

DEPARTMENT OF LAND UTILIZATION
CITY AND COUNTY OF HONOLULU

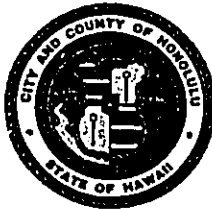
650 SOUTH KING STREET
HONOLULU, HAWAII 96813 • (808) 523-4432

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FRANK F. FASI
MAYOR

OFFICE OF ENVIRONMENTAL
QUALITY CONTROL



DONALD A. CLEGG
DIRECTOR

LORETTA K.C. CHEE
DEPUTY DIRECTOR

93-03588
93/ED-002 (ASK)

July 23, 1993

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

Dear Mr. Choy:

CHAPTER 343, HRS
Environmental Assessment/Determination
Negative Declaration

Recorded Owner/ Applicant	:	Odakyu Hawaii Corporation
Agent	:	Cades Schutte Fleming and Wright
Location	:	343 Hobron Lane, Waikiki, Oahu
Tax Map Key	:	2-6-12: 47
Proposed	:	To Allow an Existing Engineering/ Maintenance Shop in the Outrigger Hobron Hotel's Multi-Story Parking Garage
Request	:	Zoning Variance Within the Waikiki Special District
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.

Very truly yours,

A handwritten signature in cursive script that reads "Donald A. Clegg".

DONALD A. CLEGG
Director of Land Utilization

DAC:lg
Attach.
A:donna1.as5
G:donna1.ask

1993-08-08-0A-PEA-Outrigger Hobron Emergency Stop AUG - 8 1993

ENVIRONMENTAL ASSESSMENT
FOR
OUTRIGGER HOBRON (ENGINEERING SHOP)
Waikiki, Oahu, Hawaii
TMK No. 2-6-12: 47 (1)

PREPARED FOR:
Odakyu Hawaii Corporation

PREPARED BY:
Cades Schutte Fleming & Wright

March 16, 1993

I. INTRODUCTION/SUMMARY

This report serves as an Environmental Assessment for proposed actions on the property.

Applicant

The Applicant is Odakyu Hawaii Corporation, the owner of the parcel identified by tax map key no. 2-6-12: 47 (1), commonly known as the Outrigger Hobron (the "Property"). Exhibits "A" and "B" show the location of the Property.

Approving Agency

The Applicant is requesting a variance from the City and County of Honolulu, Department of Land Utilization ("DLU") to retain an engineering shop enclosure within the parking garage on the Property. The approving agency is DLU.

Agencies Consulted in Preparing this Assessment

The following agencies have been contacted as part of the development of this Assessment:

Department of Land Utilization

II. PROJECT DESCRIPTION

Location

The Property is located at 343 Hobron Lane in the Waikiki Special District on Oahu and has 44,276 square feet. Exhibits "A" and "B" show the location of the Property. The Property is in the State "Urban" District, is designated on the City's Development Plans as High-Density Apartment, and is zoned in the Apartment Precinct, Waikiki Special District, under the City's Land Use Ordinance.

Existing Conditions

Photographs of the engineering shop, which are located on the ground floor in a parking area, and of the Property are attached as Exhibit "C".

Project Objectives

The building on the Property exceeds the permitted floor area under the City's Land Use Ordinance because of the decrease in the permitted floor area ratio since the time the building was constructed. In the variance application, the Applicant requests permission to retain the engineering shop enclosure

within the parking garage. There are several reasons for the variance request.

The engineering shop houses the engineering department, which is essential to the proper functioning and maintenance of the hotel. This use is accessory to the principal hotel use.

Although three (3) parking stalls are eliminated due to the engineering shop enclosure, no parking deficiency results from a legal or practical standpoint. All of the spaces in the parking garage are not occupied at any one time. Even with the engineering shop enclosure, there remain more parking spaces available (218) than are legally or practically required.

Schedule

Applicant proposes to retain an already-built engineering shop enclosure.

III. DESCRIPTION OF THE AFFECTED ENVIRONMENT

Existing Land Use

The Property is presently used for hotel use.

