

**FINAL  
ENVIRONMENTAL ASSESSMENT**

**WAIKIKI SHOPPING PLAZA  
ALTERATION AND ADDITION**

**WAIKIKI, OAHU, HAWAII**

**TAX MAP KEY 2-6-19: 18, 56, 58, 61 AND 62**

**Waikiki Shopping Plaza LLC**  
2270 Kalakaua Avenue  
Honolulu, Hawaii 96815

**APPLICANT**

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

**AGENT**

**October 2008**

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# **FINAL ENVIRONMENTAL ASSESSMENT**

## **ALTERATION AND ADDITION TO THE WAIKIKI SHOPPING PLAZA**

**HONOLULU, OAHU, HAWAII**

**Tax Map Key: 2-6-19: 18, 56, 58, 61 and 62**

### **I. INTRODUCTION**

The applicant, Waikiki Shopping Plaza, LLC, proposes to demolish the existing commercial buildings located at the corner of Kalakaua and Royal Hawaiian Avenues (Tax Map Key 2-6-19: 56 and 61) and provide alterations and additions to the adjacent Waikiki Shopping Plaza, the commercial complex that occupies the remainder of the same block (Tax Map Key 2-6-19: 18, 58, and 62). The redeveloped property will feature structures and uses similar to what currently exists and will be integrated into the existing Waikiki Shopping Plaza. The alterations and additions to the Waikiki Shopping Plaza will not result in significant changes to the overall existing commercial development, since the new addition will have the same total floor area as the existing development.

The applicant proposes to joint develop the five parcels of land to accommodate the alteration and addition to the Waikiki Shopping Plaza. This joint development will also allow elimination of a 10-foot wide pedestrian access. This easement area presently serves the existing ABC Store for shoppers and provides sewer connection for the Waikiki Shopping Plaza.

This Final Environmental Assessment for the demolition of non-historic structures, and major alteration, and addition to non-historic structures is prepared pursuant to and in accordance with the requirements of Chapter 343, Hawaii Revised

Statutes (HRS) and Chapter 200 of Title 11, Hawaii Administrative Rules - Environmental Impact Statement Rules. The action that triggers this assessment is the proposed development in the Waikiki Special District which is anticipated to require a Special District minor permit.

## II. GENERAL INFORMATION

- A. APPLICANT : Waikiki Shopping Plaza, LLC
- B. OWNERS : Waikiki Shopping Plaza, LLC and Fong Inn Estate Company
- C. APPROVING AGENCY: Department of Planning & Permitting  
City and County of Honolulu  
650 South King Street, 7<sup>th</sup> Floor  
Honolulu, Hawaii 96813
- D. TAX MAP KEY : 2-6-19: 18, 56, 58, 61 and 62
- E. AGENT : Kusao & Kurahashi, Inc.  
Planning and Zoning Consultants  
2752 Woodlawn Drive, Suite 5-202  
Honolulu, Hawaii 96822
- F. LOCATION : 2228, 2244, and 2250 Kalakaua Avenue  
Honolulu, Hawaii  
(Exhibit 1)

Final Environmental Assessment  
Waikiki Shopping Plaza-Alteration & Addition

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- G. LOT AREA : 68,122 square feet  
1.564 acres
- H. ZONING : Resort Commercial Precinct  
(Exhibit 1)
- I. STATE LAND USE : Urban
- J. DEVELOPMENT PLAN
- Land Use Map : Resort (Exhibit 2)
- Public Infrastructure Map : Transit Corridor along Kalakaua  
Avenue (Exhibit 3)
- K. SPECIAL DISTRICT : Waikiki Special District (Exhibit 1)
- L. EXISTING USE : Commercial
- M. CONSULTED AGENCIES : Department of Planning and Permitting  
Hawaiian Electric Company  
State Historic Preservation Division

### III. DESCRIPTION OF PROPOSED ACTION

A. HISTORY

Waikiki had long been a center of population and political power prior to the arrival of Europeans. Historians have documented that royal residences and the ruling chiefs occupied Waikiki over an extended period. In addition

to chiefly residences ,Waikiki supported agricultural cultivation including a system of irrigated fields which extended across the littoral plain to mauka areas. This agricultural system utilized streams descending from the mauka valleys allowing the cultivation of a variety of crops and provided a source of fresh water. Fish ponds and coconut groves dotted the landscape. A sizable population developed amidst this cultivated abundance. Later the importance of Waikiki declined and eventually the area was transformed into the resort destination that it is today.

**B. EXISTING CONDITIONS**

The project site, which consists of five parcels, is located in Waikiki and surrounded by modern urban development including high-rise hotels, multi-family dwellings, commercial establishments and public infrastructure and roadways. While the major part of the redevelopment project will primarily involve parcels 56 and 61, the area encompassed by the project includes five parcels.

The 8-story Waikiki Shopping Plaza retail establishment is located on parcels 58, 18 and 62, and currently occupies about 3/4 of the block. As indicated in the survey provided in Appendix I, there are three structures on parcel 56, two one-story structures and a four-story building. Parcel 61 is occupied by a two story structure fronting Kalakaua Avenue. These structures are currently nonconforming and encroach into the yards along both Royal Hawaiian and Kalakaua Avenue. Photographs of parcels 56 and 61 showing



PRIMARY URBAN CENTER  
DEVELOPMENT PLAN

A.6: Land Use Map  
PUC - East

- |   |   |   |                             |
|---|---|---|-----------------------------|
|    | Lower-Density Residential                       |    | Major Parks and Open Space  |
|    | Medium and Higher-Density Residential/Mixed Use |    | Preservation                |
|    | Community/Neighborhood Commercial               |    | Military                    |
|    | District Commercial                             |    | Urban Community Boundary    |
|    | Industrial                                      |    | Pedestrian Network          |
|    | Resort  |    | College/University          |
|    | Institutional                                   |    | Hospital/Medical Center     |
|    | Major Parks and Open Space                      |    | Intermediate School (State) |
|    | Preservation                                    |    | High School (State)         |
|    | Military  |  | Small Boat Marina           |
|    | Urban Community Boundary                        |  | Harbor                      |
|    | Pedestrian Network                              |   | Airport                     |
|    | College/University                              | <b>U</b>  |                             |
|    | Hospital/Medical Center                         | <b>+</b>  |                             |
|    | Intermediate School (State)                     | <b>INT</b>  |                             |
|    | High School (State)                             | <b>HS</b>   |                             |
|  | Small Boat Marina                               |  |                             |
|  | Harbor  |   |                             |
|   | Airport   |   |                             |



Department of Planning & Permitting  
City & County of Honolulu  
June 2004

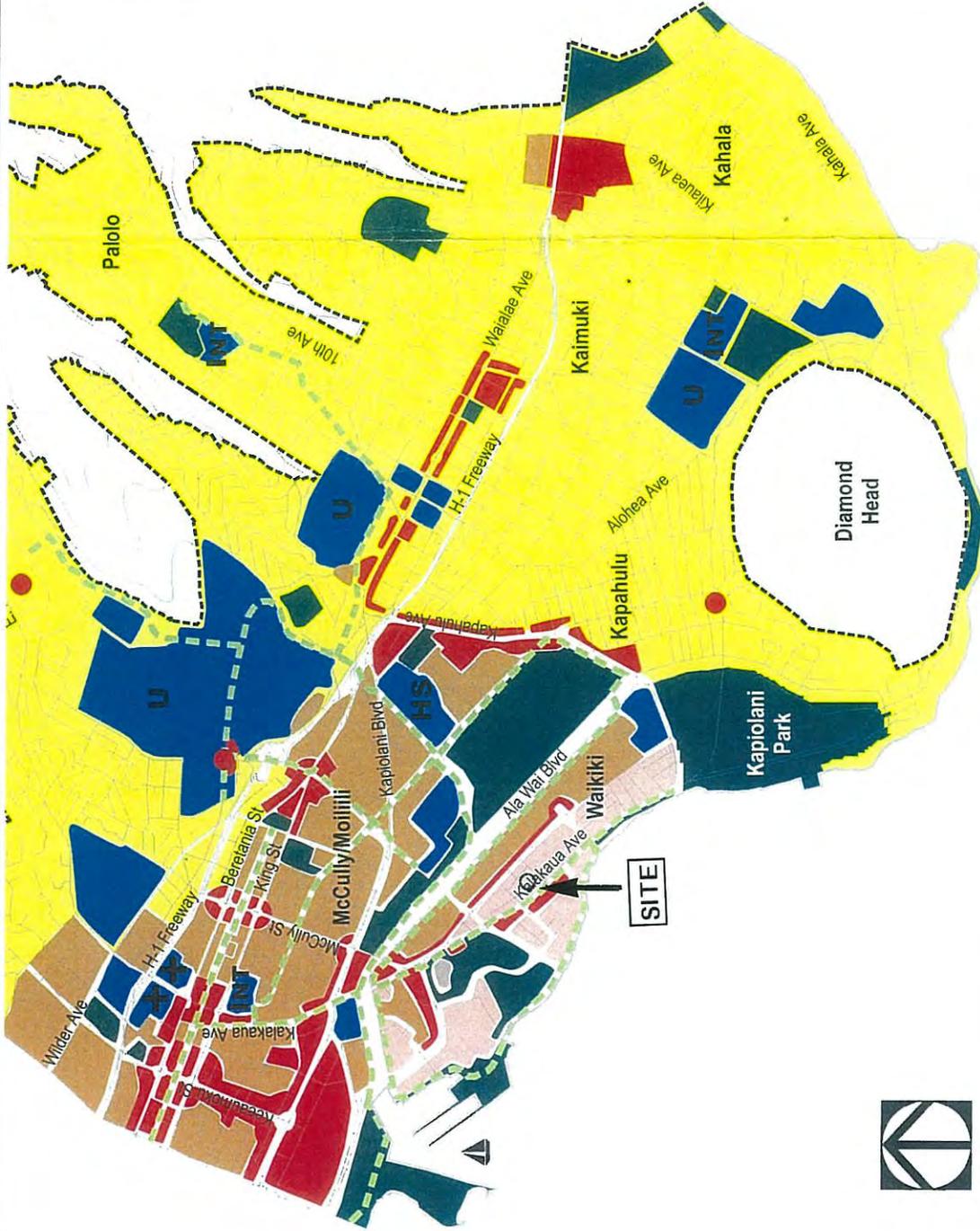


EXHIBIT 2



# PUBLIC INFRASTRUCTURE MAP PRIMARY URBAN CENTER

## LEGEND

PUBLIC FACILITY PROGRAMMED FOR COMPLETION OF CONSTRUCTION AND/OR CONSTRUCTION

DRAINAGE SYSTEM

TRANSPORTATION SYSTEMS

ARTERIAL ROADWAY

TRANSIT CORRIDOR

PUBLIC FACILITY

CONCEPTUAL LOCATION

MODIFY EXISTING FACILITY

Example: 024 = SYMBOL NO.

- DT CORPORATION YARD
- DS DRAINAGE SYSTEM
- ED ENERGY CENTER
- ES ENERGY STORAGE
- EB ENERGY BUILDING
- EG ENERGY GENERATION
- EL ENERGY LINE
- EM ENERGY METER
- EP ENERGY PLANT
- ER ENERGY RESERVOIR
- ES ENERGY STORAGE
- ET ENERGY TOWER
- EV ENERGY VEHICLE
- EW ENERGY WAREHOUSE
- EX ENERGY EXCHANGE
- EP ENERGY PLANT
- ER ENERGY RESERVOIR
- ES ENERGY STORAGE
- ET ENERGY TOWER
- EV ENERGY VEHICLE
- EW ENERGY WAREHOUSE
- EX ENERGY EXCHANGE



THE DATA REPRESENTED ON THIS MAP IS NOT ATTEMPTED TO REPLACE THE SURVEY. MAP PRODUCED BY CITY & COUNTY OF HONOLULU, DEPARTMENT OF PLANNING & PERMITTING, HONOLULU LAND INFORMATION SYSTEM (HLIS) DATE PREPARED: March 20, 2008

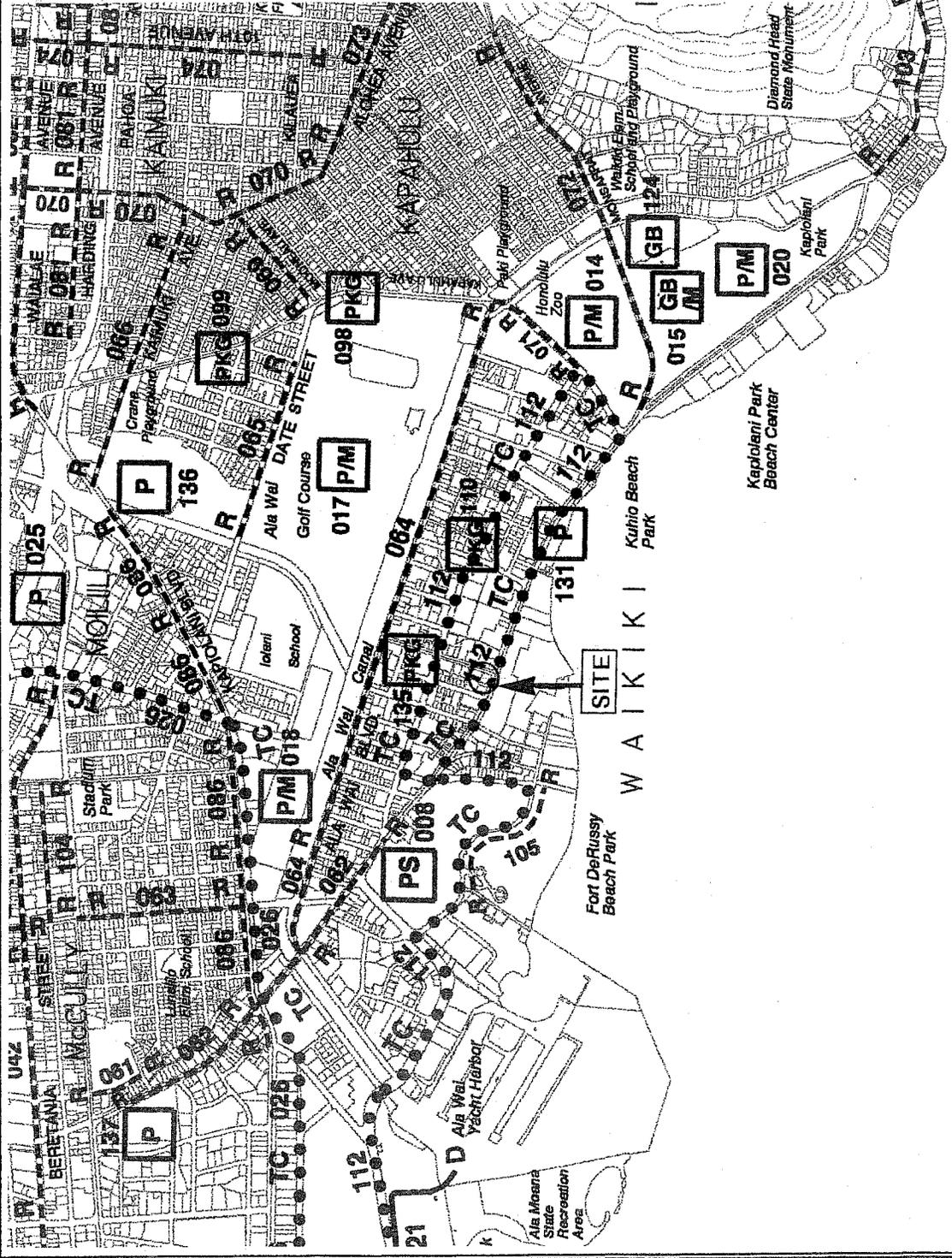


EXHIBIT 3



the existing conditions are provided in Appendix III. These structures are generally used for retail and office activities.

Vehicular access to the parking and loading on the site is via Lauula Street. This will remain unchanged. There are currently 294 parking stalls and 6 loading stalls. The parking stalls are located on levels five thru eight and the loading stalls are at ground level of the Waikiki Shopping Plaza.

C. PROPOSED DEVELOPMENT

The proposed development calls for removal and demolition of the structures on parcels 56 and 61 at the corner of Kalakaua and Royal Hawaiian Avenues and alterations and additions to the existing Waikiki Shopping Plaza to “in fill” that corner. The project is intended to enhance the overall visual character and Hawaiian Sense of Place for the site. No net increase in floor area, or density is proposed. Existing non-conformities will not be increased. Encroachments into the required yards will be decreased. As indicated previously and shown on the Site Plan, the project site currently has an excess number of parking stalls. There are now a total of six loading stalls on the property which are accessed off of Lauula Street. Eight (8) stalls are required based on LUO Sec. 21-6.100. The existing six (6) stalls will continue to be located in the existing ground floor loading dock area of the Waikiki Shopping Plaza. These stalls currently meet the demand for both parcels in number and size, and proximity will be improved with the inter-connectivity of the addition. Two (2) new stalls will be provided on the 6<sup>th</sup>

level of the Waikiki Shopping Plaza with a horizontal dimension of 19 x 8 ½ feet and vertical clearance of 6 foot 9 inches for van parking. This will expand the loading capacity to meet the LUO required number of stalls, and provide for vendors of the Waikiki Shopping Plaza that do not require heavy loading for supply to the kiosks and office spaces situated on the upper floors. As there is no proposed increase in floor area, the demands for loading stalls is not expected to increase as a result of the project.

**New Addition**

A rendering and conceptual plans showing the proposed addition to the Waikiki Shopping Plaza are provided in Appendix II. The new structures will be three stories high with a maximum height of about 60 feet. The first floor will be about 16 feet high, followed by a 13.5 foot high second floor and a 29.5-foot high third floor. It will be partially topped with a roof top trellis. Because the new addition will have the same floor area as the structures that it will replace, the overall floor area for the site will not change. Within the new structure the ground floor and second floor will have 10,350 square feet of floor area each, with 8,680 square feet on the third floor and 275 square feet on the roof. The new roof top equipment that will be installed on the top of the third floor of the addition will be setback from Kalakaua Avenue, against the Waikiki Shopping Plaza and screened if required. The applicant is considering providing landscaping at the roof top as indicated in the Royal Hawaiian elevation.

An awning will be provided along the entire street frontage of the addition to provide a shading and a pedestrian friendly environment. At this time trellises are proposed for the roof top as indicated in the plans.

**Existing Structures**

The existing 8-story Waikiki Shopping Plaza will be retained with some interior renovations and exterior alterations to help integrate the proposed improvements. The existing commercial use will be maintained. The proposed work is intended to modernize the facility and better blend the facade of the building with the proposed addition to be built at the corner of Kalakaua and Royal Hawaiian Avenues.

The development will be constructed over about 21 months. Construction will begin as soon as the applicant receives approval of development permits from the City, including satisfaction of environmental assessment requirements, approval of the project design under the Waikiki Special District provisions, and building permits.

**D. LOCATION**

The project site is located in the Primary Urban Center of Honolulu, generally in the heart of Waikiki as indicated in the location Map, Exhibit 1.

**E. SURROUNDING AREA**

The surrounding area includes numerous resorts and resort supporting amenities such as retail and restaurant establishments. These include the Bank of Hawaii Building, the Seaside Lanai, the Waikiki Business Plaza and the

of Hawaii Building, the Seaside Lanai, the Waikiki Business Plaza and the Royal Hawaiian Shopping Center.

F. RELATIONSHIP TO LAND USE PLANS, POLICIES AND CONTROLS

1. State Land Use

The project site is designated Urban under State land use regulations. The existing establishments and alterations and additions are consistent with this Urban designation.

2. Development Plan

**Section 3.2.3 - Relation to Land Use Maps (A.4-A.6) and Zoning:**

The Primary Urban Center (PUC) Development Plan (DP) Land Use Map designates the site as Resort. This designation is a mixed-use designation that is consistent with the resort support facilities at the project site. Section 3.2.3 of the PUC Development Plan states:

“Resort districts consist primarily of resort hotels, timeshares, and other apartments used as temporary visitor units (TVUs); and supporting commercial uses, such as shops, restaurants, and entertainment.”

The PUC DP states that “With ongoing redevelopment and improvement, Waikiki remains the State’s largest and most popular visitor destination.” The proposed redevelopment project will add to this ongoing redevelopment and enhance the attractiveness of Waikiki.

**Section 3.2.2.1 - Making streets “pedestrian-friendly.”**

The project intends to enhance the pedestrian experience of the project by developing a human-scaled palette of design elements. This will be achieved by increasing the amount of front yard space by greater yard setbacks, providing variety in textures, complimentary colors, deep shadow lines in the building façade, and increasing shade for pedestrians. Opportunities will be pursued for enhancing the existing landscaping at the street level. Increased landscaping at the upper floors will also be provided to soften the upper facades and create visually appealing textures.

**Section 3.2.2.3 - building Design and the Streetscape Environment.**

The building will be designed to provide visual interest at the street level with clear storefront glazing, allowing views into and through the addition. This is consistent with the building use and is related to the designs of adjacent buildings. The use of bay windows, awnings, and textured building surfaces are also proposed to create a human scale that is consistent with the PUC DP intent.

**Section 3.2.2.4 - Integration of the shopping centers with adjacent neighborhoods.**

Meeting the intent of the PUC DP, the project proposes to eliminate a curb cut and driveway to provide a safer route for residents and an

increased amount of store frontage along these walking routes. This addition to the Waikiki Shopping Plaza also allows for use of an existing surplus of parking which will not require additional stalls, driveways or surface lots. The proposed project also strives to create a seamless integration of the buildings, ground surfaces and landscaping. There are City bus routes along Kalakaua Avenue fronting the project site that travel in an easterly direction and along Kuhio Avenue, mauka of the project site that travel in the opposite direction.

The PUC DP Land Use Map, PUC-East, Kalakaua Avenue is designated as being part of the regional pedestrian network.

The Bike Plan Hawaii is a state tool aimed at integrating bicycling in to the states transportation system. The bike plan facilities map shows that there is an exiting bike path along Kalakaua Avenue and proposed bike lane along Ala Wai Boulevard.

Similarly, the Honolulu Bicycle Master Plan outlines a set of projects, policies, and programs to incorporate bicycles into the City's future transportation system. The map showing proposed projects indicates an existing bike way along Ala Wai Boulevard and a proposed Bikeway along Kalakaua Avenue. The Ala Wai Bikeway is located on the mauka side of the roadway and is about 4.5 feet wide, extending from Kapahulu Avenue nearly to McCully Street. The planned Kalakaua bikeway will

be about 5 feet wide and will be located on the makai side of the roadway.

