April 16, 1993

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

CHAPTER 343, HRS
Environmental Assessment/Determination
Negative Declaration

Recorded Owner : Koei U.S.A.
Applicant : Nichigo Company, Inc.
Agent : KOP Hawaii, Inc.
Location : 415 Nahua Street, Waikiki, Oahu
Tax Map Key : 2-6-21: 107
Determination : A Negative Declaration Is Issued

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

Approved
DONALD A. CLEGG
Director of Land Utilization

DAC:ak
A:nd343sic.dt
VARIANCE APPLICATION
FROM LUO SECTION 3.120-C
ENVIRONMENTAL ASSESSMENT
CONFORMING TO CHAPTER 343, HRS
FOR PROPOSED ALTERATIONS TO:

HONOLULU PRINCE HOTEL

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

415 NAHUA STREET
HONOLULU, HAWAII 96815

SUBMITTED TO:

CITY AND COUNTY OF HONOLULU
DEPARTMENT OF LAND UTILIZATION

APRIL 6, 1993
CITY AND COUNTY OF HONOLULU
DEPARTMENT OF LAND UTILIZATION
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

DLU MASTER APPLICATION FORM

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

PLEASE ASK FOR THESE INSTRUCTIONS.

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

Please print legibly or type the required information.

PERMIT REQUESTED (Check one or more as appropriate):

☐ Agricultural Cluster
☐ Cluster Housing
☐ Country Cluster

Conditional Use Permits:
☐ Type 1 ☐ Type 2

☐ Park Dedication
☐ Plan Review Use
☐ Planned Development-Housing
☐ Shoreline Setback Variance
☐ Site Plan Review

☐ Site Development Plan
☐ Special District:

☐ Special Management Area Permit/Assessment
☐ State Special Use Permit
☐ Subdivision
☐ Sunlight Refection
☐ Variance from LUO Sec(s):

☐ Waiver (public uses/utilities)
☐ Zero Lot Line
☐ Zoning Change, From ________ to _________
☐ Zoning Adjustment, LUO Sec(s):

TAX MAP KEY(S): 2-6-21 : 107
LOT AREA: 21,357 SQ. FT
ZONING DISTRICT: Apartment Precinct
STATE LAND USE DISTRICT: Urban

STREET ADDRESS/LOCATION OF PROPERTY: 415 Nahua Street, Honolulu, Hawaii 96815

RECORDED FEE OWNER:
Name: KOFIT II S & B (Yukio Obake)
Mailing Address: 415 Nahua Street
Honolulu, Hawaii 96815
Phone Number: 922-1616
Signature:

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

PROJECT NAME (if any):
Honolulu Prince Hotel

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

APPLICANT: Nichigo Co., Ltd.
Name: 3-6-17 Itachibori, Nishi-ku
Osaka, Japan
Phone Number: 06-855-532-7561
Signature:

AUTHORIZED AGENT/CONTACT PERSON:
KOF Hawaii, Inc. (Allen Kaioa)
Name: 354 Punahuna Street
Honolulu, Hawaii 96826
Phone Number: 949-7770
Signature:

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

FILE NO.

THIS COPY, WHEN SIGNED BELOW, IS NOTIFICATION OF THE ACTION TAKEN.

Signature Title Date

The above approval does not constitute approval of any other required permits, such as building permits.
1. Describe how the applicant would be deprived of the reasonable use of such land or building if it were used only for the purpose allowed in that zone:

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

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

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

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

A heavily landscaped open-air deck located adjacent to the renovated Second Floor Lobby and Registration will provide desirable outdoor space and will offer a comfortable and cool area for guests to relax. Due to the unique circumstances of the site and structure, the proposed deck could only be achieved by building over the existing grade level Parking area. The elevated deck will screen the existing asphalt paved Parking and Service areas, but more importantly, it will provide a much needed visual amenity to the surrounding neighbors.
Given the past history of the site, along with its limitations for future modifications, the addition of the elevated deck over the existing Parking makes reasonable use of the area. The proposal will provide a desirable amenity for the Hotel while benefitting the overall tourist industry by enhancing the physical form of the City. In addition, surrounding neighbors will benefit from this addition by offering a visually pleasing alternative to what is currently there.
2. Describe how the request is due to unique circumstances and not the general conditions in the neighborhood, so that the reasonableness of the neighborhood zoning is not drawn into question:

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

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

The incorporation of the elevated deck will be a positive addition to the area while minimizing the impact to the neighborhood. The unique character of Waikiki will be maintained and enhanced by encouraging future developments to improve, complement and continue the visual theme in the area.
3. Describe how the use sought to be authorized by the variance will not alter the essential character of the locality nor be contrary to the intent and purpose of the zoning code:

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

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

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

The incorporation of the proposed open-air deck improves and complements on the essential character of Waikiki. It minimizes impact to surrounding developments while substantially adding to the physical and visual aspects of the urban environment in the area.
November 16, 1992

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

Dear Mr. Kline:

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

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

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

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

Very truly yours,

Donald A. Clegg
Director of Land Utilization