The project is set back approximately 70 feet from the front property boundary line. In the area of the engineering shop enclosure, the project is set back approximately 15 feet from the side property boundary line.

Access to the project is off of Hobron Lane. There is a side access to the ground floor parking area from Kaioo Drive that is rarely used by hotel staff and that is never used by guests.

The engineering shop enclosure, which is built entirely within the parking structure, is not visible from either Hobron Lane or Kaioo Drive.

Adjacent Land Use

The surrounding neighborhood is in mixed use, including medium and high-density apartment buildings, retail stores, hotels, and restaurants.

Soils

According to Soil Survey of Islands of Kauai, Oahu, Maui, Molokai and Lanai, State of Hawaii, U.S. Department of Agriculture, Soil Conservation Service (August 1972), the

soil is Fill Land, Mixed (FL). This land consists of areas filled with material from dredging, excavation from adjacent uplands, and other materials. This land type is used for urban development.

Topography

The Property is relatively level.

Plant and Animal Life

The Property is located in a highly urbanized area, and, as such, does not maintain any significant ecosystems. The landscaping of the Property was established by a former owner of the Property and is maintained by the Applicant. Applicant is unaware of any rare, endangered, or threatened plants or animals existing on the Property.

Cultural Resources

Since this Property is already developed, Applicant is unaware of any archaeological, historic or cultural sites on the Property.

Infrastructure

The Property utilizes the municipal water, wastewater and storm drain systems.

Access

The Property has a driveway that provides access to Hobron Lane. There is an easement over adjacent property that provides access that is seldom used to Kaioo Drive.

IV. POTENTIAL IMPACTS OF THE PROPOSED ACTION

The building on the Property was built from approximately 1976 to 1984. The proposed action supports the hotel use of the Property. The proposed action will not have any impact on cultural, flora or fauna resources. The storage areas cannot be seen from Hobron Lane or Kaioo Drive and therefore will not have any impact on public views.

There will be no significant impact on air quality and noise levels in the immediate vicinity since the proposal is to retain the engineering shop enclosure. The enclosure is set back at least 15 feet from the side property boundary line. There is heavy landscaping in the side yard that diminishes any air or noise emissions from the engineering shop. There will be no impact on the City's infrastructure.