There are currently two bike racks fronting the project site; one along Kalakaua Avenue and one along Royal Hawaiian Avenue. Neither of these facilities are expected to be impacted by the project. If impacted during construction, they will be replaced in kind.

Pedestrian access to the site is provided by sidewalk ways that surround the Waikiki Shopping Plaza property. In conjunction with the proposed develop, the applicant is proposing to improve the sidewalk pedestrian experience in the vicinity of the redevelopment area. As indicated in the plans provided in Appendix II.

In it's letter of September 5, 2008 (provided in Appendix IV), the Department of Planning and Permitting noted the following:

- "a. The proposed project is located within a Resort area on the PUC DP Land Use Map (PUC - East) and is consistent with this designation.
  
- b. The proposed action is consistent with the key element in the PUC DP vision which emphasizes the importance of Honolulu as the Pacific's leading city and

The proposed action is consistent with the key element in the PUC DP vision which emphasizes the importance of Honolulu as the Pacific's leading city and travel destination. The vision states that with ongoing redevelopment and improvement, Waikiki will remain the State's largest ad most popular visitor destination."

3. Land Use Ordinance, Waikiki Special District

a. Development Standards and Special District

The project site lies within the Waikiki Special District and is currently within the Resort Commercial Precinct with a 280-foot height limit. The proposed use is consistent with this zoning precinct, which allows commercial establishments. The existing and proposed structures will comply with the height limit and other development standards of the Land Use Ordinance. The proposed nonconforming density is in accordance with Section 21-9.80-4(e), which allows replacement of non-conforming elements provided there is a reduction in non-conformity, as is indicated on the plans provided in Appendix II.

The applicant proposes to obtain a Conditional Use Permit for a joint development of all five of the properties and process the minor special district permit for “Major exterior repair, alteration or addition to non-historic structures”, that being the Waikiki Shopping Plaza. The proposed sunshade canopy will encroach into the required yard as indicated in the provided plans which is allowed under section 21-9.80-4(a) and 21-9.80-4(e) of the LUO. This will reduce the existing nonconforming condition where the first floor eave extends fully into the yard along Kalakaua Avenue and beyond along Royal Hawaiian Avenue.

Section 21-9.80-4(e)(4) of the LUO allows elements of non-conforming structure to be replaced provided the work:

- (A) Results in a reduction of the nonconformity;
- (B) Is an improvement over the existing condition of the structure;
- (C) Implements the design intents and requirements of the special district; and
- (D) Does not increase floor area.

The proposed improvements achieve all three of these criteria.

The survey indicates the current degree of encroachments into the front yard. The proposed site plan indicates how those encroachments will be reduced.

b. Parking and Loading

As previously indicated the project site has 294 parking stalls. Based on the existing and proposed floor area the development will require 217 parking stalls, fewer than will be provided. There are six loading stalls on the property. Currently and subsequent to the proposed development, eight stalls would be required. The applicant proposes to maintain the existing parking.

Eight (8) stalls are required based on LUO Sec. 21-6.100. Six (6) stalls will continue to be located in the existing ground floor loading dock area of the Waikiki Shopping Plaza. These stalls

currently meet the demand for both parcels in number and size, and proximity will be improved with the interconnectivity of the addition. Two (2) new stalls will be provided on the 6<sup>th</sup> level of the Waikiki Shopping Plaza with a horizontal dimension of 19 x 8 ½ feet and vertical clearance of 6 foot 9 inches for van parking. This will expand the loading capacity to meet the LUO required number of stalls, and provide for vendors of the Waikiki Shopping Plaza that do not require heavy loading for supply to the kiosks and office spaces situated on the upper floors.

#### **IV. PROJECT IMPACTS AND MITIGATION MEASURES**

The proposed development to replace the existing commercial structures with a new commercial additions which will be integrated into an improved Waikiki Shopping Plaza is not expected to result in significant environmental impacts. Generally the project is expected to improve and revitalize the area providing a unified street frontage along Kalakaua, Seaside and Royal Hawaiian Avenues with greater yard setbacks along Kalakaua and Royal Hawaii Avenues and increased landscaping.

A. DEMOGRAPHIC IMPACTS

1. Residential Population

Based on the DPP's "Annual Report on the Status of Land Use on Oahu, Fiscal Year 2007", the Year 2000 population for the Primary Urban Center is approximately 419,300 which is approximately 47.9% of the Year 2000 island-wide population. Although the 419,300 population is a little over the 46% General Plan Benchmark for 2025, DPP projects that the Primary Urban Center percentage of the island wide population will be 44.7% in 2020 with a projected population of 463,332 and 44.1% in 2025 with a projected population of 475,696.

The 2000 Census reported the Neighborhood Area 9, Waikiki, had a population of 19,720. The demographics for that population indicated that this group is generally older; a racial mix with proportionately more Whites and fewer Asians and Native Hawaiian or Pacific Islanders compared with Oahu as a whole.

There are currently no residential uses on the site. The applicant does not propose to demolish or establish any residential units. Accordingly, the project is not anticipated to impact population, demographics or housing in the area.

2. Character or Culture of the Neighborhood

The proposed renovation/redevelopment will conform to the character of the existing neighborhood and the surrounding resort and

mixed-use developments. This development will replace and upgrade the existing commercial uses that currently occupy the property.

**B. ECONOMIC IMPACTS**

**1. Economic Growth**

The proposal will result in a positive economic impact by providing short-term construction jobs.

The development will also continue to provide direct long-term employment for employees, including retail clerks, maintenance personnel, security and jobs in the restaurant, management and retail sector.

**2. Government Revenues/Taxes**

Tax revenues will be generated by the short-term construction work and some revenue will be provided by the projected long-term employment and retail sales.

In addition, property tax revenues to the City will go up as a result of the anticipated increase in value of improvements on the project site with the new addition versus older structures or the aged improvements that will be demolished.

C. PUBLIC SERVICES

1. Access and Transportation

Vehicular access to the project site and on-site parking on levels 6 to 8, is via a driveway off of Lauula Street. Service access and loading is also located off of Lauula Street, via a separate driveway. These access points, which are expected to remain unchanged, are shown in photos seven and eight of Appendix III.

Kalakaua Avenue, fronting the project site, is a four lane roadway flowing toward Diamond Head. Royal Hawaiian Avenue and Seaside Avenue form a couplet with Seaside Avenue flowing in a mauka direction and Royal Hawaiian traffic traveling makai. Lauula Street is a private two lane roadway.

The proposal to replace existing commercial structures and renovate the existing Waikiki Shopping Plaza are not expected to impact existing traffic volumes, patterns, or traffic flow. The clientele consist primarily of foot traffic with few customers arriving by car.

In its letter of September 4, 2008 (attached in Appendix IV) the Department of Transportation Services recommended that consideration be give to incorporating a “drop-off area” fo facilitate access for persons with disabilities. The applicant is currently considering a “drop-off” area to serve disabled patrons along Royal

Hawaiian Avenue. The plan to work with the DTS in an effort to implement the improvements needed to create a drop-off area.

2. Water

The site is served by the Honolulu Board of Water Supply (BWS). Because the project consists of replacement and renovations, the demand for water service is not expected to change.

3. Wastewater

The project site is being serviced by several sewer laterals which discharge into an existing sewer line located within Kalakaua Avenue. No upgrades or improvements to the existing sanitary sewer system are anticipated to be required because the proposal will not increase peak-sewage flow quantities. An existing sewer line that is currently located in parcel 61 will be rerouted and replaced with a new sewer line to better accommodate the proposed improvements.

4. Drainage

The existing site is relatively flat and appears to be partially served by drain lines in Seaside Avenue. The proposal is not expected to increase impervious surfaces and existing drainage patterns and volumes are not expected to change. Accordingly, no significant impacts on the municipal drainage system serving the project site are anticipated.

5. Flood Plain Management

According to the Flood Insurance Rate Map of the City and County of Honolulu, Panel 370 of 395, Map Number 15003C0370F dated September 30, 2004, the project site is located in Zone AO, Special Flood Hazard Areas Inundated by 100-year Flood, with an average flood depth determined at one to three feet.

The existing structures are at a 5 to 6 foot elevation which is over the average flood depth. The proposal will comply with flood hazard requirements.

6. Solid Waste Disposal

The solid waste generated by the proposed development will be collected by a private firm and will not impact municipal refuse services as is currently the case.

7. Schools

The project site is located in the State Department of Education's Honolulu District and is serviced by Ala Wai Elementary, Washington Middle School and Kaimuki High School. The project will not impact public educational services as there are no residential uses associated with the project.

8. Parks

There are a variety of recreational opportunities located near the project site. Those are Waikiki Beach, Ala Wai Field and Golf Course, Kapiolani Park, Ala Wai Canal and Honolulu Zoo.

No impacts on the demand for recreational facilities are anticipated because the proposal does not have a residential or hotel component that would drive such a demand.

9. Police

The project is located within the Honolulu Police Department's District 6, which is patrolled by officers stationed at the Waikiki police substation, located at 2405 Kalakaua Avenue. This established police substation is officially named the "Duke Paoa Kahanamoku Building."

The proposal is not expected to result in an increased demand for police services.

10. Fire

The Waikiki Fire Station is located approximately 1 mile away on Kapahulu Avenue and the McCully Fire Station is located just under a mile away at the corner of Date and McCully. The proposal will not impact the demand for fire protection services.

The development will comply with all applicable requirements of the Fire Code.

11. Utilities

a. Electric

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

b. Telephone

Hawaiian Telcom has existing utility service lines in the area. It is expected that these existing lines will be used to service this proposed redevelopment. The applicant will coordinate with Hawaiian Telcom to determine if new lines will be required. No off-site work is expected.

D. ENVIRONMENTAL IMPACTS

1. Historical and Archaeological Resources

There are no known historical or archaeological resources on the site. Proposed structures will be developed at grade, generally at the same elevations as the structures that currently occupy the site. There is an existing basement level in the Waikiki Shopping Plaza that will remain unchanged.

In its letter of August 28, 2008 the State Historic Preservation Division (SHPD) recommends that prior to commencement of work an

architectural inventory survey be completed in accordance with standards to complete a National Register of Historic Places nomination form.

The project will meet the prescribed mitigation commitments for an architectural inventory survey and photographic documentation meeting the standards set forth by the National Park Service.

The SHPD also recommended a program of precautionary archaeological monitoring during the demolition and construction phases of the project. After careful consideration and with sensitivity to the cultural and archaeological resources that may be present, the applicant has decided to proceed with an archaeological inventory survey of the site which is beyond the mitigation recommended by SHPD.

Historic Hawaii Foundation was consulted and commented during the 30-day public comment period on the Draft EA. These comments and our response are provided in Appendix IV.

## 2. Water Resources

There are no potable or surface water resources within the project site. The project is located across the street from Waikiki Beach. The waters off the south shore of Oahu, including Waikiki, are designated Class A by the State Department of Health (DOH). Rules of the State DOH indicate that the purpose of the Class A designation is to protect these waters for recreational use and aesthetic enjoyment.

Because there are no water features on the site, the project is not anticipated to adversely impact these resources.

3. Topography and Soils

The project site is located across Kalakaua Avenue from Waikiki Beach and is relatively flat with no unique topographic features such as sand dunes or sloped areas where erosion would be a concern.

According to the U.S. Department of Agriculture Soil Conservation Service, the natural soil deposits on the site consist of Jaucus sand, calcareous soils developed in wind and water deposited sand from coral and seashells. Slopes for these soils generally range from 0 to 15 percent, but in most places, the slope does not exceed 7 percent. Because the project site has been graded and developed, fill material may have been imported over time.

There are currently basement levels in the Waikiki Shopping Plaza Building. The project does not include alterations or excavation of the existing site or modification to the topography other than for the footing for the proposed addition.

4. Coastal Zone Management

Although the project is within the State's Coastal Zone Management Area, it is not in the Special Management Area. Therefore it is not subject to permit requirements.

5. Flora and Fauna

Vegetation on the site is limited and consists of introduced species. Because the site has been urbanized for many years, native endangered or threatened species do not naturally occur in this environment.

The landscape for this project will consist of street planters along the store frontage with paved openings to allow easy access for pedestrians from the sidewalk to the stores. The planters will consist of solitary palms such as Coconuts, small canopy trees, accenting under story planting and possibly native plants. All landscaped areas will be irrigated with an automatic irrigation system. Free standing planters, possibly self watering, with a combination of accent shrubs and groundcover will be placed at strategic locations along the store frontage.

6. Noise

Ambient noise levels in the vicinity of the project sight can be expected to be relatively high due to the surrounding vehicular, tour bus and delivery traffic and resort related activities including night time activities.

Once developed, the project is expected to have generally have the same noise levels and characteristics as the existing project. As the project is not expected to increase existing noise levels, mitigation measures are not proposed.

During the construction phase, typical construction noises will be audible in the area. The dominant noise sources will probably be pile drivers and earth moving equipment, such as bulldozers and diesel powered trucks. Noise from construction activities should be short term and must comply with State of Hawaii Community Noise Control Rules

and a construction noise permit issued by the State Department of Health (DOH).

In order to mitigate construction noise, the contractor can undertake reasonable and standard practices, such as using mufflers on diesel and gasoline engines, using properly tuned and balanced machines, etc.

7. Air Quality

Air quality in the vicinity of the project area is mostly affected by air pollutants from motor vehicles. After construction of the proposed project is completed and operational, carbon monoxide levels, which are of primary concern among the various air pollutants will remain unchanged. Accordingly, implementing of air quality mitigation measures for long-term traffic-related impacts is probably unnecessary and none are proposed.

E. VISUAL IMPACT

The proposed replacement structure will have the same location but occupy a smaller foot print than the existing structures, adjacent to an existing structure with a higher elevation. Surrounding structures are of a similar or higher elevation. The existing development does not affect any important view planes in the area of Waikiki. Public views are provided from the Ala Wai Canal Promenade on the north side of the Ala Wai Canal and from the sidewalk area on the south side of the canal.

The proposed addition will be setback and stepped back from the Kalakaua and Royal Hawaiian and will appear to be less imposing from the public right of ways than the existing development. The proposed addition is an “in-fill” project abutting the 8-story Waikiki Shopping Plaza and will not affect public views from Kalakaua Avenue or Royal Hawaiian Avenue.

The project is not near the major view corridors that are identified in the Waikiki Special District Design Guidelines or the Coastal View Study that was published in 1987 by the City and County of Honolulu.

#### F. COMMUNITY INPUT

The project was presented to the Waikiki Neighborhood Board on August 12, 2008. A copy of the minutes of that meeting is attached in Appendix V. The Board voted to support the project. In a September 1, 2008 letter the Waikiki Neighborhood Board offered comments on the proposal. These comments and our response can be found in Appendix IV.

On August 21, 2008, a presentation of the project was made to the Waikiki Improvement Association.

### **V. MAJOR IMPACTS AND ALTERNATIVES CONSIDERED**

As mentioned throughout this report the proposed alterations and addition to the Waikiki Shopping Plaza at the project site will not have a significant impact on the surrounding area in terms of public services and the environment since the new commercial area is equal to the existing commercial floor area being demolished .

Positive socio-economic and revitalization impacts are projected with the development, with increases in short term employment and long term increased demand for improved retail services.

A. NO ACTION

This alternative will forego implementation of the proposed improvements and not achieve the objectives of redevelopment and renovation of the Waikiki Shopping Plaza and the removal of older non-conforming buildings at the corner of Kalakaua and Royal Hawaiian Avenues. These older structures were built in the mid 1950's and the owner now desires to upgrade the structures to enhance the overall appearance of the property and promote the objectives of the Waikiki Special District.

B. RENOVATION

The applicant considered retaining and rehabilitating the existing structure but for the reasons cited below chose the current proposal as the most feasible development alternative.

Prior to development of the proposed project, numerous feasibility studies were conducted to analyze the potential for rehabilitation of the existing structures. The primary goal has always been to develop an addition to the Waikiki Shopping Plaza to allow for greater interior connectivity and exterior integration of the building facades and landscaping.

It was concluded after exhaustive architectural and structural study that the existing buildings could not be fully integrated as an addition to the Waikiki

Shopping Plaza because the floor heights were not the same and the floor area could not be increased based on the Land Use Ordinance. Furthermore, the existing buildings are non-conforming with local zoning codes and would require upgrades to meet current building codes that were economically and functionally infeasible.

## **VI. GOVERNMENT PERMITS AND APPROVALS REQUIRED**

The development will require the following governmental permits or approvals:

- Finding of No Significant Impact for the Final Environmental Assessment
- Conditional Use Permit for Joint Development
- Waikiki Special District Permit, Minor
- Building Permits
- Compliance with Ordinance 2412 related to corner rounding and curb ramp improvements
- Site Development Master Application for Sewer Connection

## **VII. PHOTOGRAPHS**

Photographs of the project site and adjoining land uses are provided in Appendix III to provide a visual record of existing conditions.

## VIII. WAIKIKI SPECIAL DISTRICT

Although still in the preliminary design phase, the following describes the some elements of compliance with the Waikiki Special District (WSD) design requirements. The designers intend careful attention to maintaining consistency in the design elements, providing durable materials, selecting a variety of textures - all towards achieving the character described in the WSD Design Guidelines.

It is the intent of the project designers to integrate the existing and proposed addition to an extent that is consistent with functional and economic considerations. The details of the exterior treatments will be described in greater detail in the WSD application.

The proposed development will satisfy the objectives and standards of the Waikiki Special District as follows:

### A. OBJECTIVES

#### 1. Promote a Hawaiian Sense of Place

The proposed 2230 Kalakaua Ave. project, along with façade improvements to the existing Waikiki Shopping Plaza, will provide more cohesive and integrated street frontage along Kalakaua Ave. and Royal Hawaiian Ave. The pedestrian experience will be enhanced with greater yard area, increased landscaping and unique indoor/outdoor experiences at upper levels. The applicant's architectural consultant will continue to work with the Department of Planning and Permitting to develop a design that meets the Special District goals of providing "rich texture",

“contrasting light and shadow”, and “using elements with a recognizable symbolic relationship to Hawaii’s culture.”

Some of the features that have been incorporated into the design of the building to achieve a Hawaiian sense of place are the following:

- Varied building heights and “step backs” along Kalakaua Ave. and Royal Hawaiian Ave.
- Outdoor lanai areas on the upper floors for interaction with the environment.
- Awnings and trellises for weather protection and casting shadows.
- Use of Hawaiian motifs in the building materials.
- Maintenance and increased use of palm trees and other tropical and/or native plant life along the street frontage; and
- Rich and varied textures in the building materials.

2. District Guidelines

a. Building Design

i. Orientation and Form

The building orientation will generally not change as there are limited options for reorienting the structures slated for reconstruction. The proposed form of the new structures however, constitutes an improvement over the existing condition where a four story structure with a height of about 55 feet nine inches in height and other buildings encroach into the required 20 foot front yard

setback along Kalakaua Avenue and the 15 front foot yard setback along Royal Hawaiian Avenue. The new structure will comply with the required yards and be stepped back from these public right-of-way in a graduated manner as is recommended in the Waikiki Special District Design Guidelines.

The height of the newly proposed structures and the Waikiki Shopping Plaza is considerably below the 280-foot maximum allowable height limit.

Due to the combination of plan stepping, elevational differentiation and façade articulation, the building's form is graduated, and scaled to be sensitive to the pedestrian experience.

ii. Open Space

The open space on the project site is now focused at the corner of Kalakaua and Royal Hawaiian Avenues where greater setbacks will be provided. The existing entrances to the Waikiki Shopping Plaza, which create an open and inviting appearance will be maintained and possibly enhanced.

iii. Parking Facilities

No additional parking structures are proposed. The existing parking is located in levels 6-8 and will remain.

iv. Articulation, Scale, Material and Color

The building facade will be articulated as indicated in the provided plans. By removing the existing encroaching structures and providing an articulated facade at the Kalakaua/Royal Hawaiian corner, the applicant will soften the appearance of the structure. The applicant will utilize a stepped roof form, sun shade canopy, trellises with a scale that is consistent with the Waikiki Special District Design Guidelines. Above the second floor the building facade along Kalakaua Avenue is angled to create greater interest and reduce the potential for reflectivity.

The applicant will be utilizing articulated finishes and subdued colors to soften the building's exterior appearance and allow it to blend in with the surrounding environment. These elements of articulation, material and color will be in keeping with the recommendations of the "Waikiki Special District Design Guidelines"

By integrating the new improvements with the existing Waikiki Shopping Plaza, the design will address the street frontage along three sides of the block. The primary concept is that some of the natural earth tone materials currently designed into the new building will overlap and extend onto the existing Waikiki Shopping Plaza building.

These materials may begin to evoke Hawaiian patterns or textures, and will serve to join the two buildings harmoniously. All of these elements will be based on the recommendations of the Waikiki Special District Guidelines.

b. Ground Level Features

i. Entries, Lobbies and Arcades

These elements are in keeping with the recommendations of the “Waikiki Special District Design Guidelines”. Entries along both sides of the newly proposed structure will provide access to tenant spaces. Awnings will be provided for shade.

ii. Visual Links

The existing and proposed entries will provide a visual and physical link between the street scape and the commercial areas.

c. Features in Required Yards

i. Porte Cocheres

There are no porte cocheres currently on the site and none are proposed at this time. No new curb cuts/driveways are planned and the applicant hopes to eliminate an existing curbcut/driveway along Royal Hawaiian Avenue.

ii. Walls and Fences

The applicant has no plans to erect walls or fences. The second story lanai will have a safety railing that will be designed consistent with the Waikiki Special District Design Guidelines.

iii. Shading Devices

There is currently an awning that extends from the facade of the structures that are slated for removal. New awnings to provide shade will be provided as part of the project.

iv. Roof Design and Equipment Screening

Rooftop machinery, equipment and utility installations which maybe needed to support the proposal will be screened as suggested by the Waikiki Special District Guidelines.

We acknowledge that the mechanical equipment on the roof top maybe visible from the public right of way including the public access floors of the Royal Hawaiian Center. This roof top equipment will be appropriately screened as required in the Waikiki Special District Design Guidelines.

d. Landscaping

The existing landscaping on the site is somewhat limited as indicated in the photographs provided in Appendix III and on

the plans provided in Appendix II. Generally, the existing street scape landscaping will be enhanced as indicated on the plans provided in Appendix II.

i. Water Features and Artwork

There are no water features on the existing site at this time. There are currently limited options for accommodating water features or art work.

ii. Sidewalks and Paving

As indicated in the photos and the partial survey the existing sidewalks and paving surrounding the project site consists primarily of decorative pavers. Generally, the mauka side of the project site is fronted by concrete sidewalks. The sidewalks fronting the project site will be developed with patterned and/or textured paving materials to provide a sense of scale and rhythm appropriate to the surrounding buildings and will comply with Waikiki Special District Design Guidelines. This could improve the pedestrian experience along three of the frontage that currently have decorative sidewalks.

