beach Park are from outside the community.

Area dog owners made the following points - (1) Responsible dog owners can police their dogs. (2) Certain areas and hours should be set aside to allow dogs to be on the beach. (3) If the Board were to take action, certain hours and or space at Waialae Beach Park should be set aside for unleashed dogs to roam around.

Manfredi moved that the Waialae-Kahala Neighborhood Board No. 3 require and change the law to address current lifestyles of dog owners, to allow for areas and times designated for unleashed dogs on beaches. There being no second, the motion died.

Clark Hatch agreed to chair a citizens' committee to address this issue. The issue will remain on the agenda.

Bus Shelter Suggestions/Prioritization: Chair Letta stated that she has received a list of bus shelters sites from a number of Board members and would submit them to the City Department of Transportation Services for consideration.

Obstruction of View of Diamond Head: Chair Letta stated that at last month's meeting, the Board took action to keep the building height restriction at 15-feet in the Diamond Head Special District.

Jeff Long, President of Long & Associates introduced himself and Timothy Newberry, the project architect of the proposed residence 3857 Poka Street. Long pointed out that the 15-foot height restriction in the lower subdivision of Diamond Head had expired in 1972. He noted that the project is in conformance with the building and zoning codes requirements set by the City and meets the 25-foot height limit. He distributed a digital photo of the proposed residence that clearly shows no obstruction to the view of Diamond Head from the Triangle Park, contradicting the claims made by the project's opponents.

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Discussion followed: (1) Digmon expressed regret that had this presentation been given at last month's meeting, she would have voted differently. (2) Clark Hatch, President of the East Diamond Head Association, noted that more than 85% of the houses located in the Diamond Head Subdivision have a 15-foot height limit. He added that there is a petition among the residents to stop construction of the proposed residence 3857 Poka Street. (3) David Lyndal pointed out that the Diamond Head Subdivision is under the jurisdiction of the State Department of Land and Natural Resources. (4) Chair Letta read a letter from Councilmember Bainum that states that he would introduce legislation to restore the 15-foot height limit in the Diamond Head Special District. However, it was noted that the proposed legislation would not apply to the proposed residence in question. (5) Mike Lily, an attorney representing Dawn and Loretta Kishi, applicants for the 3857 Poka Street residence, noted that the 15-foot height restriction in the upper subdivision remains in perpetuity while the lower subdivision was repealed in 1972 and added that he received a letter from the Department of Planning and Permitting that the proposed residence does not violate any current zoning or height restriction laws. (6) Shannon Carroll stated that the proposed residence would open the floodgates to building more houses there by making the area more dense which would drive down property values and obstruct the view of Diamond Head Crater, both a State and National monument.

Digmon moved and Hong seconded that the Board support a proposal by Councilmember Bainum to restore the original building height restriction in the Diamond Head Special District that expired in 1972.

Discussion followed: Lorrie Chee, Deputy Director, Department of Planning and Permitting, stated that her department could not retroactively reverse the application once it was approved. She added that the building height restriction repealed in 1972 was a private deed. She added that the Honolulu Planning Commission would hear the matter and make its recommendation to the Honolulu City Council which would hold three public meetings to gauge community input.

The motion carried unanimously, 6-0-0.

NEW BUSINESS

Special Management Area Use Permit and Environmental Assessment Kahala Mandarin Oriental Hotel: Jan Goessing, General Manager, Kahala Mandarin Oriental Hotel, announced that the hotel is applying for a Special Management Area Use Permit for the proposed expansion of the existing spa and fitness center, adding five to six new luxury units to the existing portion of the beach suites, development of a tennis court, expansion of the existing swimming pool, upgrading the existing snack bar and other minor renovations. Spa and other amenities are needed to remain competitive in the resort hotel industry.

Discussion followed: (1) Tennis courts will be used in daytime hours. (2) No residents live in the hotel property. (3) The proposed expanded health clubs would not be built on existing garage space. (3) Traffic is being addressed by having employees park their cars at Kahala Mall and take a shuttle to and from the hotel. The shuttle program in cooperation with Kahala Mall management has greatly reduced the amount of traffic and parking in the immediate neighborhoods located next to the hotel.

MacGregor moved and Digmon seconded that the Waialae-Kahala Neighborhood Board No. 3 support the Special Management Area Use Permit Application and Environmental Assessment for the proposed renovation and expansion of the Kahala Mandarin Oriental Hotel. The motion carried unanimously, 6-0-0.

Mayor's Legislative Package: Ben Kama, representing Mayor Jeremy Harris, distributed the Mayor's legislative package for Board consideration especially on three bills: first, Common Sense Government - Relating to Public Employment where there are currently no drug and alcohol tests for Emergency Medical

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Services employees; second, Managed Competition - Establishes the process to enhancing government's ability to provide services it needs or is required to perform more efficiently and economically; and third, Abolishment of the State Land Use Commission - Reforms the state land use planning system to promote efficiency and avoid duplication between state and county.

Manfredi moved and MacGregor seconded that the Waialae-Kahala Neighborhood Board No. 3 support the Common Sense Government Bill as stated in the Mayor's Legislative Package. The motion carried 5-0-1. Abstain: Hong.

Manfredi moved and MacGregor seconded that the Waialae-Kahala Neighborhood Board No. 3 support the Managed Competition Bill as stated in the Mayor's Legislative Package. The motion carried 6-0-0.

Discussion followed: MacGregor asked if the State Land Use Commission could have prevented the controversy regarding the proposed residence 3857 Poka Street. Kama stated that it would not have been the case by pointing out that the Diamond Head Special District is under the jurisdiction of the Department of Land and Natural Resources added that the State Land Use Commission is a duplication of effort of both state and city governments.