V. ALTERNATIVES TO THE PROPOSED ACTION

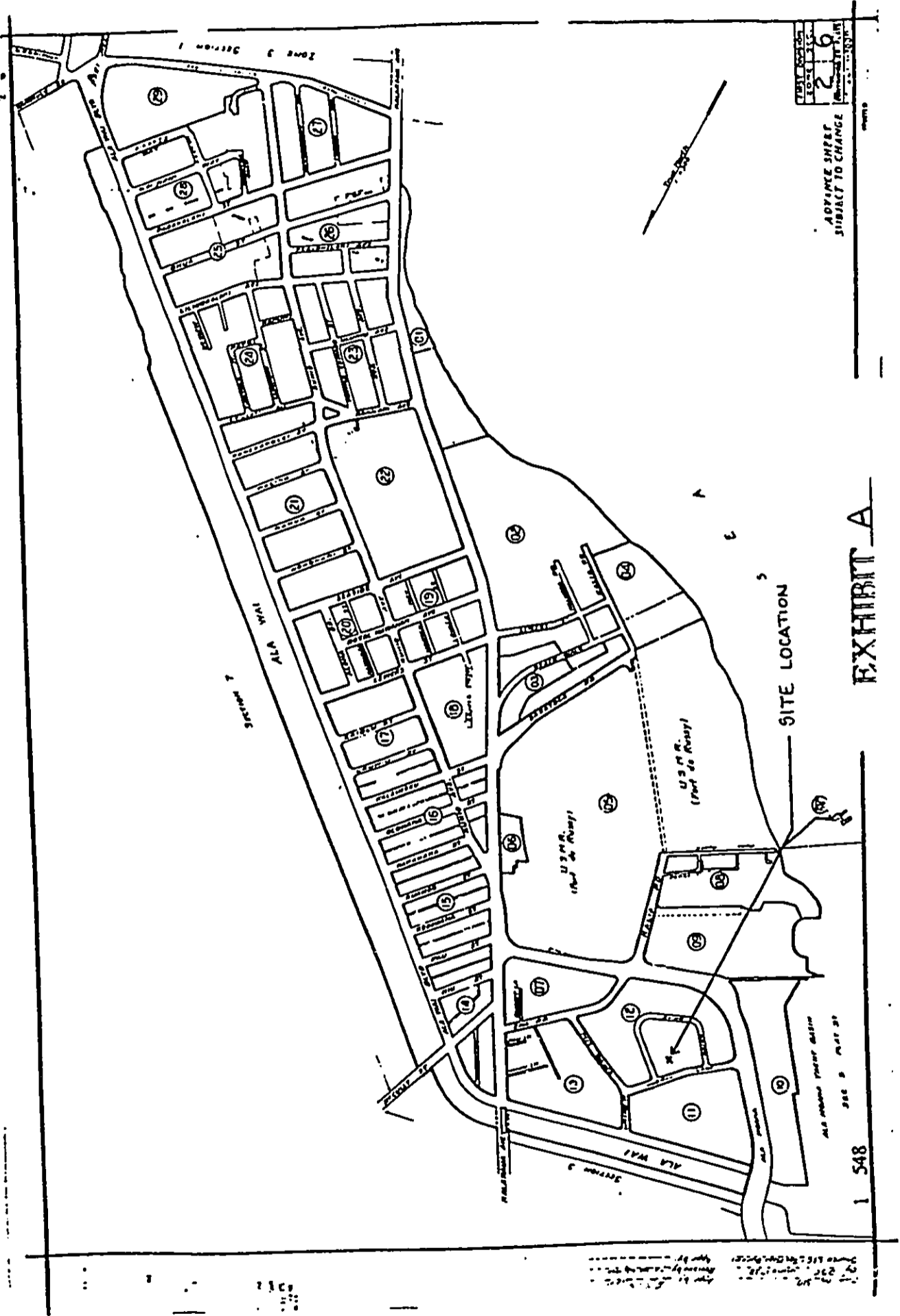
A. No Action

If the variance is not granted, the Applicant will be forced to provide essential maintenance and repair work from off-site premises or from a location within the hotel building that is not well-ventilated and that most likely will interfere with hotel operations. A "no action" alternative creates negative consequences not only for the Applicant and its staff but for the occupants as well.

B. Alternative Location

The Applicant does not have a viable alternative location for the engineering shop due to lack of well-ventilated, utilitarian space within the hotel.