Lauula Street is generally considered the “back of the house” where the existing parking and loading driveways exist. No changes are proposed in this location. The

curb cut/driveway along Royal Hawaiian Avenue will be removed.

e. Signage

The applicant has not designed the proposed sign for the project site at this time. There are several existing signs on the Waikiki Shopping Plaza building that will be retained.

f. Lighting

Lighting will be utilized to contribute to public safety and to enhance the nighttime ambiance of the outdoor areas. Outdoor lighting will be subdued or shielded as needed so as not to provide spillage onto surrounding properties or public rights-of-way. Outdoor lighting includes all landscape lighting, rooftop lighting, and exterior building lighting for safety and sign illumination. Outdoor lighting will be designed to meet Waikiki Special District Design Guidelines.

B. URBAN DESIGN CONTROLS

1. Waikiki Gateways

The project site is located in the middle of Waikiki not near any of the Waikiki Gateway areas identified in the Waikiki Special District Design Guidelines.

2. Fort DeRussy

The project will not impact the existing Fort DeRussy and the large landscaped, tropical open space elements that exist there.

3. Major Streets

The project is located on Kalakaua Avenue, which is identified as a major street on the Urban Design Controls Map. The project will be designed in a manner that will promote the objectives of the Waikiki Special District.

The configuration of the new building is sensitive to this major roadway and has provided a greater setback than currently exists.

4. Waikiki Promenade

The Waikiki Shopping Plaza-Addition and Alteration project does not front on Ala Wai Boulevard or the Ala Wai Canal, which is the closest segment of the Waikiki Promenade.

5. Coastal Height Setback

The proposed development is not situated along the shoreline and is not subject to the coastal height setback.

6. Mini Parks

The proposal does not impact any of the existing mini parks in Waikiki.

7. Significant Public Views

The Waikiki Shopping Plaza-Addition and Alteration project will not impact significant public views as identified in the Waikiki Special Design District Guidelines or the LUO.

8. Public Pedestrian Access

The proposed project site does not provide opportunities for public pedestrian access as encouraged in the “Waikiki Special District Design Guidelines”. The project will not obstruct public pedestrian access as none are provided other than access to existing retail shops.

9. Historic Structures, Significant Sites and Landmarks

Although the buildings to be demolished are more than 50 years old, they are not listed on the State of National Register of Historic Places nor are they identified by the Waikiki Special District Design Guidelines as structures having scenic, cultural, historic or architectural significance. As previously noted both, SHPD and Historic Hawaii Foundation were consulted during the comment period on the Draft EA.

## XI. SIGNIFICANCE CRITERIA

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

- **Involves an irrevocable commitment to loss or destruction of any natural or cultural resource**

As indicated above, there are no known natural or cultural resources on the site. Accordingly, there will be no irrevocable commitment to loss

or destruction of any natural or cultural resources that would result from implementation of the project.

- **Curtail the range of beneficial uses of the environment**

The proposed development will not curtail, but will instead enhance the range of beneficial uses of the environment. Portions of the existing commercial property will be redeveloped and the remainder will be renovated, enhancing uses that currently exist.

- **Conflict with the state's long-term environmental policies or goals and guidelines as expressed in Chapter 344, HRS, and any revisions thereof and amendments thereto, court decisions, or executive orders**

The State's environmental policies and guidelines are set forth in Chapter 344, Hawaii Revised Statutes, "State Environmental Policy". The broad policies set forth include conservation of natural resources and enhancement of the quality of life. As discussed previously, there may be some short term adverse impacts associated with construction-related activities. The project does not affect significant natural or historical resources, and will enhance the existing commercial site in Waikiki; contributing to the viability of Hawaii's tourist industry and the states economy.

- **Substantially affects the economic or social welfare of the community or state**

The development will give a temporary boost to the State's economy with the provision of short-term construction employment and related tax impacts. The project will also positively contribute to the long

term viability of the area by revitalizing and upgrading the commercial area on the project site.

- **Substantially affect public health**

The proposed action will not affect public health. The proposed land uses are compatible with the surrounding resort and resort/commercial uses. The proposal will help to support these uses not to the detriment of public health.

- **Involves substantial secondary impacts, such as population changes or effects on public facilities**

The proposed project will not involve substantial secondary impacts, as it will essentially continue the existing commercial use on the project site.

- **Involves a substantial degradation of environmental quality**

The development will not result in a substantial degradation of the environment. Only minimal impact is projected during the construction phase. Noise, air quality and possibly traffic impacts are expected to be short term, construction related and minimized through mitigation measures noted in the mitigation section of this Final EA.

- **Is individually limited but cumulatively has considerable effect upon the environment or involves a commitment for larger actions**

The proposed development does not involve a commitment to larger actions nor will it result in cumulative impacts to the environment. The proposed development will not generate future developments, creating a cumulative impact.

- **Substantially affects a rare, threatened, or endangered species, or its habitat**

There are no known threatened or endangered flora or fauna or associated habitats on or within the vicinity of the project site. Accordingly, such sites are not anticipated to be affected by the proposal.

- **Detrimentially affects air or water quality or ambient noise levels**

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 demolition of the existing structures. Dust control measures appropriate to the situation will be employed by the contractor, including where appropriate, frequent watering, erection of dust barriers and other methods for minimizing dust.

Short term noise impacts at construction sites are a normal result of construction activity. These noises would temporarily elevate ambient noise levels. 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. The contractor will be required to apply for a permit from the State

Department of Health should noise from construction activities exceed regulatory limits. The contractor will abide by the noise regulations incorporated into the permit.

Long term noise impact from the proposed development can be minimized by proper siting of mechanical and electrical equipment. Water quality would not be detrimentally affected by the proposed development as there are no water resources on the project site.

- **Affects or is likely to suffer damage by being located in an environmentally sensitive area such as a flood plain**

According to the Flood Insurance Rate Map of the City and County of Honolulu, Panel 370 of 395, Map Number 15003C0370F dated September 30, 2004, the project site is located in Zone AO, Special Flood Hazard Areas Inundated by 100-year Flood, with an average flood depth determined at one to three feet.

The development will not affect tsunami zones, erosion-prone areas, geologically hazardous land, estuaries, fresh water nor coastal waters.

- **Substantially affects scenic vistas and view planes identified in county or state plans or studies**

The proposed development will not impact on important coastal views described in the 1987 Department of Land Utilization Coastal View Study. No coastal views are available along this stretch of Kalakaua Avenue. The proposed development will not affect significant public views identified in Section 21-9.80-3 of the Land Use Ordinance.

- **Requires substantial energy consumption**

Development and operation of the project will not require substantial increases in energy consumption as the proposal generally seeks to replace and improve existing structures.

The Hawaiian Electric Company has existing power lines serving this area and the applicant will coordinate development to ensure that the power lines will be adequate to support the proposed condominium or timeshare development. The applicant will consider the use of energy saving appliances and fixtures in the design of the project.

## **X. RECOMMENDATION**

Based on this Environmental Impact Preparation Notice, a Finding of No Significant Impact (FONSI) for the proposed development of the Waikiki Shopping Plaza alteration and addition project is anticipated.

**APPENDIX I**

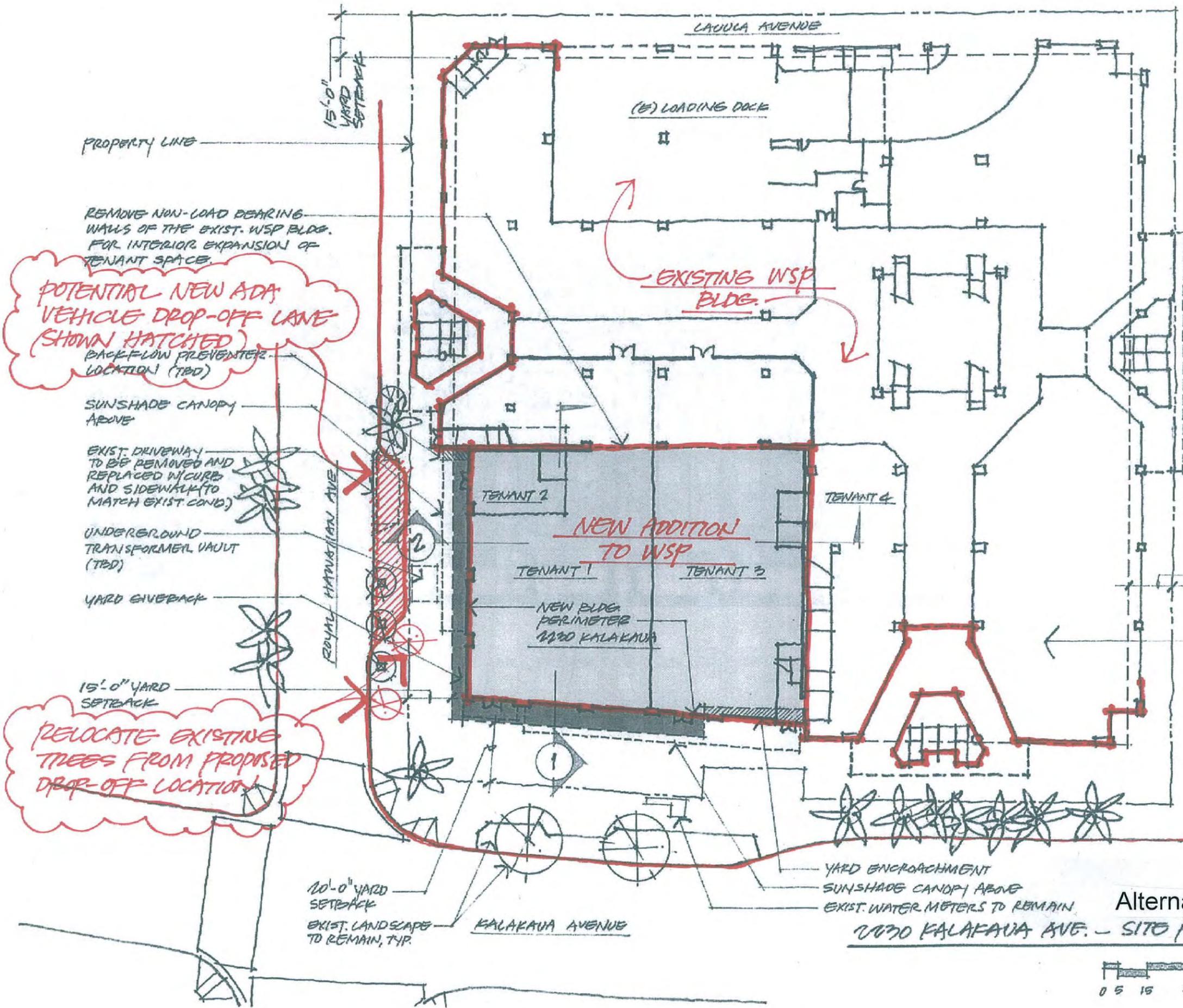
**PARTIAL SITE SURVEY**





**APPENDIX II**

**CONCEPTUAL PLANS**

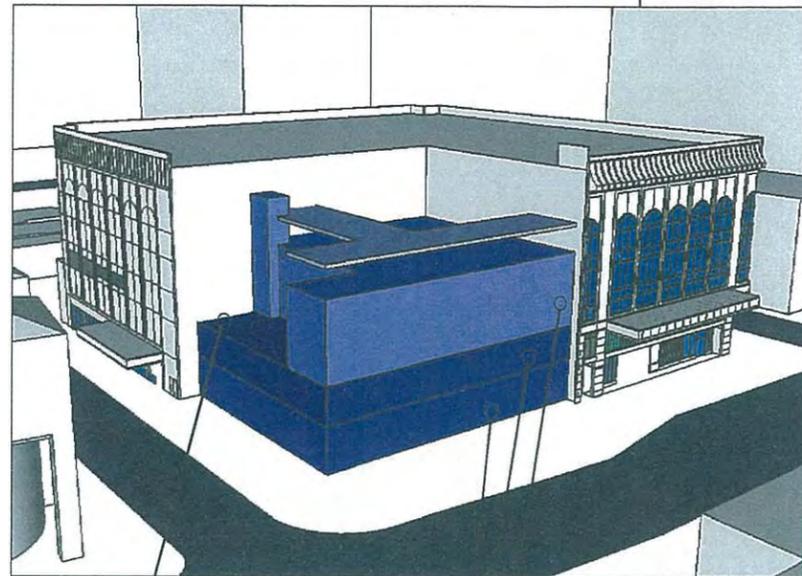


2230 Kalakaua (Parcel 56, 61)	
Kalakaua Ave	
Yard Encroachment:	99 s.f.
Yard Giveback:	710 s.f.
<hr/>	
Total (Net Giveback):	611 s.f.
<hr/>	
Royal Hawaiian Ave	
Yard Encroachment:	0 s.f.
Yard Giveback:	222 s.f.
<hr/>	
Total (Net Giveback):	222 s.f.

Alternative  
2230 KALAKAUA AVE. - SITE PLAN

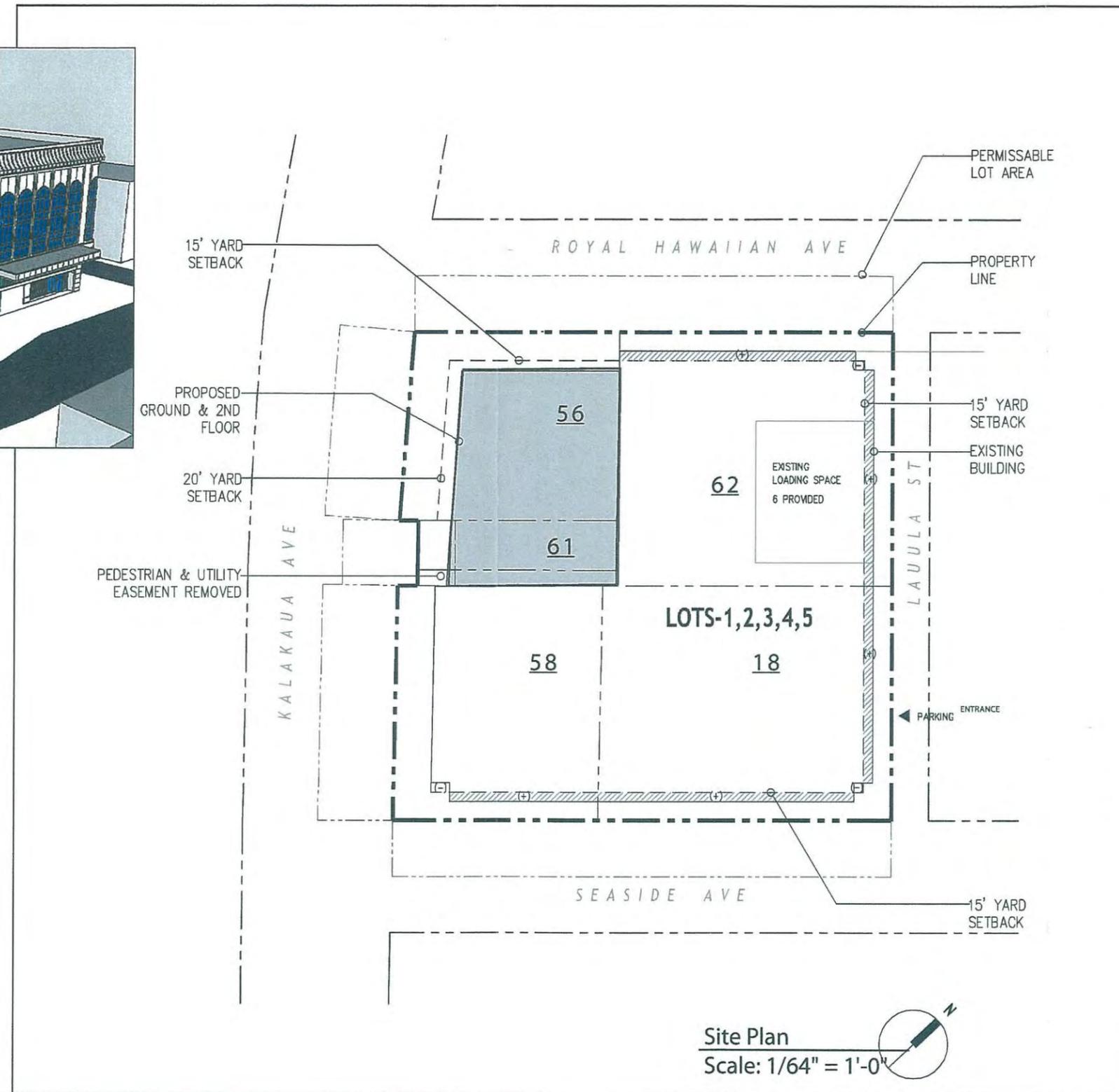
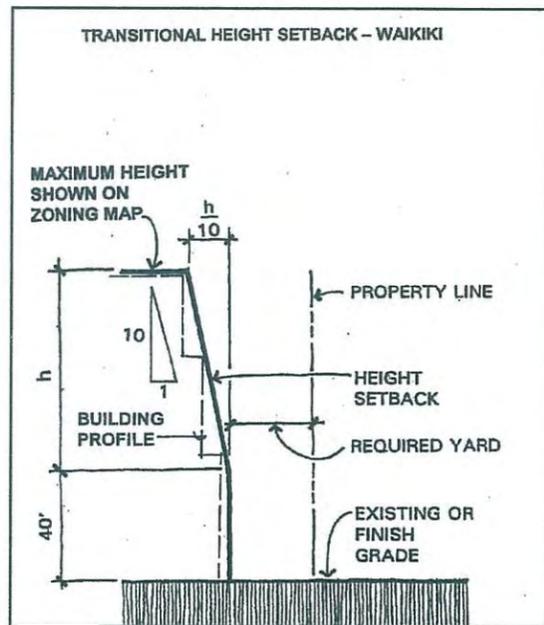


09 Oct. 2008



**Proposed Floor Area**

1st Floor:	10,350 s.f.
2nd Floor:	10,350 s.f.
3rd Floor:	8,680 s.f.
Roof:	275 s.f.
<b>TOTAL:</b>	<b>29,655 s.f.</b> (29,666 s.f max allowable)



**Study 1**

**Site Calculations:**

Lot Area: 96,566 s.f.  
 FAR: 1.75  
 Allowable Floor Area (FAR): 168,990 s.f.

Existing Total Floor Area:  
 WSP: Parcels- 18,58,& 62  
 Basement:  
 35,678 s.f. (Not Included)  
 Floors 1-5:  
 190,000 s.f.  
 Floors 6-8:  
 Parking (Not Included)  
 Parcel 56: 23,890 s.f.  
 Parcel 61: 5,776 s.f.  
**Total Floor Area: 219,666 s.f.**

Proposed Floor Area:  
 Existing: (WSP) 190,000 s.f.  
 +(NEW) 29,655 s.f.  
**Total: 219,655 s.f.**

Max Allowable Building Height:  
 12 stories, 280'  
 Min. Construction Type:  
 Type 1-B (2 hr), with  
 automatic fire sprinkler system  
 (to match WSP)

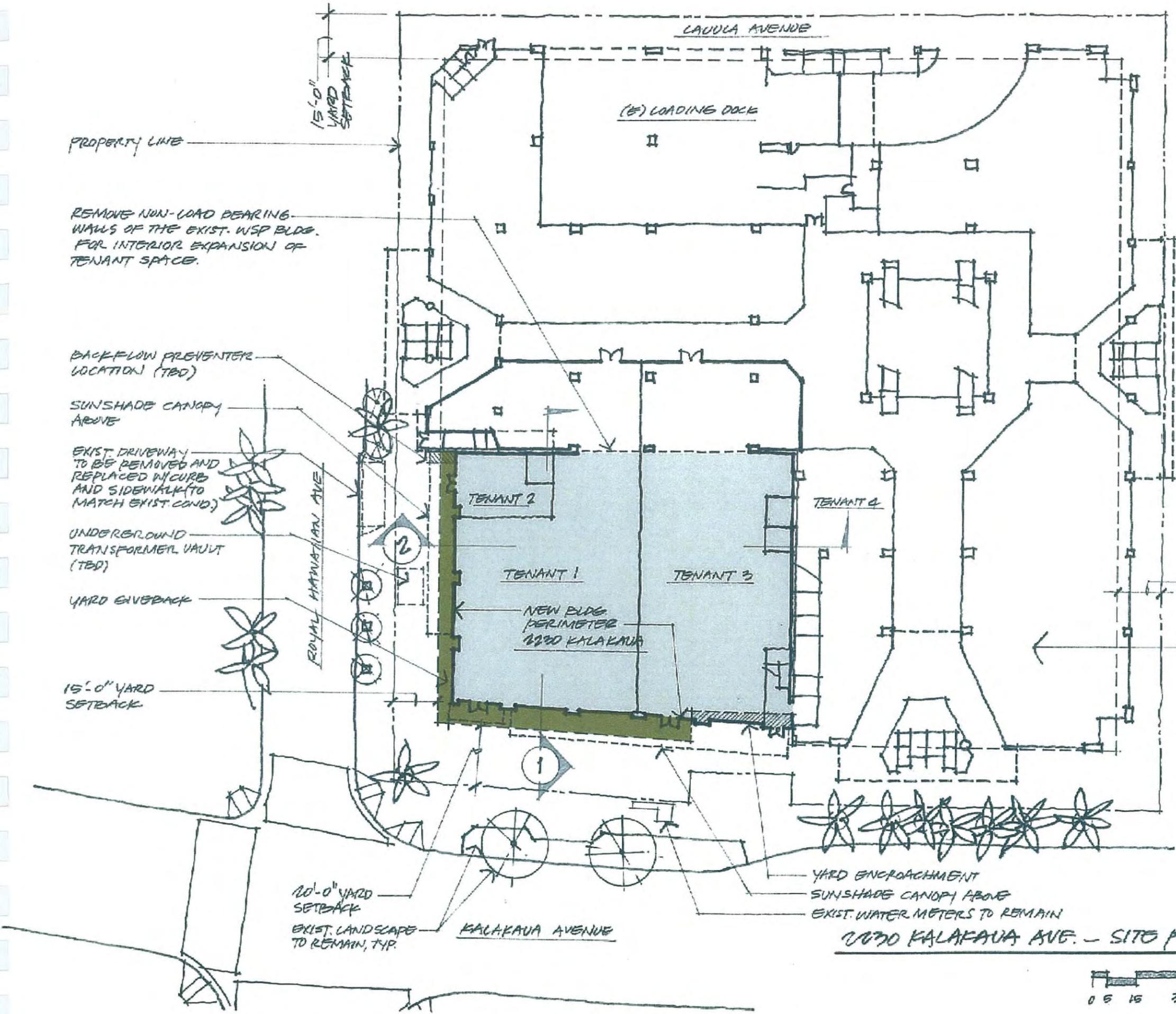
Proposed Building Height:  
 3 Stories = Approx. 60'-0"

Parking:  
 Required:  
 173,238 s.f. / 800 = 217 Stalls  
 Existing: 294 Stalls

Loading:  
 Required: 8 Spaces  
 Existing: 6 Spaces

**2230 Kalakaua Ave.**

**Study 1-- Joint Development: Parcels- 56, 58, 61, 62, & 18**



2230 Kalakaua (Parcel 56, 61)

Kalakaua Ave	
Yard Encroachment:	99 s.f.
Yard Giveback:	710 s.f.
<hr/>	
Total (Net Giveback):	611 s.f.
<hr/>	
Royal Hawaiian Ave	
Yard Encroachment:	0 s.f.
Yard Giveback:	222 s.f.
<hr/>	
Total (Net Giveback):	222 s.f.