Manfredi moved and MacGregor seconded that the Waialae-Kahala Neighborhood Board No. 3 support the abolishment of the State Land Use Commission as stated in the Mayor's Legislative Package. The motion failed 3-3-0. Ayes: Letta, Manfredi, MacGregor. Nays: Digmon, Doar, Hong. Abstain: None.

Pan Pacific Festival Half-Marathon: Russell Oking, representing the Pan-Pacific Festival, reported the following - (1) The annual event usually coincides with Kamehameha Day weekend. This year's Kamehameha Day Holiday is Monday, June 11, 2001. (2) The event attracts tourists from Japan which pours in \$3 million into the state's economy. (3) Organizers of the event have been working with Ron Pate, President of Mid Pacific Road Runners informing the community, including the Waialae-Kahala Neighborhood Board, that traffic flow would not be impeded. The event has a four-mile section in the community that travels along Diamond Head Road, along 18th Avenue, Kilauea Avenue, Kealahou Avenue, Kahala Avenue and back to Diamond Head Road. (4) There will be fewer than 1,000 participants in the event. (5) The event includes baseball, golf, ballroom dancing, parades and other activities.

It was suggested that organizers of the Honolulu Marathon follow the example set by Pan Pacific.

MacGregor moved and Doar seconded that the Waialae-Kahala Neighborhood Board No. 3 support the Pan Pacific Half Marathon on King Kamehameha Day- Monday, June 11, 2001. The motion carried 5-0-1. Nays: Hong.

Presentation - Changes in Real Property Tax Assessment: Item deferred to March.

Hanauma Bay Improvement Project: David Washino, representing the East Honolulu Community Coalition (EHCC) stated that the Department of Land and Natural Resources (DLNR) ruled on Friday, February 9, 2001 by a unanimous vote of 5-0-0 to grant a Conservation District Use Application (CDUA) to the City for its plans in improving existing facilities at Hanauma Bay. EHCC won the support of both the Diamond Head/Kapahulu/St. Louis Heights Neighborhood Board No. 5 and Waimanalo Neighborhood Board No. 32 to oppose the project, citing flaws in the project and the process itself. He noted that the City reneged its promise to the community, along with various Hawaiian and environmental groups, by holding only two five-hour meetings. He urged the Board to be pro active on this and other related issues. He added that EHCC will not appeal DLNR's decision, but would look for discrepancies once the project begins. For more information, call David & Kelly Washino at 394-6032.

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Discussion followed: (1) The caretaker's house on Hanauma Bay will remain intact. (2) Kelly Washino pointed out that the drawing for the proposed project was released in October 2000 without community input. (3) Clifford Morikawa, representing the Department of Design and Construction distributed materials and a list of names and organizations supporting the proposed project.

David Washino announced that the old air traffic control tower located at Diamond Head Crater would be demolished. He would like to make a presentation to explain the impact of the project. He stated that the contract was awarded in December 1999 and the project would commence in 60 - 90 days.

CORRESPONDENCE AND ANNOUNCEMENTS

- Manfredi read a letter written by Jim Studenberg explaining that a resident is challenging the Doris Duke Foundation use of the Duke Estate for the purpose of establishing a Museum of Islamic Art. There will be a hearing regarding the conditional use permit on Thursday, February 22, 2001 in front of the Zoning Appeals Board, City Hall Annex Human Resources Conference Room, 550 South King Street, Honolulu, Hawaii 96813.
- Manfredi read a letter from Erika Ireland asking to make a presentation to the Board on a new program in the City Prosecutor's office.
- Chair Letta announced that she would request a presentation at the March meeting regarding the proposed Kahala Senior Living Center. There will be a hearing on Friday, February 23, 2001 at the Lt. Governor's office regarding the health impacts of the proposed facility.

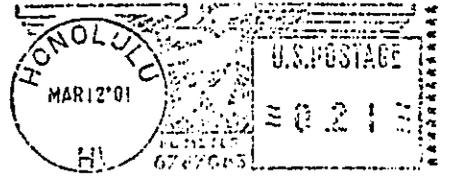
RESIDENTS' CONCERNS

- Tom Rossi stated a concern regarding the poor upkeep of Kealahou Avenue with dirt and debris spreading out and wrote a letter to the Waialae Golf Course to address the problem.
- A resident asked if there were a height limit on trees noting that if there were no height limits, it would obstruct the view plane. He added that the traffic lights around Kahala Preschool are not synchronized with area traffic conditions and must be fixed immediately.

ADJOURNMENT: There being no further business, the meeting adjourned at 10:22 p.m.

Submitted by,

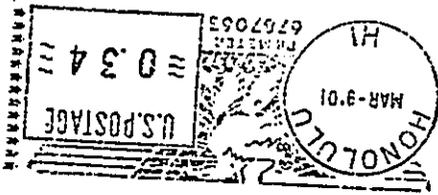
Jamal Siddiqui
Neighborhood Assistant

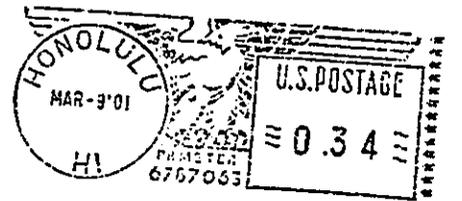


KUSAO & KURAHASHI
2752 WOODLAWN DRIVE #5-202
HONOLULU HI 96822

FIRST CLASS MAIL

WAIALAE/KAHALA NEIGHBORHOOD BOARD NO. 3
c/o Neighborhood Commission Office
City Hall No. 400
Honolulu, Hawaii 96813





WAIALAE/KAHALA NEIGHBORHOOD BOARD NO. 3
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