dy11/06358/0015/docs/env.assmt



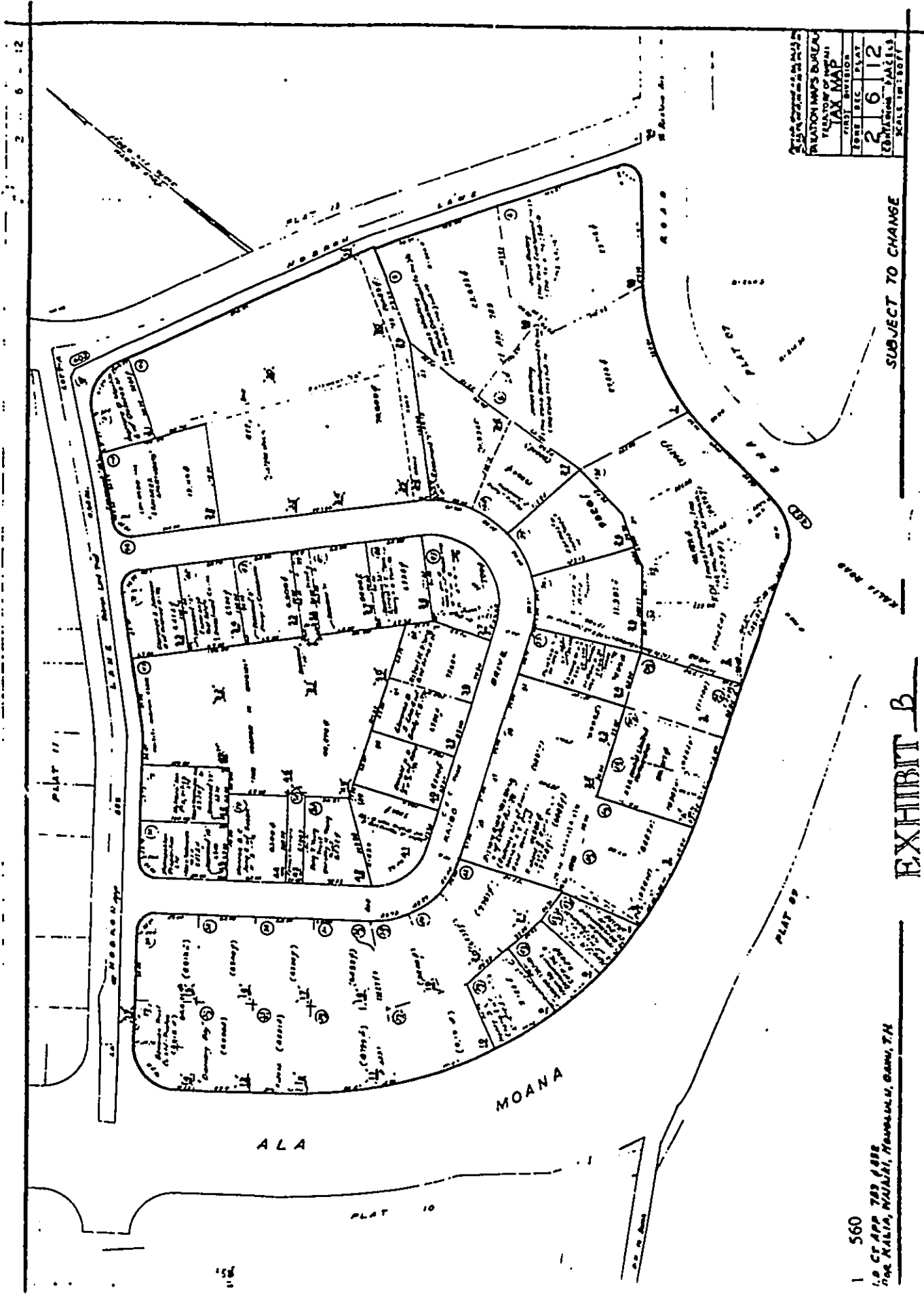
TEST LOCATION
 219
 10-1-54

ADVANCE SHEET
 SUBJECT TO CHANGE

EXHIBIT A

1 548

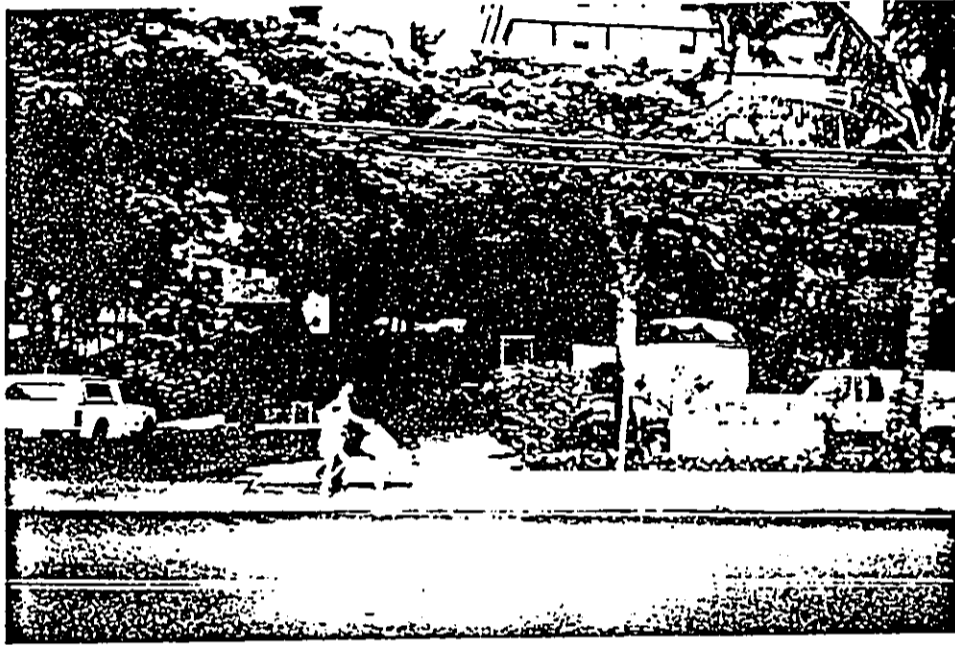
ALL WORK SHALL BE DONE
 IN ACCORDANCE WITH THE
 SPECIFICATIONS AND
 DRAWINGS OF THE
 ARCHITECT.