2230 KALAKAUA AVE. - SITE PLAN





2020 KALAKAUA AVENUE - ROYAL HAWAIIAN AVE. BLDG. ELEVATION



CONT. TRELLIS  
AT ROOFTOP

CURTAINWALL SYSTEM W/ CLP.  
NON-REFLECTIVE INSULATED  
GLASS, BUTT-JOINT W/ DECO.  
FLUTTED PATTERN

8th Floor (WSP Bldg.)  
El. + 98'-0"

LOUVERED  
CANOPY

T.O. Trellis  
El. + 74'-0"

T.O. PARAPET  
El. + 62'-0"

Roof  
El. + 59'-0"

EXIST. TREES  
BEYOND TO  
REMAIN, TYP.

3rd Floor  
El. + 29'-6"

2nd Floor  
El. + 16'-0"

1st Floor  
El. + 0'-0"

2030 KALAKAUA AVE - KALAKAUA AVE. BLDG. ELEVATION



DECO. CAST STONE  
PANELS

STOREFRONT, CLR.  
NON-REFLECTIVE GLASS

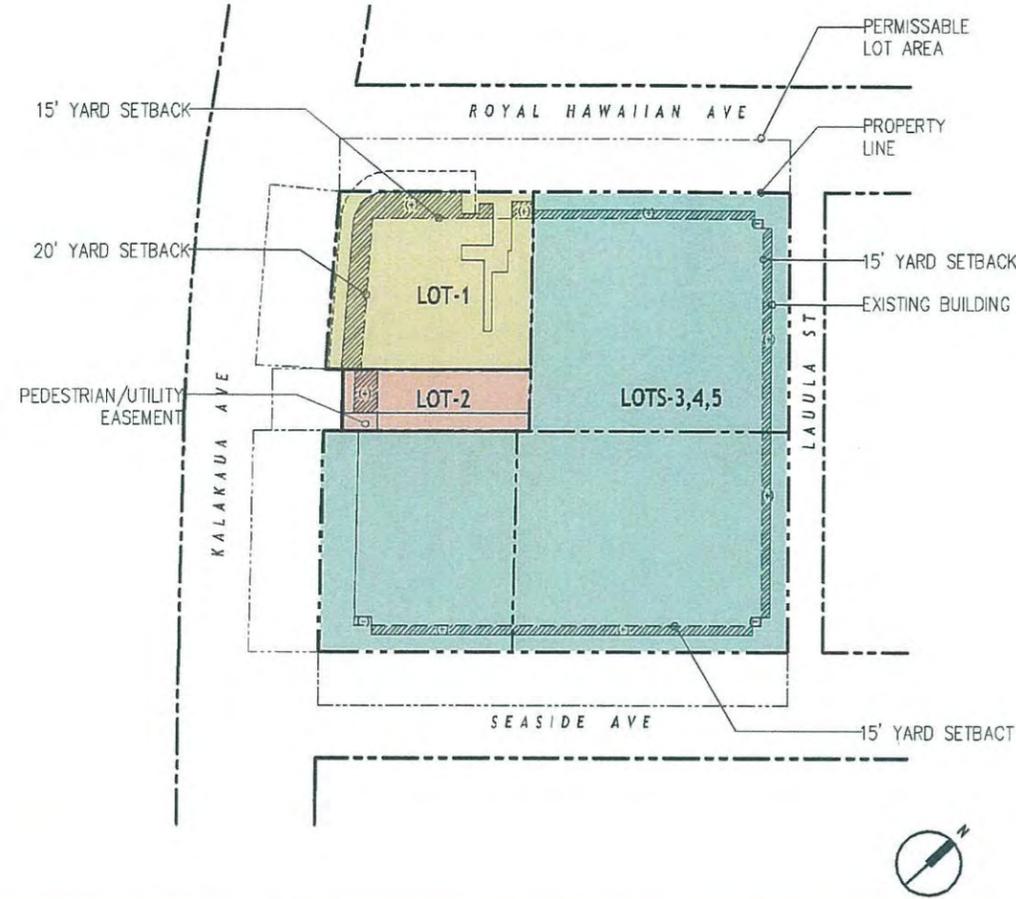
CONT. SUNSHADE  
CANOPY



Oahu

**Location**

2230 Kalakaua Ave.  
 2244 Kalakaua Ave.  
 2250 Kalakaua Ave.



**Zoning Information:**

 LOT-1: 2230 Kalakaua Ave.  
 TMK: 2-6-019:056  
 Area: 11,410 sq. ft.  
 Special District:  
 Waikiki Special District  
 State Land Use: Urban District  
 Zoning: Resort Commercial  
 Precinct.  
 Height Limit: 280 ft.

 LOT-2: 2244 Kalakaua Ave.  
 TMK: 2-6-019:061  
 Area: 3,715 sq. ft.  
 Special District:  
 Waikiki Special District  
 State Land Use: Urban District  
 Zoning: Resort Commercial  
 Precinct.  
 Height Limit: 280 ft.

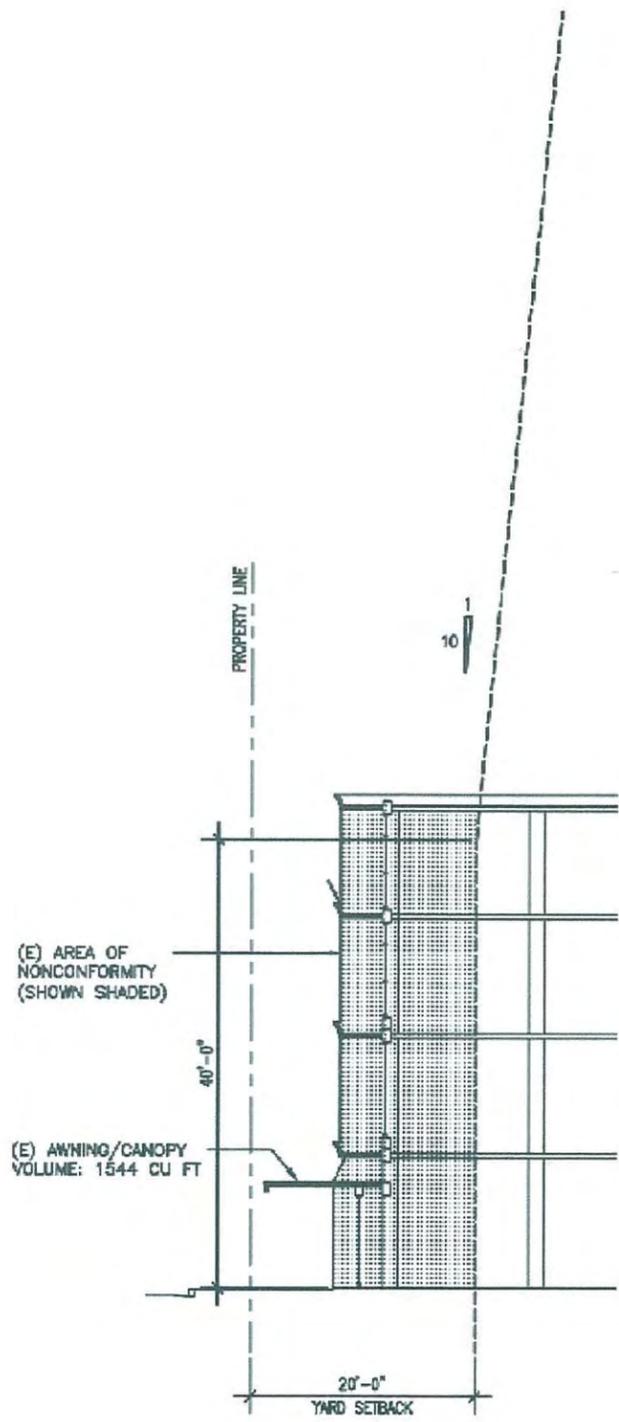
 LOT-3,4,5: 2250 Kalakaua Ave.  
 TMK: 2-6-019:062,  
 2-6-019:058,  
 2-6-019:018  
 Area: 52,997 sq. ft.  
 Special District:  
 Waikiki Special District  
 State Land Use: Urban District  
 Zoning: Resort Commercial  
 Precinct.  
 Height Limit: 280 ft



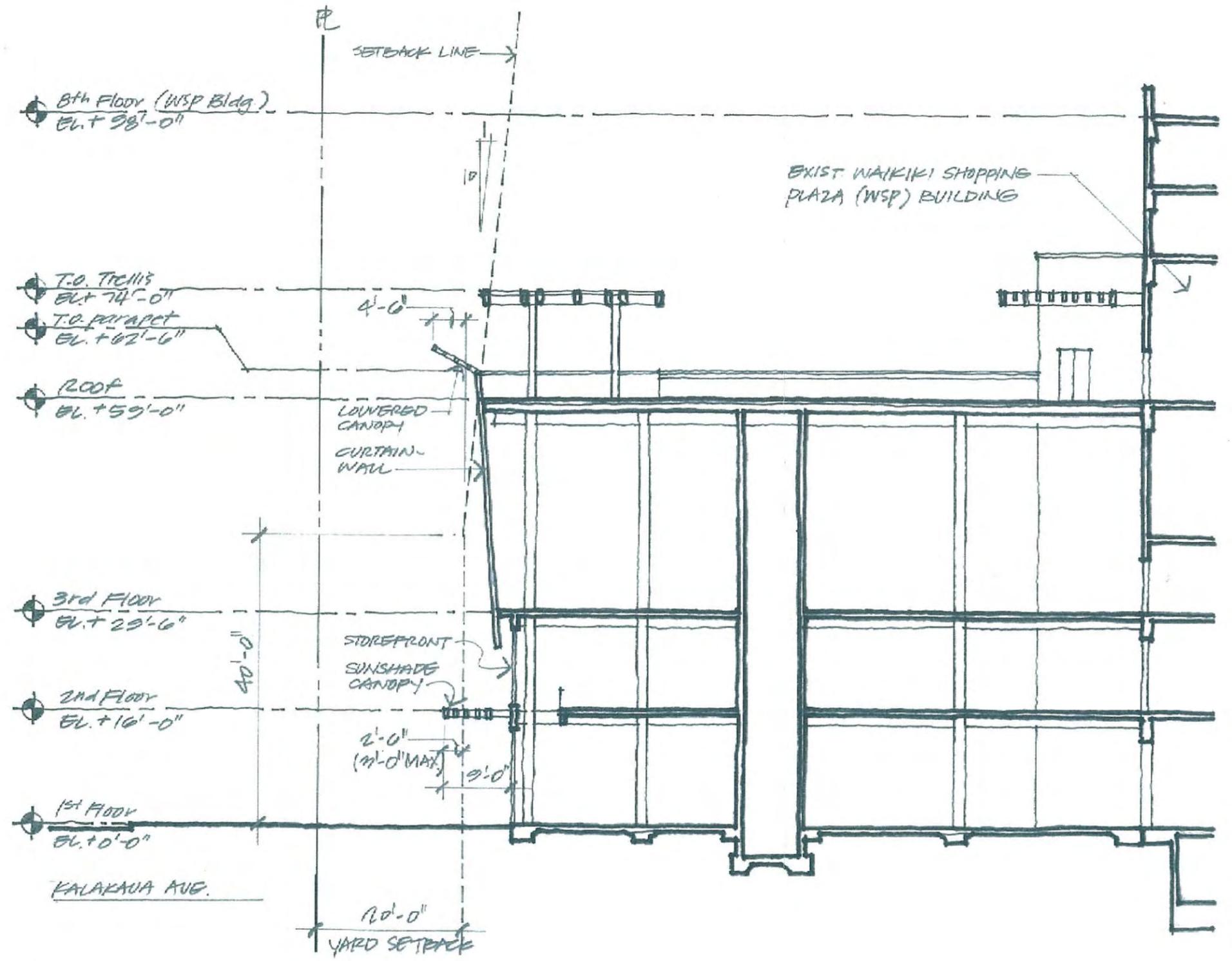
Existing Site Photo

**2230 Kalakaua Ave.**

**Site Information**



1 2230 KALAKAUA - EXISTING CONDITION (SECTION THRU KALAKAUA AVENUE) 1/16"=1'-0"



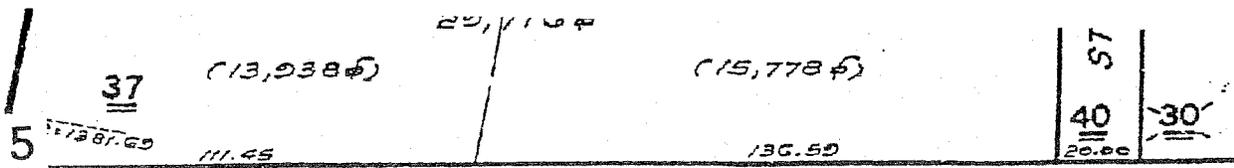
1 2230 KALAKAUA AVUE. - BLDG. SECTION THRU KALAKAUA AVUE.





**APPENDIX III**

**PHOTOGRAPHS**



KALAKAUA

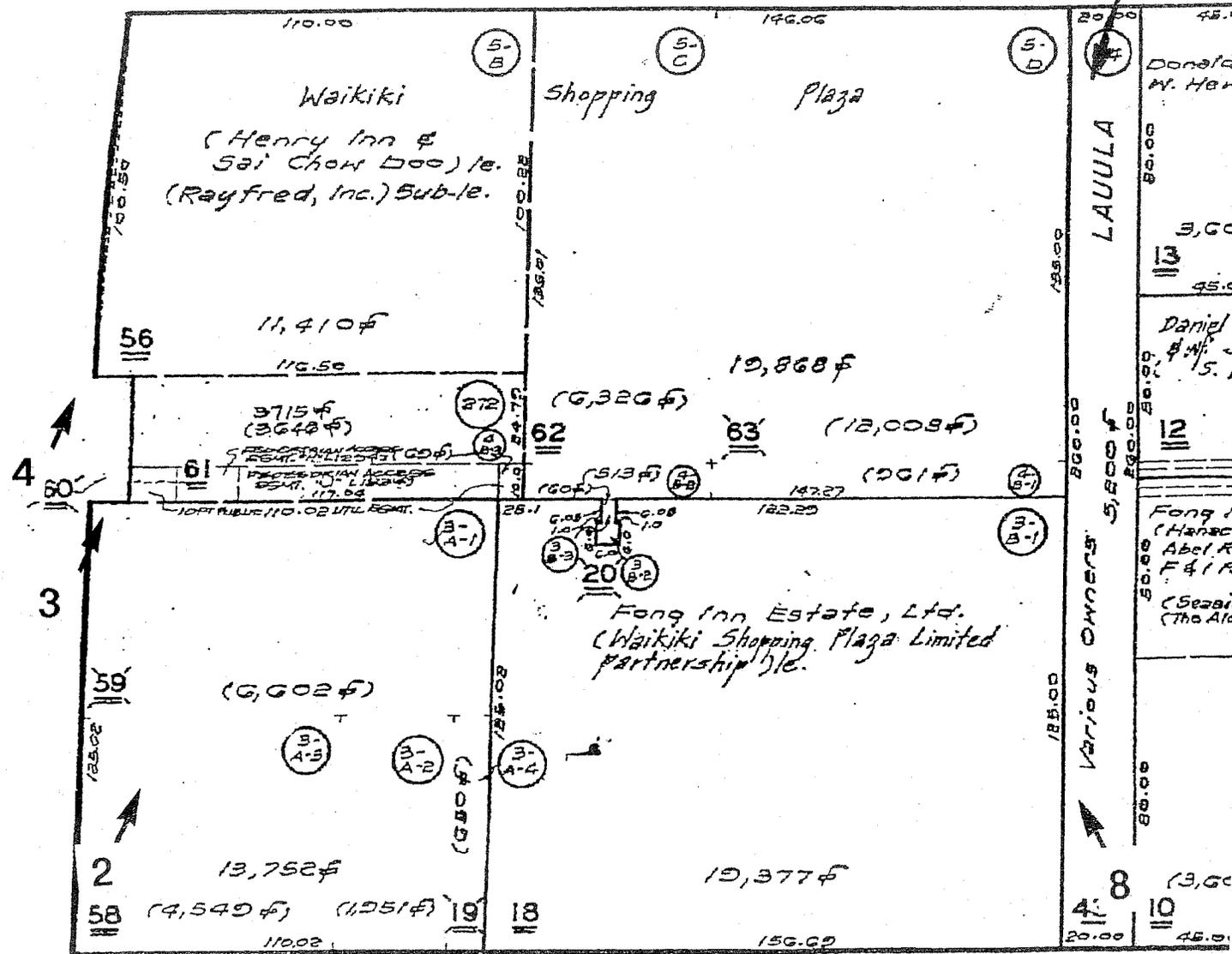


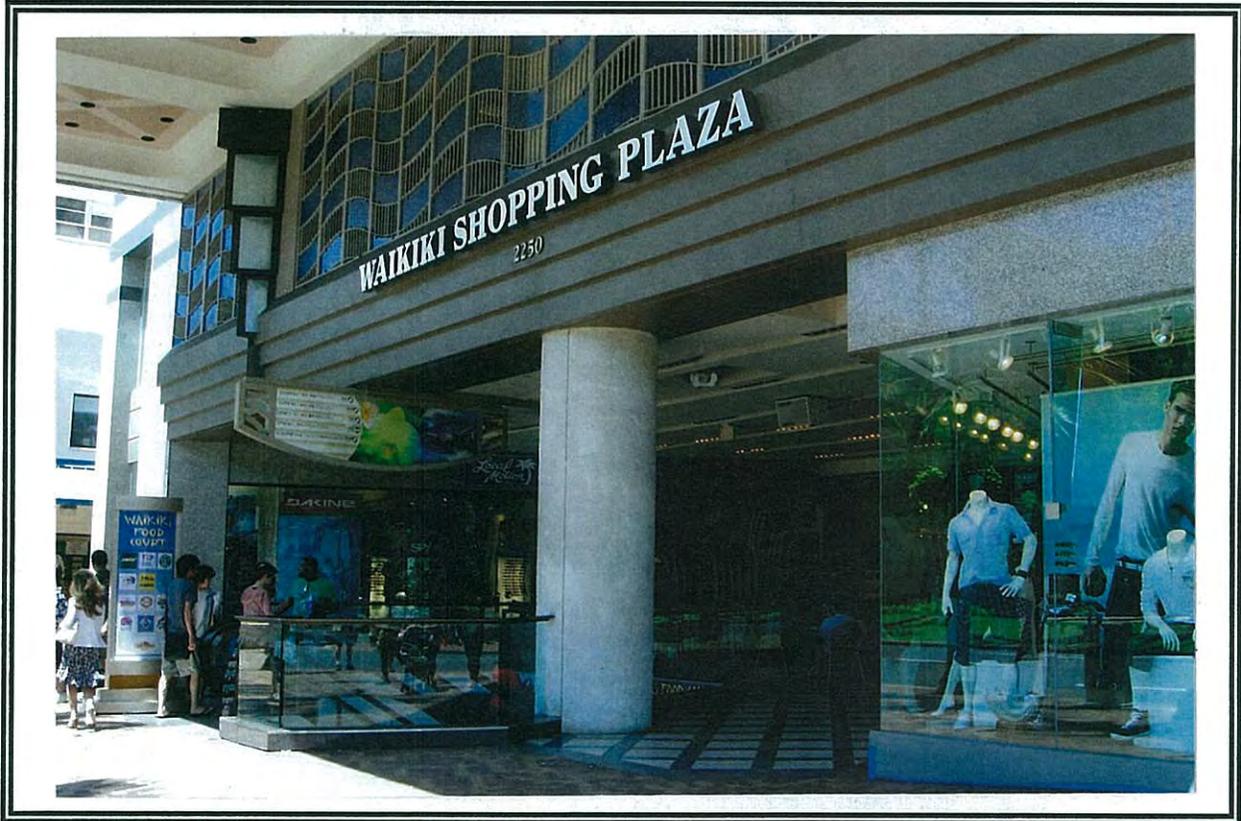
Photo Legend

KI, HONOLULU, OAHU.





**Photograph No. 1** Existing Waikiki Shopping Plaza at the corner of Kalakaua Avenue and Seaside Avenue



**Photograph No. 2** The existing Waikiki Shopping Plaza along Kalakaua Avenue





**Photograph No. 3** Area slated for redevelopment along Kalakaua Avenue



**Photograph No. 4** Area slated for redevelopment along Kalakaua Avenue





**Photograph No. 5** Existing structures, corner of Kalakaua and Royal Hawaiian Avenue



**Photograph No. 6** Existing structures along Royal Hawaiian Avenue





**Photograph No. 7 Loading and back of the house operations off of Lauula Street**



**Photograph No. 8 Existing parking access driveway off of Lauula Street**





Bike racks along Kalakaua Avenue



Bike racks along Royal Hawaiian Avenue



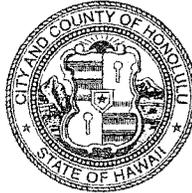
**APPENDIX IV**

**PUBLIC AND AGENCY COMMENTS AND RESPONSES**

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

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813  
TELEPHONE: (808) 768-8000 • FAX: (808) 527-6743  
INTERNET: www.honolulu.gov • DEPT. WEB SITE: www.honolulu.dpp.org

MUFI HANNEMANN  
MAYOR



HENRY ENG, FAICP  
DIRECTOR

DAVID K. TANOUE  
DEPUTY DIRECTOR

2008/ED-8(js)

September 5, 2008

Ms. Ardis Shaw-Kim  
Kusao & Kurahashi, Inc.  
2752 Woodlawn Drive, Suite 5-202  
Honolulu, Hawaii 96822

Dear Ms. Shaw-Kim:

Subject: Chapter 343, Hawaii Revised Statutes, Draft Environmental Assessment (EA)  
Waikiki Shopping Plaza – Major Exterior Alteration and Expansion  
Waikiki Shopping Plaza, LLC  
2250, 2228, 2244 Kalakaua Avenue - Waikiki  
Tax Map Keys 2-6-19: 18, 56, 58, 61 and 62

The Department of Planning and Permitting (DPP) has the following comments concerning the subject Draft Environmental Assessment (EA), which was submitted on July 14, 2008 and published in The Environmental Notice on August 8, 2008.

1. There is a conflict in the discussion regarding off-street loading spaces. Item III.A.3. indicates that "there will be no increase in the demand for loading stalls." However, Item III.A.6.c.ii. indicates that "subsequent to the proposed development, eight (8) stalls would be required." Please clarify these statements.
2. The State Department of Land and Natural Resources, Historic Preservation Division (SHPD) has identified the site as a High Cultural Sensitivity area. In general, this area coincides with the presence of the jaucas and beach sand deposits underlying parts of Waikiki. Plans for any project to be carried out within the indicated area includes excavation of or penetration into the ground surface below the level of existing sidewalks or roadways shall be submitted to the SHPD at the earliest opportunity so that significant historic sites may be identified and treated properly in any development action.
3. The DPP Civil Engineering Branch stated that corner rounding and curb ramp improvements may be required pursuant to Ordinance 2412.
4. The DPP Community Action Plans Branch had the following comments related to the Primary Urban Center Development Plan (PUC DP, dated June 2004):
  - a. The proposed project is located within a Resort area on the PUC DP Land Use Map (PUC - East) and is consistent with this designation.
  - b. The proposed action is consistent with the key element in the PUC DP vision which emphasizes the importance of Honolulu as the Pacific's leading city and

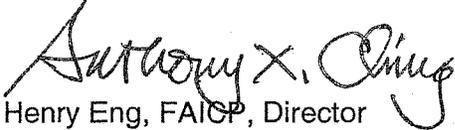
- b. The proposed action is consistent with the key element in the PUC DP vision which emphasizes the importance of Honolulu as the Pacific's leading city and travel destination. The vision states that with ongoing redevelopment and improvement, Waikiki will remain the State's largest and most popular visitor destination.
  - c. The discussion of the PUC DP in the Final EA should be expanded to include:
    - (1) How the proposed project is consistent with the policy pertaining to making streets "pedestrian friendly" (Section 3.2.2.1).
    - (2) How the proposed project is consistent with the policy pertaining to building design and streetscape environment (Section 3.2.2.3).
    - (3) How the proposed project is consistent with the policy pertaining to the integration of shopping areas with adjacent residential neighborhoods (Section 3.2.2.4).
    - (4) A description of public transit, bicycle, and pedestrian access to the project site. The latter is particularly important since improving the pedestrian walking experience is a key component of creating a more "livable" Waikiki. The Final EA should mention that Kalakaua Avenue is designated as being part of the regional pedestrian network (see PUC DP Land Use Map, PUC-East). There should also be a discussion of existing and proposed bicycle facilities, refer to the Honolulu Bicycle Master Plan (April 1999) and Bike Plan Hawaii 2003. A discussion of impacts and mitigation measures, if needed, should also be included.
  - d. Other Comments:
    - (1) The Final EA should include a discussion of the Waikiki Neighborhood Board's comments and position on this project.
    - (2) Page 31 of the Draft EA: The two (2) questions in the first paragraph need to be corrected.
5. The DPP Wastewater Branch had the following comments:
- a. Based on the statement that the "new addition will have the same floor area as the structures that it will replace," the municipal sewer system is adequate. The applicant is required to submit a Site Development Master Application for Sewer Connection for our review and approval of sewer capacity reservation.

Ms. Ardis Shaw-Kim  
September 5, 2008  
Page 3

- b. The applicant is required to submit plans for our review and approval to reroute and replace the existing sewer line that is currently located in parcel 61. Land Division of the Department of Design and Construction must also be contacted to properly remove the pedestrian/utility easement through parcel 61.

Please include a copy of our written comments, and your appropriate responses, in a Final EA prepared for the project. You may contact Joyce Shoji of our Urban Design Branch at 768-8032 if you have any questions concerning this matter.

Very truly yours,

*FOR*   
Henry Eng, FAICP, Director  
Department of Planning and Permitting

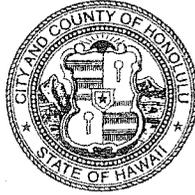
HE:pl  
Doc. 641082



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

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813  
TELEPHONE: (808) 768-8000 • FAX: (808) 527-6743  
INTERNET: www.honolulu.gov • DEPT. WEB SITE: www.honoluludpp.org

MUFI HANNEMANN  
MAYOR



HENRY ENG, FAICP  
DIRECTOR

DAVID K. TANOUÉ  
DEPUTY DIRECTOR

2008/ED-8(js)

September 5, 2008

Ms. Ardis Shaw-Kim  
Kusao & Kurahashi, Inc.  
2752 Woodlawn Drive, Suite 5-202  
Honolulu, Hawaii 96822

Dear Ms. Shaw-Kim:

Subject: Chapter 343, Hawaii Revised Statutes, Draft Environmental Assessment (EA)  
Waikiki Shopping Plaza – Major Exterior Alteration and Expansion  
Waikiki Shopping Plaza, LLC  
2250, 2228, 2244 Kalakaua Avenue - Waikiki  
Tax Map Keys 2-6-19: 18, 56, 58, 61 and 62

Transmitted for your response and incorporation into the Final EA for the subject project are the comments the Draft EA received, so far, by the Department of Planning and Permitting.

In accordance with the procedures required under Chapter 343, Hawaii Revised Statutes, you must respond in writing to these and any other comments that were submitted during the 30-day comment period, which began with the publication of the notice of availability for the Draft EA in The Environmental Notice on August 8, 2008. The Final EA must include these comments and responses, as well as any appropriate revisions.

Should you have any questions, please contact Joyce Shoji of our Urban Design Branch at 768-8032.

Very truly yours,

*Henry Eng*  
FOR Henry Eng, FAICP, Director  
Department of Planning and Permitting

HE:pl  
Enclosures

Doc. 641085



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: kkurahashi@hawaii.mn.com

October 13, 2008

Henry Eng, FAICP, Director  
Department of Planning and Permitting  
City and County of Honolulu  
650 So. King Street, 7<sup>th</sup> Floor  
Honolulu, Hawaii 96813

Attention: Ms. Joyce Shoji

Subject: Draft Environmental Assessment for the Waikiki Shopping Plaza  
Alteration and Addition  
Tax Map Key: 2-6-19: 18, 56, 58, 61, and 62

Dear Mr. Eng:

Thank you for your comments on the Draft Environmental Assessment for the above project. We offer the following response:

1. Eight (8) stalls are required based on LUO Sec. 21-6.100. Six (6) stalls will continue to be located in the existing ground floor loading dock area of the Waikiki Shopping Plaza. These stalls currently meet the demand for both parcels in number and size, and proximity will be improved with the interconnectivity of the addition. Two (2) new stalls will be provided on the 6<sup>th</sup> level of the Waikiki Shopping Plaza with a horizontal dimension of 19 x 8 ½ feet and vertical clearance of 6 foot 9 inches for van parking. This will expand the loading capacity to meet the LUO required number of stalls, and provide for vendors of the Waikiki Shopping Plaza that do not require heavy loading for supply to the kiosks and office spaces situated on the upper floors.
2. We are in receipt of comments from the State Historic Preservation Division (SHPD) related to both architectural and archaeological concerns. The applicant is in consultation with the SHPD to address these concerns and to comply with applicable regulations.
3. The applicant will comply with the requirements of Ordinance 2412 related to the corner rounding and curb ramp improvements and will coordinate this with the Department of Planning and Permitting, Civil Engineering Branch.
4. c. The discussion of the PUC DP in the Final EA will be expanded to include the following:

“(1) How the proposed project is consistent with the policy pertaining to making streets “pedestrian friendly”.

The project intends to enhance the pedestrian experience of the project by developing a human-scaled palette of design elements. This will be achieved by increasing the amount of front yard space by greater yard setbacks, providing variety in textures, complimentary colors, deep shadow lines in the building façade, and increasing shade for pedestrians. Opportunities will be pursued for enhancing the existing landscaping at the street level. Increased landscaping at the upper floors will also be provided to soften the upper facades and create visually appealing textures.

“(2) How the proposed project is consistent with the policy pertaining to building design and street scape environment.”

The building will be designed to provide visual interest at the street level with clear storefront glazing, allowing views into and through the addition. This is consistent with the building use and is related to the designs of adjacent buildings. The use of bay windows, awnings, and textured building surfaces are also proposed to create a human scale that is consistent with the PUC DP intent.

“(3) How the proposed project is consistent with the policy pertaining to the integration of shopping areas with adjacent residential neighborhoods.”

Meeting the intent of the PUC DP, the project proposes to eliminate a curb cut and driveway to provide a safer route for residents and an increased amount of store frontage along these walking routes. This addition to the Waikiki Shopping Plaza also allows for use of an existing surplus of parking which will not require additional stalls, driveways or surface lots. The proposed project also strives to create a seamless integration of the buildings, ground surfaces and landscaping.

(4) The Final EA will provide a description of public transit, bicycle, and pedestrian access to the project site and will mention that Kalakaua Avenue is designated as being part of the regional pedestrian network. A discussion of existing and proposed bicycle facilities will be provided in the Final EA. A discussion of impacts and mitigation measures, if needed will be discussed.

d. Other Comments

- (1) The Final EA will include a discussion of the Waikiki Neighborhood Board's comments and position on the project.
  - (2) The two questions in the first paragraph on page 31 will be corrected in the Final EA.
- (5) The DPP Wastewater Branch
- (a) The applicant will be submitting a Sewer Connection Application as the project goes into the Construction Document Phase of the project.
  - (b) Plans that show the rerouting/replacing of the sewer line will be submitted to the city for review and approval. A letter, attached, was submitted to the Land Division on July 14, 2008 regarding the removal of the pedestrian/utility easement through parcel 61.

Your letter and this response will be included in the Final EA.

Very truly yours,



Ardis Shaw-Kim

cc: Waikiki Shopping Plaza LLC



Telephone:  
(808) 536-3870  
(808) 536-3859 (D)

**Kenneth K. P. Wong, Esq.**  
**Attorney at Law**  
841 Bishop Street, Suite 1090  
Davies Pacific Center  
Honolulu, Hawaii 96813

Fax  
(808) 536-3077  
E-mail: ken@kenwonglaw.com

July 14, 2008

Mr. Thomas Miyata, Chief  
Land Division  
Dept of Design & Construction  
City & County of Honolulu  
650 S. King Street, 12<sup>th</sup> Floor  
Honolulu, HI 96813

**RE: Cancellation of Easement / TMK: 2-6-019-061  
Lots 272 and 4-B-3**

Dear Mr. Miyata,

I am the attorney for Waikiki Shopping Plaza Limited Partnership ("WSP"), the owner of the above lots. WSP will be re-developing said lots as part of a joint development and, in connection therewith, we are requesting the City to cancel its sewer easement over the two lots that was obtained by Final Order of Condemnation dated September 14, 1973, Civil No. 31946, and recorded in the Land Court as Document No. 657924, a copy of which is enclosed herewith.

The sewer that is in the City easement is no longer being used as there is a sewer line parallel to the easement that is fully operational. To our knowledge, there is no subdivision map that designates the City easement. We understand that City Council approval is required to cancel the easement and because of the rather tedious process required, we ask that this cancellation be processed as soon as possible.

If you have any questions, please do not hesitate to call me.

Very truly yours,



Kenneth K. P. Wong

KKPW/yol

Encl

cc via email w/o encl:

Mr. Leighton Mau

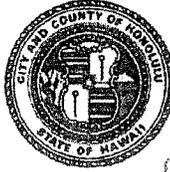
Ms. Sandy Furukawa

Ms. Liana Choy



DEPARTMENT OF TRANSPORTATION SERVICES  
**CITY AND COUNTY OF HONOLULU**  
650 SOUTH KING STREET, 3RD FLOOR  
HONOLULU, HAWAII 96813  
Phone: (808) 768-8305 • Fax: (808) 523-4730 • Internet: www.honolulu.gov

MUFI HANNEMANN  
MAYOR



RECEIVED  
'08 SEP -5 AM 11:52

WAYNE Y. YOSHIOKA  
DIRECTOR

RICHARD F. TORRES  
DEPUTY DIRECTOR

DEPT OF PLANNING  
AND PERMITTING  
CITY & COUNTY OF HONOLULU

TP7/08-272502R

September 4, 2008

MEMORANDUM

TO: HENRY ENG, DIRECTOR  
DEPARTMENT OF PLANNING AND PERMITTING

FROM: WAYNE Y. YOSHIOKA, DIRECTOR

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR WAIKIKI SHOPPING  
PLAZA – ALTERATION AND ADDITION

This is in response to your July 29, 2008 letter requesting our review of and comments on the proposed Waikiki Shopping Plaza Alteration and Addition. We are offering the following comments to the DEA.

The contractor shall notify the Department of Transportation Services, Alvina Kubo at 768-8369 or [akubo@honolulu.gov](mailto:akubo@honolulu.gov), Oahu Transit Services (OTS) - Art Akana at 852-6030 (bus operations) and John Black at 454-5041 (Para-transit operations) of the scope of work, location, proposed closure of any street, traffic lane, or bus stop and duration of project, at least two weeks prior to construction.

We recommend that access for persons with disabilities and those using mobility aids be considered when designing and selecting pavement textures (as described on Page 31). We also recommend that consideration be given to incorporating a "drop-off area" to facilitate access for persons with disabilities in the site plan.

The contractor shall provide the Department of Transportation Services with a traffic control plan prior to construction or the receiving of building permits for any lane closures, traffic modifications, etc. during the duration of construction.

Should you have any questions on the matter, please contact Mr. Brian Suzuki at 768-8349.

A handwritten signature in black ink, appearing to read "Wayne Y. Yoshioka".

WAYNE Y. YOSHIOKA  
Director



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: [kkurahashi@hawaii.nr.com](mailto:kkurahashi@hawaii.nr.com)

October 13, 2008

Mr. Wayne Y. Yoshioka  
Department of Transportation Services  
650 South King Street  
Honolulu, Hawaii 96813

Dear Mr. Yoshioka:

Subject: Draft Environmental Assessment for the Waikiki Shopping Plaza  
Alteration and Addition  
Tax Map Key: 2-6-19: 18, 56, 58, 61, and 62

Thank you for your response to the Draft Environmental Assessment for the proposed Waikiki Shopping Plaza alteration and addition development. The following responds to your comments:

- 1) The contractor will coordinate construction activities with the Department of Transportation Services (DTS). Notification will be provided to the DTS of the scope of the work, location, proposed closure of any street, traffic lane, or bus stop and duration of the project will be provided as required.
- 2) When selecting pavement textures, careful consideration will be given to product compliance with the required coefficient of friction and other specifications related to accessibility.

A "drop-off" area to serve disabled patrons is being considered along Royal Hawaiian Avenue. We will work with DTS in an effort to implement these improvements. Furthermore, required accessible stalls will be provided in the project parking area.

- 3) The contractor will provide the DTS with a traffic control plan prior to construction or the receiving of building permits for any land closures, traffic modifications, etc. during the duration of construction.

Your letter and this response will be included in the Final EA for the project.

Very truly yours,

A handwritten signature in black ink, appearing to read "Ardis Shaw-Kim". The signature is written in a cursive, flowing style.

Ardis Shaw-Kim

cc: Waikiki Shopping Plaza LLC

**BOARD OF WATER SUPPLY**

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



August 22, 2008

DEPT OF PLANNING  
AND PERMITTING  
CITY & COUNTY OF HONOLULU

MUFI HANNEMANN, Mayor  
RANDALL Y. S. CHUNG, Chairman  
SAMUEL T. HATA  
ALLY J. PARK  
ROBERT K. CUNDIFF  
MARC C. TILKER  
CRAIG I. NISHIMURA, Ex-Officio  
BRENNON T. MORIOKA, Ex-Officio  
CLIFFORD P. LUM  
Manager and Chief Engineer  
DEAN A. NAKANO  
Deputy Manager and Chief Engineer

Ms. Ardis Shaw-Kim  
Kusao & Kurahashi, Incorporated  
2752 Woodlawn Drive, Suite 5-202  
Honolulu, Hawaii 96822

Dear Ms. Shaw-Kim:

Subject: Letter Dated July 29, 2008 Requesting Comments on the Draft Environmental Assessment for Waikiki Shopping Plaza – Alteration and Addition, TMK: 2-6-19:18, 56, 58, 61, and 62

---

Thank you for the opportunity to comment on the proposed alteration and renovation project.

The existing water system is presently adequate to accommodate the proposed development. However, please be advised that this information is based upon current data and, therefore, the Board of Water Supply reserves the right to change any position or information stated herein up until the final approval of your building permit application. The final decision on the availability of water will be confirmed when the building permit application is submitted for 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.

The proposed project is subject to Board of Water Supply Cross-Connection Control and Backflow Prevention requirements prior to the issuance of the Building Permit Applications.

If you have any questions, please contact Robert Chun at 748-5443.

Very truly yours,

KEITH S. SHIDA  
Program Administrator  
Customer Care Division

cc: Ms. Joyce Shoji, Department of Planning & Permitting



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: kkurahashi@hawaii.m.com

October 13, 2008

Mr. Keith S. Shida, Principal Executive  
Customer Care Division  
Board of Water Supply  
City and County of Honolulu  
630 South Beretania Street  
Honolulu, Hawaii 96843

Attention: Mr. Robert Chun

Subject: Draft Environmental Assessment for the Waikiki Shopping Plaza  
Alteration and Addition  
Tax Map Key: 2-6-19: 18, 56, 58, 61, and 62

Dear Mr. Shida:

Thank you for your comments on the Draft Environmental Assessment for the proposed Waikiki Shopping Plaza redevelopment project. The following responds to your comments:

1. We understand that the availability of water for the project will ultimately be confirmed at the time of building permit processing.
2. The Water System Facilities Charges will be paid when water is made available.
3. The applicant will satisfy the Board of Water Supply Cross-Connection Control and Backflow Prevention requirements prior to the issuance of the building permits.

Your letter and this response will be included in the Final EA.

Very truly yours,



Ardis Shaw-Kim

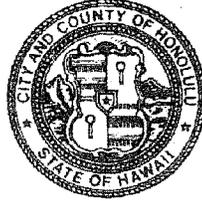
cc: Waikiki Shopping Plaza LLC



DEPARTMENT OF FACILITY MAINTENANCE  
**CITY AND COUNTY OF HONOLULU**

1000 Uluohia Street, Suite 215, Kapolei, Hawaii 96707  
Phone: (808) 768-3343 • Fax: (808) 768-3381  
Website: www.honolulu.gov

MUFI HANNEMANN  
MAYOR



CRAIG I. NISHIMURA, P.E.  
DIRECTOR AND CHIEF ENGINEER

GEORGE "KEOKI" MIYAMOTO  
DEPUTY DIRECTOR

IN REPLY REFER TO:  
DRM 08-706

August 29, 2008

Mr. Ardis Shaw-Kim  
Kusao & Kurahashi, Inc.  
2752 Woodlawn Drive, Suite 5-202  
Honolulu, Hawaii 96822

Dear Mr. Shaw-Kim

Subject: Draft Environmental Assessment (DEA)  
Waikiki Shopping Plaza Alteration and Addition  
2228, 2244 and 2250 Kalakaua Avenue

Thank you for the opportunity to review and comment on the DEA dated July 2008 for the alterations and additions to the Waikiki Shopping Plaza.

The majority of the proposed improvements will be located within privately-owned property and have negligible impact on our facilities and operations. Any associated improvements within adjacent City roadway right-of-way not constructed in accordance with the City and County of Honolulu Standard Details will require a variance approval from the Department of Planning and Permitting.

Should you have any questions, please call Charles Pignataro of the Division of Road Maintenance, at 768-3697.

Sincerely,

A handwritten signature in black ink, appearing to read "Craig I. Nishimura".

Craig I. Nishimura, P.E.  
Director and Chief Engineer

c: Department of Planning and Permitting – (Attn: Joyce Shoji)



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: kkurahashi@hawaii.nn.com

October 13, 2008

Mr. Craig I. Nishimura, P.E.  
Director and Chief Engineer  
Department of Facilities Maintenance  
City and County of Honolulu  
1000 Uluohia Street, Ste. 215  
Kapolei, Hawaii 96707

Dear Mr. Nishimura:

Subject: Draft Environmental Assessment for the Waikiki Shopping Plaza  
Alteration and Addition  
Tax Map Key: 2-6-19: 18, 56, 58, 61, and 62

Thank you for your response to the Draft Environmental Assessment for the proposed Waikiki Shopping Plaza alteration and addition. The following responds to your comments:

- 1) We acknowledge that the majority of the proposed improvements will be located within privately-owned property and have negligible impact on city facilities and operations.
- 2) If required, the applicant will seek a variance approval for any improvements within adjacent City roadway right-of way not constructed in accordance with the City and County of Honolulu Standard Details.

Your letter and this response will be included in the Final EA for the project.

Very truly yours,

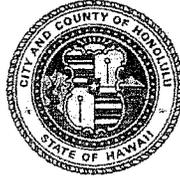
  
Ardis Shaw-Kim

cc: Waikiki Shopping Plaza LLC



HONOLULU FIRE DEPARTMENT  
**CITY AND COUNTY OF HONOLULU**

636 South Street  
Honolulu, Hawaii 96813-5007  
Phone: 808-723-7139 Fax: 808-723-7111 Internet: www.honolulu.gov/hfd



MUFI HANNEMANN  
MAYOR

KENNETH G. SILVA  
FIRE CHIEF

ALVIN K. TOMITA  
DEPUTY FIRE CHIEF

August 25, 2008

Ms. Ardis Shaw-Kim, Planner  
Kusao & Kurahashi, Inc.  
Suite 5-202, Manoa Marketplace  
2752 Woodlawn Drive  
Honolulu, Hawaii 96822

Dear Ms. Shaw-Kim:

Subject: Draft Environmental Assessment for the  
Waikiki Shopping Plaza - Alteration and Addition  
2228, 2244, and 2250 Kalakaua Avenue  
Honolulu, Oahu, Hawaii  
Tax Map Keys: 2-6-019: 018, 056, 058, 061, and 062

In response to a letter from Henry Eng of the Department of Planning and Permitting (DPP) dated July 29, 2008, regarding the above-mentioned subject, the Honolulu Fire Department (HFD) reviewed the materials provided and has no objections to the proposed project.