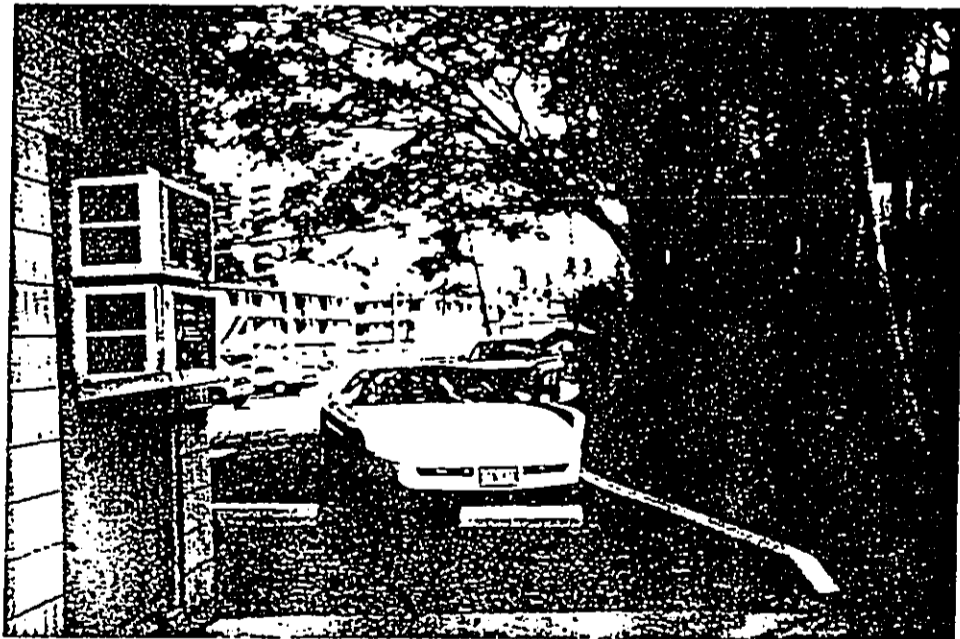
SUBJECT TO CHANGE

EXHIBIT B

1 560
 L.S. OF APP. 789, 1987
 FOR KALIA, HAWAII, HONOLULU, COUNTY, T.H.