The proposed project will not adversely impact services provided by the HFD.

Should you have any questions, please call Battalion Chief Socrates Bratakos of our Fire Prevention Bureau at 723-7151.

A handwritten signature in cursive script, appearing to read "Kenneth G. Silva".

KENNETH G. SILVA  
Fire Chief

KGS/SK:bh

cc: Joyce Shoji, DPP ✓

DEPT OF PLANNING  
AND PERMITTING  
CITY & COUNTY OF HONOLULU

'08 AUG 27 P 2:28

RECEIVED



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: [kkurahashi@hawaii.m.com](mailto:kkurahashi@hawaii.m.com)

October 13, 2008

Mr. Kenneth G. Silva, Fire Chief  
Fire Department  
City and County of Honolulu  
636 South Street  
Honolulu, Hawaii 96813-5007

Attention: Battalion Chief Socrates Baratakos

Dear Chief Kenneth Silva

Subject: Draft Environmental Assessment for the Waikiki Shopping Plaza  
Alteration and Addition  
Tax Map Key: 2-6-19: 18, 56, 58, 61, and 62

Thank you for your letter responding to the Draft Environmental Assessment for the proposed Waikiki Shopping Plaza alteration and addition. You indicate that the Honolulu Fire Department (HFD) has no objection to the proposal and that it will not adversely impact services provided by the HAD.

Your letter and this response will be included in the Final EA for the project.

Very truly yours,



Ardis Shaw-Kim

cc: Waikiki Shopping Plaza LLC



September 1, 2008

Kusao & Kurahashi, Inc.  
Planning and Zoning Consultants  
2752 Woodlawn Drive, Suite 5-202  
Honolulu, HI 96822  
Attn: Ardis Shaw-Kim

**SUBJECT :            Waikiki Shopping Plaza Alteration and Addition -Kalakaua Avenue  
Draft Environmental Assessment**

Ms. Shaw-Kim:

Thank you for including the Waikiki Neighborhood Board in the noticing and review process of the Draft Environmental Assessment for the above project. We welcome efforts to renovate facilities in Waikiki as it improves the quality of life for visitors, businesses and residents. One overarching concern of our Board, and consistent with Waikiki's *pedestrian first* policy, is the requirement to enhance the pedestrian experience through creative, contextual and appropriate design, unique to Hawaii.

Below are comments with reference to the appropriate section of the Draft EA.

**Page 1: Introduction**

This section describes the demolition of the buildings at the corner of Kalakaua and Royal Hawaiian Avenues and then mentions alterations and additions to the Waikiki Shopping Plaza as part of this joint development. Please describe these proposed alterations to the façade of the Waikiki Shopping Plaza and provide visual renderings if they are available.

**Page 9: New Addition**

A roof top trellis is discussed. It is assumed from the renderings, that this feature is to be of wood construction. Please confirm this and explain how this feature will integrate into the stone and curtainwall features. The awning mentioned on page 9 appears to be the same as the 'sunshade canopy' shown on the Kalakaua Avenue building elevation. Please confirm if this awning/canopy would be of the same material and same design as the roof top trellis.

The roof top equipment may be visible from the public right of way including the public access floors of the Royal Hawaiian Center. We would like to request that this equipment be screened as appropriate.

**Page 10: Existing Structures**

Again, the façade of the Waikiki Shopping Plaza is referenced suggesting it will blend with this proposed new building. However, no façade improvements are discussed or shown in this DEA. Please explain how these improvements will architecturally blend.

**Page 21: Flora and Fauna**

We are pleased to see an emphasis on landscaping focused on the pedestrians on the sidewalk and the proposed landscaping features in and around the roof top lanai. We encourage this theme and would recommend that you explore additional ways to soften the expanse of the (internal) blank white walls on the adjacent buildings, as these are very visible from the public right of way.

**Page 26: Waikiki Special District**

A 'unique indoor/outdoor experience at upper levels' is mentioned. Will this lanai be open as a commercial enterprise and therefore accessible to the public?

**Page 28: Articulation, Scale, Material and Color**

Angling of the second floor façade is described as a way to 'reduce the potential for reflectivity'.

Page 7 of the *Waikiki Special District Design Guidelines* states that:

"All materials shall be non-reflective. Therefore, the use of shiny metal, darkly tinted or highly reflective glass should be avoided or be very limited in us".

The Guidelines further note that:

"Building materials should be suitable for our tropical climate and convey durability and permanence. Color should not be distracting, used to attract attention or serve as advertising".

To ensure compliance with these policies our Board we request clarification on the materials, colors and finishes proposed for the trellises, curtain wall and the louvered canopy near the parapet. We further request that the use of metal as a design element be non-existent or limited, and the use of wood and natural materials be featured.

**Page 31: Sidewalks and Paving**

We welcome the proposed patterned and/or textured paving materials for the sidewalks. We request that this feature be consistent with the stone pavers recently installed in front of the old Waikiki Theatre site and the renovated Royal Hawaiian Center so that a consistent design is maintained.

**Page 32: Signage**

Honolulu's second floor signage ordinance is currently in the early stages of being amended. This could affect the signage for this development. Please remind the developer to work with the Waikiki Improvement Association and the Waikiki Neighborhood Board to ensure that the signage scheme is consistent with ordinances in affect at the building permit stage and that it is consistent with the design of the building as a whole.

**General Comments**

While Waikiki has traditionally contained a wide range of architectural styles with no consistent sense of place, we believe new buildings need to be contextually related to other buildings in the area. While complying with the Waikiki Special District Design Guidelines, we would also like to request that the relation to proximate buildings and features in the surrounding area, be considered throughout this new building design process.

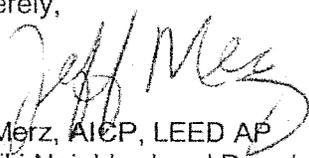
### Recommended Conditions

The Waikiki Neighborhood Board recommends that the following be incorporated as conditions to the Conditional Use Permit for Joint Development and the Waikiki Special District Permit-Minor.

1. The development shall be consistent with all applicable provisions of the PUC Development Plan, the Waikiki Special District Design Regulations and Waikiki Livable Community Plan especially as they relate to material and color. Any metal design features shall be minimized while natural features shall be featured.
2. To minimize energy use and achieve sustainability, the developer shall explore and exhaust all appropriate LEED-sanctioned (or other appropriate industry standard) design and operational possibilities for the site. It is further recommended that the developer pursue LEED certification for the development.
3. All options to enhance pedestrian and bicycle improvements shall be explored, consistent with Waikiki's *pedestrian first* policy.
4. Within one week of submittal to the Department of Planning and Permitting, a copy of the complete Conditional Use Permit/Special District Permit-Minor application shall be forwarded to the Waikiki Neighborhood Board for review.
5. The HVAC equipment on the roof shall be screened so that it is not visible from the public right of way or publicly accessible commercial spaces.

Again, we appreciate this opportunity to review and comment on this development.

Sincerely,



Jeff Merz, AICP, LEED AP  
Waikiki Neighborhood Board  
Development Review



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: [kkurahashi@hawaii.pr.com](mailto:kkurahashi@hawaii.pr.com)

October 13, 2008

Mr. Jeff Merz, FAICP, LEED AP  
Waikiki Neighborhood Board  
Development Review  
2452 Tusitala Street, PH 8  
Honolulu, Hawaii 96815

Dear Mr. Merz:

Subject: Draft Environmental Assessment for the Waikiki Shopping Plaza  
Alteration and Addition  
Tax Map Key: 2-6-19: 18, 56, 58, 61, and 62

Thank you for your letter responding to the Draft Environmental Assessment for the proposed Waikiki Shopping Plaza alteration and addition.

We have greatly appreciated the Neighborhood Boards comments and suggestions during this process regarding architectural design quality and appropriateness. As we move ahead towards a final design of the project and eventual permitting, we will carefully consider these points. Careful attention will be paid to maintaining consistency in the design elements, providing durable materials, selecting a variety of textures – all towards achieving the character described in the WSD Design Guidelines.

The following responds to your specific comments as identified in your letter:

Page 1. Introduction

It is the intent of the project designers to integrate the existing and proposed addition to an extent that is consistent with functional and economic considerations. Because these facade details have not been designed at this time, there are no visual renderings available for the treatment of the facade of the existing Waikiki Shopping Plaza. As we go thru the Waikiki Special District process the design of the proposed changes will become more defined. A copy of the Waikiki Special District Permit Application will be provided to the Waikiki Neighborhood Board.

Page 9. New Addition

The type of material to be used for the roof top equipment has not yet been determined. Generally the trellises and the stepping of the building

up to the taller Waikiki Shopping Plaza structure are intended to be consistent with the building design guidelines of the Waikiki Special District Design Guidelines. The trellises provide a lightness to the addition and a pedestrian scale at the roof top. Building materials, including that used for the trellis, will include a variety of different material types, textures and colors to provide visual interest.

It has not been determined that the awning/canopy will be of the same material and design as the roof top trellis. We anticipate that these details will be better defined at the time we submit our Waikiki Special District Permit application.

We acknowledge that the mechanical equipment on the roof top may be visible from the public right of way including the public access floors of the Royal Hawaiian Center. This roof top equipment will be appropriately screened as required in the Waikiki Special District Design Guidelines.

#### Page 10. Existing Structures

Although the treatment of the facade of the existing Waikiki Shopping Plaza has not been determined, it is envisioned that elements of the addition will extend across the Kalakaua Avenue and Royal Hawaiian Avenue faces of the existing building to provide an integrated appearance along those public spaces. Specific design details and elements will be provided in the Waikiki Special District permit application.

#### Page 21. Flora and Fauna

The proposed trellises are expected to have the effect of softening the appearance of the building, possibly including obscuring the blank white walls on the adjacent building. Consideration will be given to other methods of accomplishing this.

#### Page 26. Waikiki Special District

The roof deck areas are planned as commercial spaces that could be accessed by the public.

#### Page 28. Articulation, Scale, Material and Color

We acknowledge that the Waikiki Special District Design Guideline state the following:

“All materials shall be non-reflective. Therefore, the use of shiny metal, darkly tinted or highly reflective glass should be avoided or be very limited in use.” and

“Building materials should be suitable for our tropical climate and convey durability and permanence. Color should not be distracting, used to attract attention or serve as advertising.”

The designers plan a project that is consistent with the Special District provisions of the Land Use Ordinance and the Waikiki Special District Design Guidelines in the spirit of achieving a Hawaiian sense of place through the use of appropriate building design and the selection of suitable building materials and colors. As indicated previously, these details have not been finalized at this time but will be provided as part of the Waikiki Special District Permit application.

#### Page 31. Sidewalks and Paving

We are aware of the stone pavers recently installed in front of the old Waikiki Theater and the renovated Royal Hawaiian Center and cognizant of the desire to provide a consistency and continuity with these public areas. We will seek guidance from the City on the appropriate materials to use in the City right-of-way.

#### Page 32. Signage

The building signage will comply with applicable signage regulations in effect when sign permits are applied for.

#### General Comments

It is the objective of the designers to integrate the proposed addition in to the existing Waikiki Shopping Plaza structure. The proposal will be consistent with the Waikiki Special District requirements of the LUO and the Waikiki Special District Design Guidelines. Details on satisfying these requirements will be described in the Waikiki Special District application. The design of nearby buildings will be considered in formulation of the design concept and materials and colors of the proposed addition to the Waikiki Shopping Plaza.

## Recommended Conditions

We are sending a copy of your letter and this response to the Department of Planning and Permitting so that they can consider your recommended conditions. We do plan on meeting these conditions and plan on pursuing LEED certification and if not LEED certified will meet certain LEED standards.

We look forward to submitting the final design in our application for the Waikiki Special District Minor Permit for further comment.

Your letter and this response will be included in the Final EA for the project.

Very truly yours,

A handwritten signature in black ink, appearing to read "Ardis Shaw-Kim". The signature is fluid and cursive, with the first name "Ardis" being the most prominent.

Ardis Shaw-Kim

cc: Waikiki Shopping Plaza LLC

LINDA LINGLE  
GOVERNOR OF HAWAII



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
LAND DIVISION

POST OFFICE BOX 621  
HONOLULU, HAWAII 96809

LAURA H. THIELEN  
CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES  
COMMISSION ON WATER RESOURCE MANAGEMENT

RECEIVED

08 AUG -5 P 1:26

DEPT OF PLANNING  
AND PERMITTING  
CITY & COUNTY OF HONOLULU

August 1, 2008

Kusao & Kurahashi, Inc.  
2752 Woodlawn Drive Suite 5-202  
Honolulu, Hawaii 96822

Attention: Ms. Ardis Shaw-Kim

Gentlemen:

Subject: Draft Environmental Assessment for Waikiki Shopping Plaza Alteration  
and Addition

Thank you for the opportunity to review and comment on the subject matter. The Department of Land and Natural Resources' (DLNR) has no other comments to offer on the subject matter. Should you have any questions, please feel free to call our office at 587-0433. Thank you.

Sincerely,

A handwritten signature in cursive script, appearing to read "Morris M. Atta".

for Morris M. Atta  
Administrator

Cc: DPP



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: kkurahashi@hawaii.nn.com

October 13, 2008

Mr. Morris M. Atta, Administrator  
Department of Land and Natural Resources  
P.O. Box 621  
Honolulu, Hawaii 96809

Dear Mr. Morris M. Atta:

Subject: Draft Environmental Assessment for the Waikiki Shopping Plaza  
Alteration and Addition  
Tax Map Key: 2-6-19: 18, 56, 58, 61, and 62

Thank you for your letter responding to the Draft Environmental Assessment for the proposed Waikiki Shopping Plaza alteration and addition. Your letter indicates that you have no comments to offer on the proposed project.

Your comment letter will be included in the Final Environmental Assessment.

Very truly yours,



Ardis Shaw-Kim

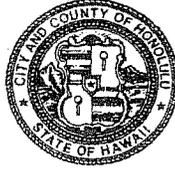
cc: Waikiki Shopping Plaza LLC



DEPARTMENT OF DESIGN AND CONSTRUCTION  
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 11<sup>TH</sup> FLOOR  
HONOLULU, HAWAII 96813  
Phone: (808) 768-8480 • Fax: (808) 523-4567  
Web site: [www.honolulu.gov](http://www.honolulu.gov)

MUFI HANNEMANN  
MAYOR



EUGENE C. LEE, P.E.  
DIRECTOR

RUSSELL H. TAKARA, P.E.  
DEPUTY DIRECTOR

August 12, 2008

Ms. Ardis Shaw-Kim  
Kusao & Kurahashi, Inc.  
2752 Woodlawn Drive, Suite 5-202  
Honolulu, Hawaii 96822

Dear Ms. Shaw-Kim:

Subject: Draft Environmental Assessment  
Waikiki Shopping Plaza – Alteration and Addition

Thank you for giving us the opportunity to review the above Draft Environmental Assessment.

The Department of Design and Construction has the following comments:

- Page 32, 2.f. – Clarify "outdoor lighting."
- The project should ensure that adequate erosion and sedimentation controls are provided for the project during construction.

Should you have any questions, please contact Russell Takara, Deputy Director, at 768-8481.

Very truly yours,

  
FOR Eugene C. Lee, P.E.  
Director

ECL:lt (272458)

c: Department of Planning and Permitting – Joyce Shoji  
DDC Mechanical/Electrical Division  
DDC Civil Division

DEPT OF PLANNING  
AND PERMITTING  
CITY & COUNTY OF HONOLULU

'08 AUG 12 P2:27

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Joyce Shoji



KUSAO & KURAHASHI, INC.

*Planning and Zoning Consultants*

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

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FAX. (808) 988-1140  
E-Mail: kkurahashi@hawaii.rr.com

October 13, 2008

Mr. Eugene C. Lee, P.E., Director  
Department of Design and Construction  
650 South King Street  
Honolulu, Hawaii 96813

Dear Mr. Lee:

Subject: Draft Environmental Assessment for the Waikiki Shopping Plaza  
Alteration and Addition  
Tax Map Key: 2-6-19: 18, 56, 58, 61, and 62

Thank you for your response to the Draft Environmental Assessment for the proposed Waikiki Shopping Plaza alteration and addition development. The following responds to your comments:

1. Outdoor lighting includes all exterior landscape lighting, rooftop lighting and exterior building lighting for safety and sign illumination. Outdoor lighting will be designed to meet Waikiki Special District Design Guidelines.
2. The contractor will ensure that regulations related to erosion and sedimentation controls are adequately met during the construction of the project.

Your comment letter will be included in the Final Environmental Assessment.

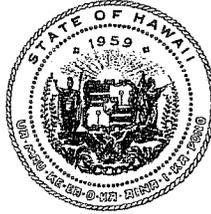
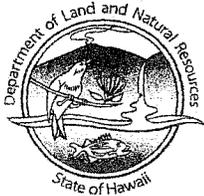
Very truly yours,

  
Ardis Shaw-Kim

cc: Waikiki Shopping Plaza LLC



LINDA LINGLE  
GOVERNOR OF HAWAII



RECEIVED

LAURA H. THELEN  
CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES  
COMMISSION ON WATER RESOURCE MANAGEMENT

RUSSELL Y. TSUJI  
FIRST DEPUTY

KEN C. KAWAHARA  
DEPUTY DIRECTOR - WATER

'08 SEP -3 09:50

AQUATIC RESOURCES  
BOATING AND OCEAN RECREATION  
BUREAU OF CONVEYANCES  
COMMISSION ON WATER RESOURCE MANAGEMENT  
CONSERVATION AND COASTAL LANDS  
CONSERVATION AND RESOURCES ENFORCEMENT  
ENGINEERING  
FORESTRY AND WILDLIFE  
HISTORIC PRESERVATION  
KAHOOLAWE ISLAND RESERVE COMMISSION  
LAND  
STATE PARKS

STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
STATE HISTORIC PRESERVATION DIVISION  
601 KAMOKILA BOULEVARD, ROOM 535  
KAPOLEI, HAWAII 96707

August 28, 2008

Ms. Ardis Shaw-Kim  
Kusao & Kurahashi, Inc.  
2752 Woodlawn Drive, Suite 5-202  
Honolulu, HI 96822

LOG NO: 2008.3343  
DOC NO: 0808ST40  
Architecture/Archaeology

Dear Ms. Shaw-Kim :

**SUBJECT: Chapter 6E-42 (HRS) Review  
Draft Environmental Assessment and Special District Permit  
Demolition of Two (2) Existing Buildings (Waikiki Medical Building) and  
Construction of a New, Three-Story Commercial Building on Parcels 56 and 61  
Waikiki Shopping Plaza, Alteration and Addition  
Located at 2250, 2228, 2244 Kalakaua Avenue – (Waikiki Special Design District)  
Department of Planning and Permitting, City and County of Honolulu, Building  
Honolulu, Island of Oahu, Hawaii  
TMK: (1) 2-6-019:018, :056, :058, :061, and :062**

This is in regards to the submittal received July 31, 2008 for demolition of two existing buildings and construction of a new, three-story commercial building. The structures are not listed on the State or National Registers of Historic Places. Our determination for the proposed demolition is "effect, with agreed-upon mitigation commitments."

#### Architecture Concerns

The building on parcel 18 was built in 1978, and the buildings on parcels 58 and 62 were built less than 50 years ago. We have no comments on these buildings and the proposed new construction

Parcel 56 contains two, one-story structures and a four-story building (Waikiki Medical Building) that were built in 1949/1950/1955 and 1956 (top floor addition). Parcel 61 contains a two-story structure built in 1957. These buildings are more than 50 years old, therefore qualifying them for "historic" property designations. Demolition constitutes an irreversible "effect to historic properties," removing structures that contribute to the historic character of the Waikiki Special District and to the story of Honolulu's development.

The Waikiki Medical Building is a simple "Moderne" style having rounded corners at a prominent intersection of Waikiki (Royal Hawaiian and Kalakaua Avenues). The fourth floor has wrap-around lanai metal pipe handrails and jalousie transoms above its windows. The building still has many original metal sash awning windows and exemplifies post-war commercial architecture. Its present use continues its original use as commercial/retail and offices. Street-level storefronts and interior spaces have been extensively been altered by tenants over the years, yet the building has retained its historic exterior materials and layout. This building may be eligible for listing on the National Register of Historic Places.

Although the structure on parcel 61 has apparent alterations, we cannot determine what its original building materials and features are and what its significance is.

As this project will affect historic properties, mitigation commitments need to be established and carried out. Accepted forms of mitigation include: preservation and architectural recordation. We would prefer preservation of the structures and a studied effort exploring their adaptive reuse before demolition.

Before work on this project may commence an architectural inventory survey needs to be completed: "Minimally, information shall be of sufficient quality to complete a National Register of Historic Places nomination form. The survey must be directed by a qualified historian, architect, or architectural historian who meets the qualifications set forth in Chapter 13-281 (§13-284 (HAR))."

In addition, we request photographic documentation meeting Historic American Building Survey standards set forth by the National Park Service.

A completion report that accomplishes the agreed-upon mitigation commitments must be approved by SHPD before the historic preservation review process can be concluded. Work may begin on the proposed demolition once the mitigation commitments have been agreed to and the architectural inventory survey has been completed and is determined by SHPD to be adequate. Please contact SHPD in writing to inform us of your agreement to carry out the mitigation commitments proposed above.

#### **Archaeology Concerns**

We believe it is possible that archaeological sites and/or previously-disturbed archaeological sites may be present in the subsurface deposits of the subject parcels. Ground-altering work associated with the proposed undertaking may have an effect on any historic properties which are present in the subsurface deposit. We believe any effect may be mitigated through a program of precautionary archaeological monitoring. Therefore, we recommend the following condition (during the demolition and construction phases) be attached to the subject Special District Permit/Draft Environmental Assessment, should it be approved:

- 1) A qualified archaeological monitor or monitors shall be present during all ground-altering activities conducted in the project area in order to document any historic properties which may be encountered during the proposed undertaking and to provide mitigation measures as necessary. An archaeological monitoring plan will need to be submitted to the SHPD for review and acceptance, prior to the commencement of any ground-altering activities. An archaeological monitoring plan must contain the following nine specifications: (1) The kinds of remains that are anticipated and where in the construction area the remains are likely to be found; (2) How the remains and deposits will be documented; (3) How the expected types of remains will be treated; (4) The archaeologist(s) conducting the monitoring has (have) the authority to halt the construction in the immediate area of the find in order to carry out the plan; (5) A coordination meeting between the archaeologist and construction crew is scheduled, so that the construction team is aware of the plan; (6) What laboratory work will be done on remains that are collected; (7) A schedule of report preparation; (8) Details concerning the archiving of any collections that are made; and (9) An acceptable report documenting the findings of the monitoring activities shall be submitted to the SHPD for review upon 180 days following the completion of the proposed undertaking.

Ms. Ardis Shaw-Kim  
Page 3

- 2) Please notify our O'ahu office, via facsimile, at onset and completion of the project and monitoring program.

Thank you for the opportunity to comment. Should you have any questions regarding architectural concerns, please call Susan Tasaki and should you have any questions regarding archaeology concerns, please call Teresa Davan at (808) 692-8015.

Sincerely,

A handwritten signature in black ink that reads "Astrid M.B. Liverman". The signature is written in a cursive style with a horizontal line extending to the left from the start of the name.

Astrid M.B. Liverman, Ph.D.  
Architecture Branch Chief

- c: Mr. Henry Eng, Director, Department of Planning and Permitting, City and County of Honolulu, Honolulu Municipal Building, 650 South King Street, Honolulu, HI 96813 – Attention: Joyce Shoji



**KUSAO & KURAHASHI, INC.**

*Planning and Zoning Consultants*

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

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E-Mail: kkurahashi@hawaii.rr.com

October 13, 2008

Ms. Astrid M.B. Liverman, Ph.D.  
Architecture Branch Chief  
State Historic Preservation Division  
601 Kamokila Boulevard, Room 555  
Kapolei, Hawaii 96707

Dear Dr. Liverman:

**Subject: Draft Environmental Assessment Comments on  
2121 Kuhio Avenue Development, Waikiki, Oahu  
Tax Map Key: 2-6-18: 10, 42 and 52**

Thank you for your letter responding to the Draft Environmental Assessment for the proposed Waikiki Shopping Plaza alteration and addition development. The following responds to your comments:

You have determined that the proposed demolition is "effect, with agreed-upon mitigation commitments."

1. Architectural Concerns

The State Historic Preservation Division (SHPD) recommends that prior to commencement of work an architectural inventory survey be completed in accordance with standards to complete a National Register of Historic Places nomination form.

The project will meet the prescribed mitigation commitments for an architectural inventory survey and photographic documentation meeting the standards set forth by the National Park Service.

The applicant considered retaining and rehabilitating the existing structure but for the reasons cited below chose the current proposal as the most feasible

development alternative.

Prior to development of the proposed project, numerous feasibility studies were conducted to analyze the potential for rehabilitation of the existing structures. The primary goal has always been to develop an addition to the Waikiki Shopping Plaza to allow for greater interior connectivity and exterior integration of the building facades and landscaping.

It was concluded after exhaustive architectural and structural study that the existing buildings could not be fully integrated as an addition to the Waikiki Shopping Plaza because the floor heights were not the same and the floor area could not be increased based on the Land Use Ordinance. Furthermore, the existing buildings are non-conforming with local zoning codes and would require upgrades to meet current building codes that were economically and functionally infeasible.

## 2. Archaeological Concerns

The SHPD recommends a program of precautionary archaeological monitoring during the demolition and construction phases of the project. After careful consideration and with sensitivity to the cultural and archaeological resources that may be present, the applicant has decided to proceed with an archaeological inventory survey of the site.

As the applicant has decided voluntarily to move forward with an archaeological inventory survey (potentially involving considerable time and expense), above and beyond the SHPD specified requirements, we look forward to working with the SHPD archaeology staff in the creation, review, and acceptance of an archaeological inventory survey plan that will allow for a good faith effort to carry out this voluntary archaeological inventory survey prior to demolition.

Your letter and this response will be included in the Final EA.

Very truly yours,



Ardis Shaw-Kim

cc: Waikiki Shopping Plaza LLC



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

In reply, please refer to:  
EPO-08-116

September 10, 2008

Mr. Henry Eng, Director  
City and County of Honolulu  
Department of Planning and Permitting  
650 South King Street, 7<sup>th</sup> Floor  
Honolulu, Hawaii 96813

Dear Mr. Eng:

SUBJECT: Draft Environmental Assessment for Waikiki Shopping Plaza Alteration and Addition, Waikiki, Honolulu, Hawaii  
TMK: (1) 2-6-019: 018, 056, 058, 061 and 062

Thank you for allowing us to review and comment on the subject application. The document was routed to the various branches of the Department of Health (DOH) Environmental Health Administration. We have the following Clean Water Branch, Clean Air Branch, Indoor and Radiological Health Branch, and General comments.

Clean Water Branch

The Department of Health (DOH), Clean Water Branch (CWB), has reviewed the subject document and offers these comments on your project. Please note that our review is based solely on the information provided in the subject document and its compliance with Hawaii Administrative Rules (HAR), Chapters 11-54 and 11-55. You may be responsible for fulfilling additional requirements related to our program. We recommend that you also read our standard comments on our website at <http://www.hawaii.gov/health/environmental/env-planning/landuse/CWB-standardcomment.pdf>.

1. Any project and its potential impacts to State waters must meet the following criteria:
  - a. Antidegradation policy (HAR, Section 11-54-1.1), which requires that the existing uses and the level of water quality necessary to protect the existing uses of the receiving State water be maintained and protected.
  - b. Designated uses (HAR, Section 11-54-3), as determined by the classification of the receiving State waters.
  - c. Water quality criteria (HAR, Sections 11-54-4 through 11-54-8).

The receiving water, Waikiki Beach, is not listed by the DOH as "Water Quality-Limited Waters" in accordance with Clean Water Act, Section 303(d) list of impaired water bodies in Chapter IV of the *2006 State of Hawaii Water Quality Monitoring and Assessment Report*.

2. You are required to obtain a National Pollutant Discharge Elimination System (NPDES) permit for discharges of wastewater, including storm water runoff, into State surface waters (HAR, Chapter 11-55). For the following types of discharges into Class A or Class 2 State waters, you may apply for NPDES general permit coverage by submitting a Notice of Intent (NOI) form:
  - a. Storm water associated with construction activities, including clearing, grading, and excavation, that result in the disturbance of equal to or greater than one (1) acre of total land area. The total land area includes a contiguous area where multiple separate and distinct construction activities may be taking place at different times on different schedules under a larger common plan of development or sale. An NPDES permit is required before the start of the construction activities.
  - b. Hydrotesting water.
  - c. Construction dewatering effluent.

A separate NOI form for each type of discharge must be submitted at least 30 calendar days prior to the start of the discharge activity, except when applying for coverage for discharges of storm water associated with construction activity. For this type of discharge, the NOI must be submitted 30 calendar days before to the start of construction activities. The NOI forms may be picked up at our office or downloaded from our website at <http://www.hawaii.gov/health/environmental/water/cleanwater/forms/genl-index.html>.

3. For types of discharges not listed in Item 2 above or wastewater discharges into Class 1 or Class AA waters, you may need to obtain a NPDES individual permit. An application for an NPDES individual permit must be submitted at least 180 calendar days before the commencement of the discharge. The NPDES application forms may be picked up at our office or downloaded from our website at <http://www.hawaii.gov/health/environmental/water/cleanwater/forms/indiv-index.html>.
4. Please note that all discharges related to the project construction or operation activities, whether or not NPDES permit coverage is required, must comply with the State's Water Quality Standards. Noncompliance with water quality requirements contained in HAR, Chapter 11-54, and/or permitting requirements, specified in HAR, Chapter 11-55, may be subject to penalties of \$25,000 per day per violation.

Mr. Eng  
September 10, 2008  
Page 3

If you have any questions, please visit our website at <http://www.hawaii.gov/health/environmental/water/cleanwater/index.html>, or contact the Engineering Section, CWB, at 586-4309.

### Clean Air Branch

#### **Control of Fugitive Dust**

Fugitive dust emissions occur during all phases of construction and operations. Activities close to existing residences, businesses, public areas or thoroughfares can cause dust problems. For cases involving mixed land use, we strongly recommend that buffer zones be established, wherever possible, in order to alleviate potential nuisance problems. We recommend that the contractors operate under a dust control management plan. The plan does not require the Department of Health approval, however it will help with identifying and minimizing the dust problems from the proposed project.

Examples of measures that can be included in the dust control plan are:

- a) Planning the different phases of construction, focusing on minimizing the amount of dust-generating materials and activities, centralizing on-site vehicular traffic routes, and locating potential dust-generating equipment in areas of the least impact;
- b) Providing an adequate water resource at the site prior to start-up of construction activities;
- c) Landscaping and providing rapid covering of bare areas, including slopes, starting from the initial grading phase;
- d) Minimizing dust from shoulders and access roads;
- e) Providing adequate dust control measures during weekends, after hours, and prior to daily start-up of construction activities; and
- f) Controlling dust from debris being hauled away from the project site.

All activities must comply with the provisions of Hawaii Administrative Rules, §11-60.1-33 on Fugitive Dust. If you have any questions, please contact the Clean Air Branch at 586-4200

Since the proposed project includes renovation/demolition activities that may involve asbestos, the applicant should contact the Asbestos Section of the Indoor and Radiological Health Branch at 586-5800.

Mr. Eng  
September 10, 2008  
Page 4

Indoor and Radiological Health Branch

Project activities shall comply with the Administrative Rules of the Department of Health,  
Chapter 11-501, Asbestos requirements  
Chapter 11-503, Fees for asbestos removal and certification  
Chapter 11-504, Asbestos abatement certification program

Should there be any questions, please contact Russell S. Takata, Environmental Health Program Manager, Indoor and Radiological Health Branch, at 586-4701

General

We strongly recommend that you review all of the Standard Comments on our website: [www.hawaii.gov/health/environmental/env-planning/landuse/landuse.html](http://www.hawaii.gov/health/environmental/env-planning/landuse/landuse.html). Any comments specifically applicable to this application should be adhered to

If there are any questions about these comments please contact Jiakai Liu with the Environmental Planning Office at 586-4346.

Sincerely,



KELVIN H. SUNADA, MANAGER  
Environmental Planning Office

c: EPO  
CWB  
CAB  
IRH  
Mr. Ardis Shaw-Kim, 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: kkurahashi@hawaii.nn.com

October 13, 2008

Mr. Kelvin H. Sunada, Manager  
Environmental Planning Office  
State Department of Health  
P.O. Box 3378  
Honolulu, Hawaii 96801-3378

Dear Mr. Sunada:

Subject: Draft Environmental Assessment for the Waikiki Shopping Plaza  
Alteration and Addition  
Tax Map Key: 2-6-19: 18, 56, 58, 61, and 62

Thank you for your letter responding to the Draft Environmental Assessment for the proposed Waikiki Shopping Plaza alteration and addition development. The following responds to your comments as they are numbered in your letter:

Clean Water Branch

1. Related to the potential impacts to State waters and applicable State Department of Health Criteria:

The applicant acknowledges that the project must comply with applicable regulations of the State Department of Health.

The project is not expected to adversely impact State waters being situated about 1000 feet from the shoreline. If it is determined that state waters may be impacted, the applicant will comply with applicable State Department of Health regulations, including those cited in your letter.

2. Related to National Pollutant Discharge Elimination System (NPDES) permits.

- a. Your letter states that storm water associated with construction activities, including clearing, grading, and excavation, that result in the disturbance of equal to or greater than one acre of land area requires an NPDES permit. Because the area of the construction activity is about 30,000 square feet, an NPDES for construction related storm water will not be required.
  - b. Hydrotesting waters is chlorinated water used to flush and disinfect the water pipeline upon completion of the installation of the water system and pressure testing. The hydrotesting waters may not be discharged into State Waters without an NPDES permit. This permit is typically applied for by the Contractor since by his means and methods he may haul the water away in a tank or retain it in a pit and, therefore, not require a permit.
  - c. Dewatering effluent may be present in the trench when excavating for pipes and/or foundation structures. The contractor must dewater by pumping or other means to keep the trench free of water during the installation of the pipe, foundation, etc. Similar to hydrotesting waters, this permit is also typically applied for by the Contractor based on his means and methods.
- b. & c. A Notice of Intent (NOI) will be submitted by the contractor 30 days prior to hydrotesting or construction dewatering activity during construction.
3. Other discharges not listed above but require an NPDES permit are the following:
    - storm water associated with industrial activities
    - treated effluent from leaking underground storage tank remedial activities
    - once through cooling water less than one million gallons per day
    - treated effluent from petroleum bulk stations and terminals
    - treated effluent from recycled water distribution systems
    - storm water from a small municipal separate storm sewer system
    - circulation water from decorative ponds or tanks

These other discharges are not applicable to our proposed work on this project.

4. All discharges related to project construction or operational activities will comply with the States applicable water quality standards.

Clean Air Branch

Our contractor will develop a dust control management plan to help identify and minimize dust problems from the construction activities at the site.

The applicant will comply with the provisions of Hawaii Administrative Rules, 11-60.1-33 related to fugitive dust.

Should demolition activities involve asbestos, the applicant will contact the Asbestos Section of the Indoor and Radiological Health Branch.

We have reviewed other applicable standard comments and those specific to this application will be adhered to.

Your comment letter and this response will be included in the Final EA.

Very truly yours,

A handwritten signature in black ink, appearing to read "Ardis Shaw-Kim". The signature is written in a cursive, flowing style.

Ardis Shaw-Kim

cc: Waikiki Shopping Plaza LLC



LINDA LINGLE  
GOVERNOR



BRENNON T. MORIOKA  
DIRECTOR

Deputy Directors  
MICHAEL D. FORMBY  
FRANCIS PAUL KEENO  
BRIAN H. SEKIGUCHI

STATE OF HAWAII  
DEPARTMENT OF TRANSPORTATION  
869 PUNCHBOWL STREET  
HONOLULU, HAWAII 96813-5097

IN REPLY REFER TO:

STP 8.2963

August 11, 2008

Mr. Ardis Shaw-Kim  
Kusao & Kurahashi, Inc.  
2752 Woodlawn Drive, Suite 5-202  
Honolulu, Hawaii 96822

Dear Mr. Shaw-Kim:

Subject: Waikiki Shopping Plaza (Alteration & Addition)  
Draft Environmental Assessment (Draft EA)  
TMK: 2-6-19: 18, 56, 58, 61 and 62

DEPT OF PLANNING  
AND PERMITTING  
CITY & COUNTY OF HONOLULU

08 AUG 14 P 2:33

RECEIVED

Thank you for requesting the Department of Transportation's (DOT) review of the subject project.

The proposed project to redevelop the subject property will not significantly impact any State highway facilities.

The DOT appreciates the opportunity to provide comments.

Very truly yours,

A handwritten signature in black ink, appearing to read "BM", with a flourish at the end.

BRENNON T. MORIOKA, PH.D., P.E.  
Director of Transportation

c: Joyce Shoji, Department of Planning and Permitting



KUSAO & KURAHASHI, INC.

*Planning and Zoning Consultants*

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2752 WOODLAWN DRIVE, SUITE 5-202  
HONOLULU, HAWAII 96822

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FAX. (808) 988-1140  
E-Mail: kkurahashi@hawaii.kk.com

October 13, 2008

Mr. Brennon T. Morioka, PH.D., P.E.  
Director of Transportation  
869 Punchbowl Street  
Honolulu, Hawaii 96813-5097

Dear Mr. Morioka:

Subject: Draft Environmental Assessment for the Waikiki Shopping Plaza  
Alteration and Addition  
Tax Map Key: 2-6-19: 18, 56, 58, 61, and 62

Thank you for your letter responding to the Draft Environmental Assessment for the proposed Waikiki Shopping Plaza alteration and addition. Your letter indicates that the proposed redevelopment will not significantly impact any State highway facilities.

Your comment letter will be included in the Final Environmental Assessment.

Very truly yours,



Ardis Shaw-Kim

cc: Waikiki Shopping Plaza LLC



# HISTORIC HAWAII FOUNDATION

RECEIVED

August 26, 2008

'08 AUG 27 P3:39

Kusao & Kurahashi, Inc.  
Attn: Ardis Shaw-Kim  
2752 Woodlawn Drive  
Honolulu, Hawaii 96722

DEPT OF PLANNING  
AND PERMITTING  
CITY & COUNTY OF HONOLULU

**RE: Draft Environmental Assessment for Waikiki Shopping Plaza Alteration and Addition**

Dear Mr. Shaw-Kim:

Thank you for referring the above project to Historic Hawai'i Foundation for review. Since 1974, Historic Hawai'i Foundation (HHF) has been a statewide leader for historic preservation. HHF's mission is to preserve and encourage the preservation of Hawaii's historic buildings, places, objects and communities.

HHF thanks you for the opportunity to comment on the draft Environmental Assessment for the Waikiki Shopping Plaza. The project proposes to demolish two structures located on the corner of Kalākaua and Royal Hawaiian Avenue, which were constructed in 1950 and 1957 respectively. A new three-story building is proposed to be built in this location. Portions of the existing structures, including the storefronts, have been altered; however, HHF feels that the 1950's character of these structures remains intact.

HHF recommends that the development proposal be amended to retain and rehabilitate the two structures. These structures should be retained in order to help preserve the character of Waikiki that is quickly disappearing. The buildings should be rehabilitated in accordance with the Secretary of Interior (SOI) Standards for the Treatment of Historic Sites.

Please note that should the buildings be designated on either the Hawai'i State or the National Register of Historic Places, they would be eligible for both the City & County of Honolulu's historic commercial property tax exemption (50% of the historic site) and the federal rehabilitation tax credit (20% of the qualified preservation costs).

We would be happy to discuss the recommendation for retention, the SOI standards and the economic incentives available to the project. Please contact Katie Kastner, HHF's Director of Field Services, at 523-2900 if you have any questions.

Very truly yours,



Kiersten Faulkner, AICP  
Executive Director

cc: Henry Eng, Director, Department of Planning and Permitting, City & County of Honolulu





KUSAO & KURAHASHI, INC.

*Planning and Zoning Consultants*

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E-Mail: kkurahashi@hawaii.m.com

October 13, 2008

Ms. Kiersten Faulkner, Executive Director  
Historic Hawaii Foundation  
680 Iwilei Road, Suite 690  
Honolulu, Hawaii 96817

Dear Ms. Faulkner:

Subject: Draft Environmental Assessment for the Waikiki Shopping Plaza  
Alteration and Addition  
Tax Map Key: 2-6-19: 18, 56, 58, 61, and 62

Thank you for your comments on the Draft Environmental Assessment (EA) for the above project. We offer the following response:

The applicant considered retaining and rehabilitating the existing structure but for the reasons cited below chose the current proposal as the most feasible development alternative.

Prior to development of the proposed project, numerous feasibility studies were conducted to analyze the potential for rehabilitation of the existing structures. The primary goal has always been to develop an addition to the Waikiki Shopping Plaza to allow for greater interior connectivity and exterior integration of the building facades and landscaping.

It was concluded after exhaustive architectural and structural study that the existing buildings could not be fully integrated as an addition to the Waikiki Shopping Plaza because the floor heights were not the same and the floor area could not be increased based on the Land Use Ordinance. Furthermore, the existing buildings are non-conforming with local zoning codes and would require upgrades to meet current building codes that were economically and functionally infeasible.

The applicant will be working with the State Historic Preservation Division (SHPD) to address concerns related to the architectural concerns and compliance with applicable

laws. In it's comment letter the SHPD requested an architectural inventory survey be completed prior to demolition. Requirements for an architectural inventory survey, as requested by the State of Hawaii Preservation Division, will be met.

Your letter and this response will be included in the Final EA.

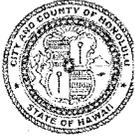
Very truly yours,

  
Ardis Shaw-Kim

cc: Waikiki Shopping Plaza LLC

**APPENDIX V**

**NEIGHBORHOOD BOARD MINUTES**



## WAIKIKI NEIGHBORHOOD BOARD NO. 9

c/o NEIGHBORHOOD COMMISSION • 530 SOUTH KING STREET ROOM 406 • HONOLULU, HAWAII, 96813  
PHONE (808) 768-3710 • FAX (808) 768-3711 • INTERNET: <http://www.honolulu.gov>

### **DRAFT MINUTES OF REGULAR MEETING TUESDAY, AUGUST 12, 2008 WAIKIKI COMMUNITY CENTER**

**CALL TO ORDER:** Chair Finley called the meeting (agenda filed on August 5, 2008 at the City and County of Honolulu's City Clerk's Office) to order at 7:00 p.m. with a twelve-member quorum present out of the seventeen total members (present: Adams, Carroll, Chen, Erteschik, Finley, Flood, Gruntz, Martin, Merz, Personious, Peters, Smith), with a quorum of nine required to be present and voting in support of any Board action for the motion to pass.

**MEMBERS PRESENT:** Jo-Ann Adams, Jeff Apaka, Bert Benevento, Helen Carroll, David Chen, Louis Erteschik, Bob Finley, Walt Flood, Ray Gruntz, Robert Martin, Jeff Merz, Richard Personious, Mike Peters, Mary Simpson, Mark Smith.

**MEMBERS ABSENT:** Les Among, Jim Poole.

**GUESTS:** Carl Middleton (Downtown Neighborhood Board No. 13), Sonia Trimble, Candice Van Buren (Representative Scott Nishimoto's Office staff), Lynette Eastman, Bulla Eastman, Mary Markovinovic, Joan Naguma, Carol Wertheim, Daniel Chun (State Tourism Coordinator's Office staff, Governor Lingle's Representative), Wayne Yoshioka (Director, Department of Transportation Services, Mayor Hannemann's Representative), Gary Omori, Pat Lee, Evelyn Shiroma, Taffeta Burr-Lewis, Cindy McMillan, Ardis Shaw, Joe Echevekri, Manu Mook, Ernest Nishizaki, Greg Dickens, Yasu Ishikawa, Scott Sullivan, Mont Hause, Matt Gilbertson, Mark Wallean, John Dew, Andrew Tabor, Elenoa Fuka, Ernest Nishizaki (Kyo-ya); Bob Farrell, Ivonne Cardenas (makakilo.com); Senator Gordon Trimble, Rick Egged (Waikiki Improvement Association), Representative Tom Bower, Captain Norbert K. Pokini (Honolulu Fire Department – HFD), Carol Sword, Robert Eubert, Jan Bappe, Lori Wingard (Councilmember Charles Djou's Office staff); Major Greg Lefcourt, Sgt. Ryan Okabe, Officer Leland Cadoy (Honolulu Police Department – HPD, Waikiki Station District 6); Elwin Spray (Neighborhood Commission Office staff).