Entrance to Outrigger Hobron
Note alley to the left of the building



Entrance to alley to the left
of the building looking towards Hobron Lane



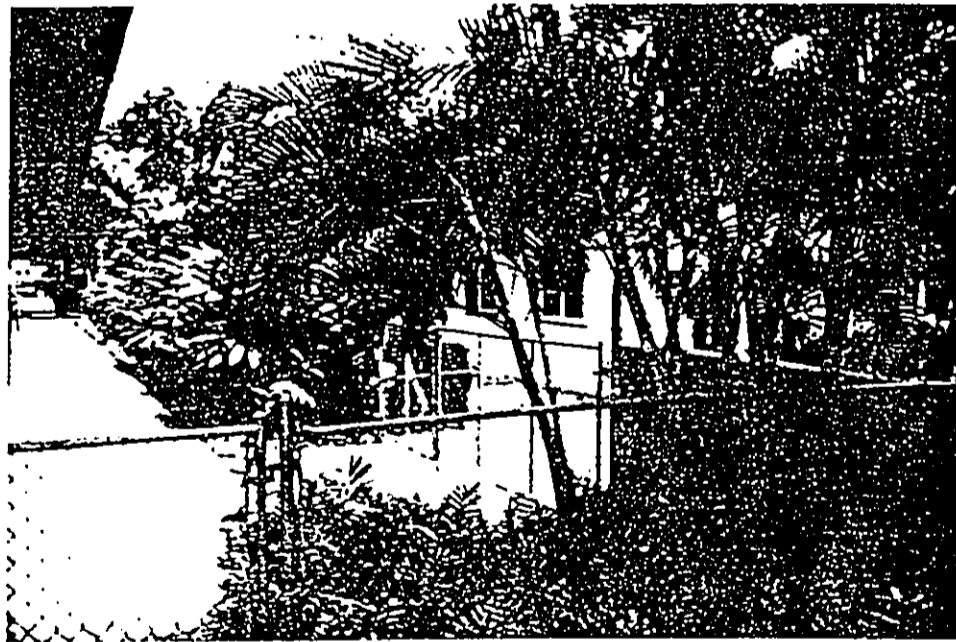
Alley to the left of the building



Alley to the left of the building
(reverse direction)



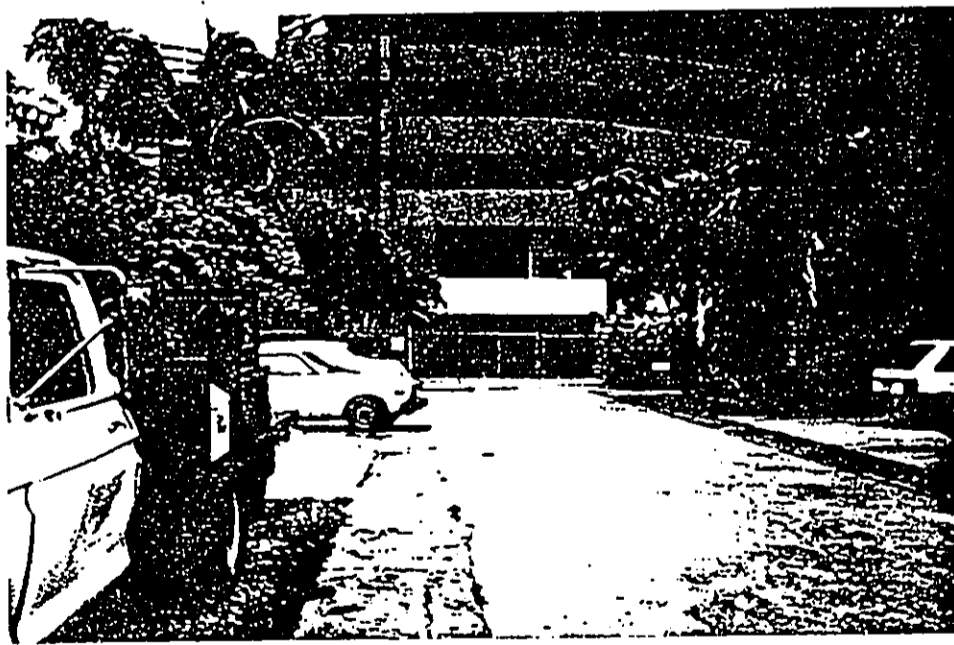
Alley to the left of the building
from the rear property boundary line