**WELCOME / QUORUM** – Chair Finley welcomed the community to the meeting, noting a quorum was present and reporting one absent member (Poole) had called in with a family emergency.

**TREASURER'S REPORT** – Treasurer Chen presented the August 2008 Financial Statement with a balance of \$3796.24 after expenses of \$343.76 (including printing and mailing of agenda and minutes and the video taping). Chair Finley directed that the statement be filed and thanked Chen for his report.

Apaka and Benevento arrived at 7:03 p.m.; fourteen Board members present.

**CHAIR'S ANNOUNCEMENTS:** Chair Finley noted that in November 2008 the Board's regular 2<sup>nd</sup> Tuesday meeting date would fall on the November 11<sup>th</sup> Veteran's Day holiday and suggested the November meeting be scheduled for November 18 (third Tuesday in November); with no objections, Chair Finley declared the Board had changed its November meeting day to the November 18, 2008 date.

### **CITY AGENCIES**

**HONOLULU FIRE DEPARTMENT** – Captain Norbert Pokini, from the HFD Waikiki Station, reported on area HFD activity statistics, listing four structure fires, one wildland fire, three rubbish fires, one hundred-fifty medical emergencies, three search-and-rescue and twenty-two activated alarms. He



reported one major incident where three companies responded, which resulted in a death of a missing diver which involved companies being on scene for about twenty hours. He reported a fire safety tip:

The Honolulu Fire Department investigates reports of smoke to determine if a fire exists. While some fires are allowed or authorized under state and county regulations, most are unauthorized. When the HFD encounters an unauthorized fire, the Fire Captain will request that the fire be extinguished or have the fire crew extinguish it. If the fire is allowed, the Captain must determine if the fire is safe and properly contained and not a nuisance to others. Authorized fires include those for cooking and bathing (furo), but those fires must be safe, with proper protection and supervision, and if they produce smoke, should have been previously noticed to your neighbors and the local HFD station. For more information, call HFD's Fire Communication Center at 523-4411.

Pokini addressed a prior concern on smoking-in-bed and the request for statistics on such acts, reporting State smoking-in-bed numbers being three in 2005, four in 2006 and none in 2007. He reported a nationwide statistic of 4% of home fires being caused by those smoking in bed. Chair Finley thanked Pokini for his report.

Simpson arrived at 7:12 p.m.; fifteen members present.

**HONOLULU POLICE DEPARTMENT** – Sergeant Ryan Okabe highlighted July 2008 monthly statistics for the District 6's thirteen Waikiki beats, reporting eight robberies, twenty-two burglaries, one-hundred-ninety-three thefts, twenty-six unauthorized entry into motor vehicles and fifty-five assaults. Smith asked for regular reporting of muffler and noise complaints, explaining that by continually putting an emphasis on noise problems, the Board and community stress their concern and the need to manage the issue. Okabe agreed that the information was available and he would be providing the numbers. Gruntz asked about the length of time needed to write a citation, with Okabe saying the time depends on the items being written up, and with Major Greg Leftcourt explaining that in addition to the difference between an experienced officer and one who might be having a supervisor review the citation, the single traffic stop might have several violations that could be addressed, but that generally he might do a single citation in under five minutes. Simpson reported her recent experience where she was stopped for over 30 minutes and required to remain in the car, expressing concern about remaining in a hot car – noting concern about the high cost of idling a car for a long time – and asked for a review of that type of requirement. Leftcourt said there should have been options and that the situation could be reviewed and in the future, the situation will be fixed. Martin stressed the park camping issue, saying he understands the problem but that this situation is getting worse and asked what can be done, asking if the public should continue to complain, pointing to several who have been camping for the past three weeks at the Waikiki Aquarium. Leftcourt said there was no violation for camping at this time, but that the laws are being reviewed for options, stressing that other incidents, such as urinating, drinking or littering, can be observed and either cited or arrested, but not for camping. Carol Wertheim identified herself from the Banyan apartments and explained that she had complained about camping, with phone responses the next day from the City Parks and the following day from an HPD sergeant. She said she had heard that there were proposals for night closures of the parks and encouraged an alternative to be found to the overnight occupation of public facilities. Carroll reported being irritated with the loud muffler noise and asked for a direct HPD number, with Leftcourt saying 911 is the direct contact to the dispatcher with the added benefit that the noise complaints can then be tabulated, saying that loud muffler noise should result in citations. Carroll commented that there are loud motorcycles at night, with Leftcourt suggesting she provide him with general streets and times and his saying that officers could be monitoring the sites. Chair Finley thanked Okabe for his report.

**HPD COMMUNITY COMMUNICATION** – Cahir Finley introduced Officer Leland Cadoy to report on a HPD community communication project intended to reach the wider community through the HPD District 6 website, recognizing Cadoy for his extensive background with area Neighborhood Watch

programs. Cadoy distributed a handbook on the District 6 website, explaining that the page can be reached through the main HPD website: [www.honolulupd.org](http://www.honolulupd.org). The new pages will allow the community to see regularly updated statistics and information, as well as to address questions for answering by HPD officers at the Neighborhood Board meetings. He explained that the querying prior to the meeting will enable the answer information to be gathered by the HPD for the public meeting. He also referred to form pages where items such as suspected narcotics or vice activity can be reported. As a follow up to the prior discussion on addressing crimes by those camping in the parks, Cadoy said that HPD is doing undercover training in the park, saying that he had a stint of grass cutting at Queen's Beach, and encouraged the website's use to report concerns and also for community involvement in addressing – and reporting – concerns and crime. Cadoy noted member Apaka as part of a District 6 Community Policing "e-tree" of e-mailing of community concerns and events. Martin commended the handout and asked if the Waikiki Station would have additional copies, with Cadoy agreeing they could be picked up there. Cadoy also noted additional information, such as parade lists, on the site, with Leftcourt saying the question of "how many mufflers violations" might have been asked with an answer to have been available at the meeting, asking for generally a day's advance notice, and saying the link was also posted on the Neighborhood Board's web site. Smith said he would like to see noise as a regular report issue, stressing the desire to see the Board and HPD to continue to focus on addressing noise. Chair Finley stressed the HPD link from the Board's website. Merz expressed appreciation for the proactive addressing of community communication issues, with Cadoy saying that questions could still be asked at the Board meeting, but that this method will allow for more detailed responses. Chair Finley thanked Leftcourt and Cadoy for their efforts and for the presentation.

**BOARD OF WATER SUPPLY (BWS)** – Chair Finley reported a written report had been received.

**CITIZENS' ANNOUNCEMENTS:** Chair Finley asked for community announcements:

- Mary Markovinic represented the Asian Pacific Center for Security Studies at Ft. DeRussy and reviewed upcoming plans for repair construction work – saying they were advising their neighbors of the planned work. She also reported future plans for a roof replacement (next summer). She distributed fact sheets, saying that a future expansion of the facility was planned for but not approved or funded, and she would report on expansion plans if there is approval.
- Merz reported the regular receipt of development plans for the Kakaako area, saying that these neighboring projects have an impact on Waikiki and invited members or the community to contact him to work on draft reviews of the plans for a possible Board responses.
- Ander Tabar, from the Sky Liner building, reported plans to form a neighborhood watch and expressed concerns about Kuhio and Kanekapolei intersection traffic light timing (countdown times, which Chair Finley asked Lori Wingard to follow up on), and concerns about cleaning the Kaiulani Triangle Park area. Peters reported the Ohana East Hotel volunteers to clean the park, with Tabar saying there was a need for the park to be cleaned on a Monday following the weekend rather than waiting several days.
- Carol Sword expressed concern about the tourism industry, saying special attention needs to be given to the industry by the Governor's Office due to the reduction in the number of weddings (including the discouragement by fees for beach weddings), the need to address the general excise tax collection on cruise ships, the need to consider waive landing fees, and the general change from being a family oriented destination to a luxury destination.

**ELECTED OFFICIALS:**

**MAYOR'S REPRESENTATIVE** – Chair Finley noted that Keith Rollman, the regular representative for Mayor Mufi Hannemann, was not present but that City Department of Transportation Services (DTS) Director Wayne Yoshioka was here for the Mayor, with transit staff, and to make a community presentation on transit planning. Smith made a point of order that the item was for elected official's reports, with Chair Finley saying the transit issue (which was listed on the agenda) was part of the Mayor's Representative report. Yoshioka reported that he had a very bad voice and offered to make a

brief update and to also come back to a future meeting. He reported Council resolutions under consideration to place the fixed guideway and transit authority issues on the ballot as Charter amendment issues. He said that Waikiki is included in the overall transit planning but that its potential construction is longer range than the current plans. Chair Finley advised the presentation be deferred until a later meeting, with more time available on a future agenda. Gruntz asked if Pat Lee could make the presentation, with Chair Finley saying he preferred to defer to hear the DTS Director's presentation, with Gruntz saying Lee should be able to make the presentation. Erteschik discussed the options, with Benevento suggesting an update from Lee with a full presentation later. **Benevento moved for a quick update with a full presentation at a later meeting with Carroll seconding, with Chair Finley agreeing that the motion was supported by the general board with nine in favor. Aye:** Adams, Benevento, Carroll, Chen, Erteschik, Finley, Martin, Personious, Peters, Simpson. **Not voting:** Apaka, Flood, Gruntz, Merz, Smith. Yoshioka said another presenter was not prepared for this meeting, with Gruntz said he did not feel it was acceptable to defer the presentation. Chair Finley thanked Yoshioka and his staff for their participation.

**CONCILMEMBER DJOU** – Lori Wingard, of Councilmember Djou's Office staff, represented Councilmember Charles Djou, and distributed a written report. She reported the two proposed City Charter transit amendments would be heard in committee and invited testimony. She also reported the Stop Rail Group had an expedited court hearing on August 14, 2008. She explained that Djou had proposed new legislation dealing with energy use, with his intent being to generate discussion on energy conservation. She reported items of interest to the Waikiki Neighborhood Board include two camping bills (Council Bills 42 and 43) would be up for the third reading. Peters expressed disappointment that Rollman was not present and that Yoshioka was not felling well and asked Wingard about feedback on scooters, with Wingard saying she could follow up. Gruntz asked if Djou would return a campaign contribution if the donor made such a request, saying he had donated a hundred dollars to the Mayor's campaign and that he wants the donation returned, with Wingard saying she could not respond to campaign-related issues. Erteschik asked about the camping bills, noting the Board had taken positions in the past about the homeless/public camping issue, with Wingard making a general overview that one is for a Constitutional-related clean-up of the City ordinance to allow a definition of unlawful camping in a park and the second to dispose of private property with is unaccompanied in public parks, and responding to Erteschik that it would be helpful if the Board took a position on any of the bills but that it was up to the Board. An audience question was if the bill was for disposal from public property or only parks, with Wingard saying it would be generally for any City property. **Gruntz moved and Flood seconded to add the issue of support of Council legislation to the agenda for action, with Chair Finley saying there was unanimous support for the addition of support of Council legislation on camping (believed to be Council Bill 42) to the agenda 13-0-0. Gruntz moved and Martin seconded to support the defining of unlawful camping on City property.** Flood said it was not an agenda item, with Chair Finley saying it was added to the agenda by the past vote. **Chair Finley asked for a vote on Board support for a Council bill (Bill 42) on defining unlawful camping on City property and declared it support by a unanimous vote 13-0-0.** Wingard said she would provide updated details on at the next meeting. Adams reported letters-to-the-editor seem to be saying any opponents to transit are not being sensitive to traffic congestion concerns and that she feels the opposition is to the method being chosen to address the traffic problem. Sword expressed concern and opposition to Djou's proposal for a congested-area fee for entrance into the downtown (or other) areas, saying all taxpayers had paid for the public streets. Sword also said she opposed the paperless voting proposals, explaining that elderly voters would see this as a barrier and said possible extensions of terms to a third year would be preferable. Wingard said the proposed congested pricing proposal was made over a year ago and that only now is the media exposing the idea which was done for discussion, with the spin being done now by the media and the administration to pin this old idea which may not be an appropriate idea for Honolulu. Chair Finley thanked Wingard for her report.

**GOVERNOR'S OFFICE** – Chair Finley reported that Marsha Weinert, State Tourism Coordinator and representative for Governor Linda Lingle, was attending a tourism conference and she hoped to be here for the meeting.

**SENATOR TRIMBLE** – Senator Gordon Trimble reported being part of the Lt. Governor's task force on the proposed Constitutional Convention (ConCon), saying the full report is on the Lt. Governor's web-site, with a description of the method used to arrive at the costs, which include location, staff, and education. He said the ConCon would be different from past occurrences because of technology, saying that a possible alternative would be an almost-paperless event, with a possible price to be less than the price of a movie ticket for each voter. He reported a planned community meeting on the ConCon for September 6, 2008 from 9 a.m. to 13:30 p.m. at the State Capitol auditorium, inviting the community to come. He agreed that there are tourism concerns, which include quality of life issues that are the same as resident issues like noise, suggesting that common problems should be explored, and that the items to be addressed include wider issues like the need for more sand and lower airline landing fees. Gruntz proposed elimination of ethanol, with Trimble saying there likely would be several proposals at the next legislative session. Trimble also said there would be a likely extension of the transit line to include the major visitor-job center and the greatest density of visitors, jobs, and tourists. Chair Finley thanked Trimble for his report.

**REPRESENTATIVE BROWER** – Representative Tom Brower was present and asked for input and ideas from the general community for future legislation, which likely would include addressing scooters, and reported support of sand replenishment. He reported fifty-eight bills had been vetoed, with eighteen overridden. He also distributed a monthly community report. Merz asked about legislation dealing with homeowners use of lanai space, with Brower saying the bill passed (citing support from the Sierra Club on the final version) which would supersede any homeowner association rules. An audience question was asked about motor scooters with loud mufflers, asking if non-electric scooters could be banned, with Brower explaining that noise measurers are difficult to enforce but agreeing with the intent to place limits and that he would propose that incentives be developed. Erteschik reported concerns similar to Peters' position on the segways and suggested working together to develop a State-level proposal for Brower to introduce with Brower agreeing. Apaka asked for "no skateboard" signs on the promenade, with Brower saying he would follow up. Gruntz commented on observing rentals using the sidewalk at the intersection of Hobron Lane and Ala Moana and asked about state inspection for business licenses, with Brower saying he would forward the concern to the City for the sidewalk use. Carroll reported almost being hit by one of the scooters in the downtown area. Chair Finley thanked Brower for his report.

**REPRESENTATIVE NISHIMOTO** – Candice Van Buren, from Representative Nishimoto's Office staff, was present for Representative Scott Nishimoto, distributed a community report and highlighted the 5<sup>th</sup> Annual Community Recycling and an August 22, 2008 Waikiki Community Center fundraiser. Chair Finley thanked Van Buren for her report.

**WAIKIKI IMPROVEMENT ASSOCIATION (WIA)** – Chair Finley noted WIA's Rick Egged reported continuing to work on ordinances for signage, with window signs (including prohibitions of logos) being the main concern. He also reported that the State's tourism board is actively working to make improvements to tourism. Robert Eubert suggested advertising should be done tying in future president Obama with Hawaii ("Obama Country"), reporting recently meeting three families who have visited Hawaii because of favorable Waikiki and Hawaii comments in Obama's recent book, and saying he remembers previous campaigns had included widely distributed wall posters, with Egged thanking Eubert for the suggestions, which he would take back, and saying that wall posters are currently being produced. Sword said web-sites are important, with Egged agreeing. Chair Finley asked about Sunset-At-The-Beach movies, with Egged saying the Kahanamoku Festival, with the Sunset was August 23-24, 2008. Gruntz reported the installation of an early warning siren near Ala Moana. Chair Finley reported the association is a group of Waikiki business who jointly work to improve the Waikiki

area, including the sponsorship of many area events. Smith asked about Sunset movie schedules, with Egged referring to the WIA website postings and that the information is also sent to the newspapers, and Apaka saying that HPD's Cadoy includes the information in his e-mail blasts. Chair Finley thanked

## PRESNETATIONS

**Waikiki Shopping Plaza Rebuild** – Artis Shaw-Kim was present to discuss plans for the Waikiki Shopping Plaza to rebuild/replace the existing buildings at Royal Hawaiian and Kalakaua Avenue, distributing information packets and a showing a power point presentation which highlighted the following :

- Removal of the smaller, older buildings on the corner (60 years old).
- Construction a new building that would tie into the larger Plaza structure.
- The foot print would be reduced.
- Sixty-foot height limit.
- Environmental assessment (EA) required as the project is in the Special Design District.
- Draft EA is being finished, with permit applications to done after the acceptance of the EA.

Matt Gilberson was present from Rim Architects and discussed that the project would involve a Special District Minor-Permit, that it is currently grandfathered so that the sideways extend closer to the street than is now allowed but that the new building would bring the footprint smaller and eliminate alley-ways. The benefit for the owner includes increasing circulation for the Shopping Plaza and provides a better retail and pedestrian experience. He reported that this was a first glimpse at the project. **Flood moved and Benevento seconded for a Board statement of support for the project.** Merz reported that he had the draft EA on line and that he was seeking input on any concerns. Shaw-Kim reported a September 8, 2008 deadline for comments, with Merz saying he appreciated the presentation and expressed a desire for seeing the project design, a mention of pedestrian experience (flow), and bike racks (alternative transportation) to assure the project fits the community. Simpson asked for a timeline, with Shaw-Kim reporting the design work to continue to the first quarter of next year, followed by a permit application period of a year, with the construction to follow, explaining that this project is a couple of years out and there will be opportunities to keep the Board informed, noting that this is a high profile and expensive project. Adams reported the need to design the project with a Hawaiian sense of place, with Merz saying it could be written into the criteria, but Adams cautioned that prior projects had changed between Board voting and the permit process, with Merz saying the concept could be reflected in the record so that all would see the commitment. Merz said it would be a multi-pronged process to monitor the commitment. Erteschik asked that when the project is changed that the project should come back to the Board, with Merz saying that the EA has specific requirements and requires a reponse. Erteschik asked if it was too late to add, with Merz saying the document had not been formally finished. **Benevento called for the question, with Chair Finley saying the question had been called, which is a motion to end debate, and that the vote to end debate passed 11-3-1.** **Aye:** Benevento, Carroll, Chen, Erteschik, Finley, Flood, Gruntz, Merz, Personious, Peters, Simpson. **No:** Adams, Apaka, Martin. **Abstain:** Smith. **Chair Finley asked for a vote on the motion to support the concept of the project, with specific comments to be submitted to Merz, and announced the motion to support passed 10-2-3.** **Aye:** Benevento, Chen, Finley, Flood, Gruntz, Martin, Merz, Personious, Peters, Simpson. **No:** Adams, Apaka. **Abstain:** Carroll, Erteschik, Smith.

**Royal Hawaiian and Sheraton Waikiki Renovation Update – Gray's Beach Restoration** – Ernest Nishizaki was present to represent Kyoya's plan for sand restoration to Grey's Beach (beach area fronting the Sheraton Waikiki). He distributed a hand out, displayed maps and made a power point presentation, explaining that the three main concerns were the effect on surfers and the waves, to retain the sand and to stop its loss and safeguard the biological habitat. Scott Sullivan was present from Sea Engineering to explain the details of the planning. They explained that the Royal Hawaiian beach dated from 1927, with a 1953 Kapahulu groin and crib construction and a history of sand leaving from the area, as the current beach area is essentially a man-made beach. The off-shore area is now a turtle feeding area, with two adjacent surf spots (Pops and Paradise) a thousand feet off-shore. The

project will improve lateral access along the shore, by adding three rock groins which will trap wave energy and retain the dredged sand. The groins would extend 180 feet seaward, with the heads being 100 feet wide. The sand would be taken from an adjacent sand bank (Halekulani sand channel) seaward of the twenty foot depth of the surf zone. The permit process is anticipated to take 18 to 24 months, with four state permits and six federal permits required. The process is intended to focus and address concerns of turtle feeding and wave refractions. **Apaka moved to support the concept of the sand restoration process of three T-head groins fronting the Sheraton Waikiki, with Flodd seconding.** Smith asked about the Sheraton's exclusive beach, with Nishizaki explaining that an area adjacent to the beach of approximately one acre (covered by 1928 and 1965 Acts) is the Sheraton's section. Sullivan explained that the science of wave technology has improved dramatically in the past twenty years and the hope is that this will be a model for future projects, although this design is from a successful project. Apaka asked for possible name changing to fit the Hawaiian history with Sullivan saying it was possible and that Grey's Beach is the working project name, not the final, and refers to the historical site. Gruntz asked about turtles, with Sullivan saying the construction should not be an impact, although it will be monitored, and saying although it will be difficult to remove a groin, the conditions will be watched. Sullivan noted that surf conditions should not be affected. He said that 98% of the man-brought in sand seems to be missing, with it not being in the littoral system and that the new structures should hold the recovered sand in place. Gruntz said he would support but was concerned about Ala Moana Bowls. Merz asked about the dewatering process with Sullivan saying the Department of Health would be concerned. Merz also asked if the sand was appropriate, with Sullivan agreeing it was. Erteschik said he heard the presentation and had had concerns but the answers seem reasonable and urged the Board to support, with Benevento agreeing the project seems to be beneficial. **Chair Finley asked for the vote and declared approval for the concept of the sand restoration passed 14-1-0. Aye:** Adams, Apaka, Benevento, Carroll, Chen, Erteschik, Finley, Flood, Gruntz, Merz, Martin, Personious, Peters, Simpson. **No:** Smith. Chair Finley thanked Nishizaki and Sullivan and their staff for the presentation.

**APPROVAL OF MINUTES FOR THE JULY 8, 2008 REGULAR MEETING – Chair Finley asked for corrections or adjustments to the July 8, 2008 Regular Meeting Minutes, and with no corrections, declared the minutes approved unanimously without objection.**

**ANNOUNCEMENT:** Gruntz asked that attendance be approved, reminding members that missing any meeting is a concern but missing three meeting has consequences.

**ADJOURNMENT:** Chair Finley announced no other business. **Flood moved and Erteschik seconded that the meeting be adjourned. Chair Finley, with no objections, announced the meeting as unanimously adjourned at 9:30 p.m. 15-0-0.**

Submitted by Elwin Spray, Neighborhood Commission Office staff

If you would like to receive this Board's agenda and minutes, please contact the Neighborhood Commission Office, Honolulu Hale, Room 406, Honolulu, HI 96813; 768-3710 or fax 768-3711 to be added to the mailing list or visit [www.honolulu.gov/nco](http://www.honolulu.gov/nco)