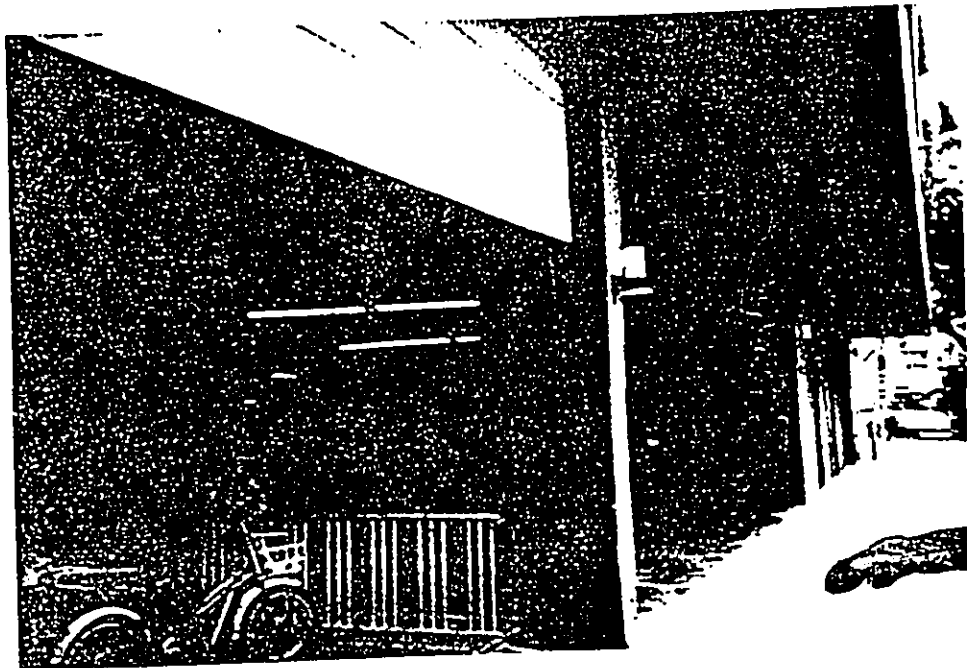
Gated entry way to the ground floor parking stalls



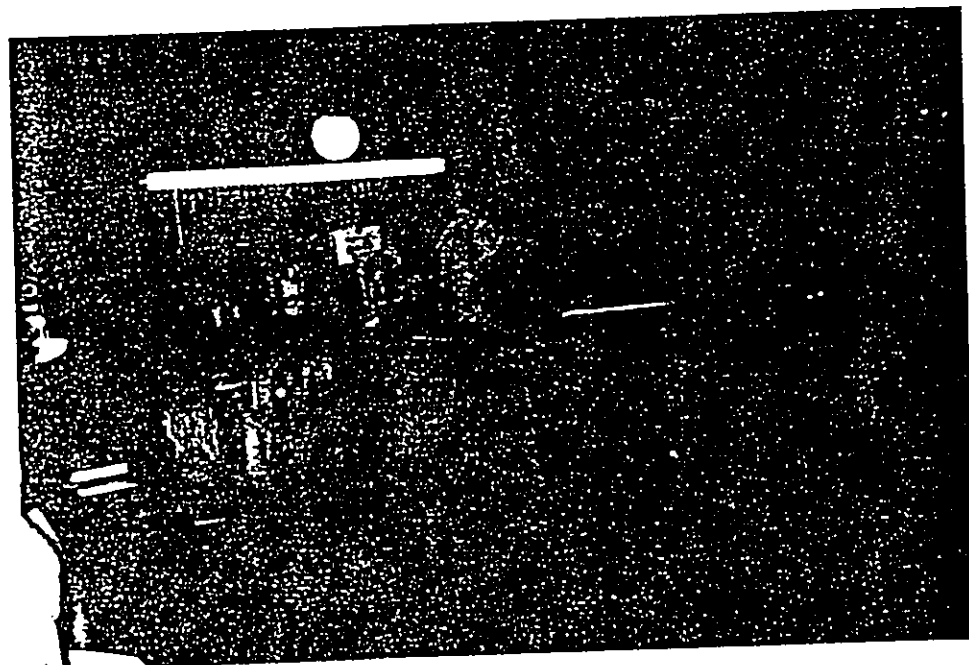
Gated entry way to the ground floor parking stalls
(Looking towards Kaioo Drive)



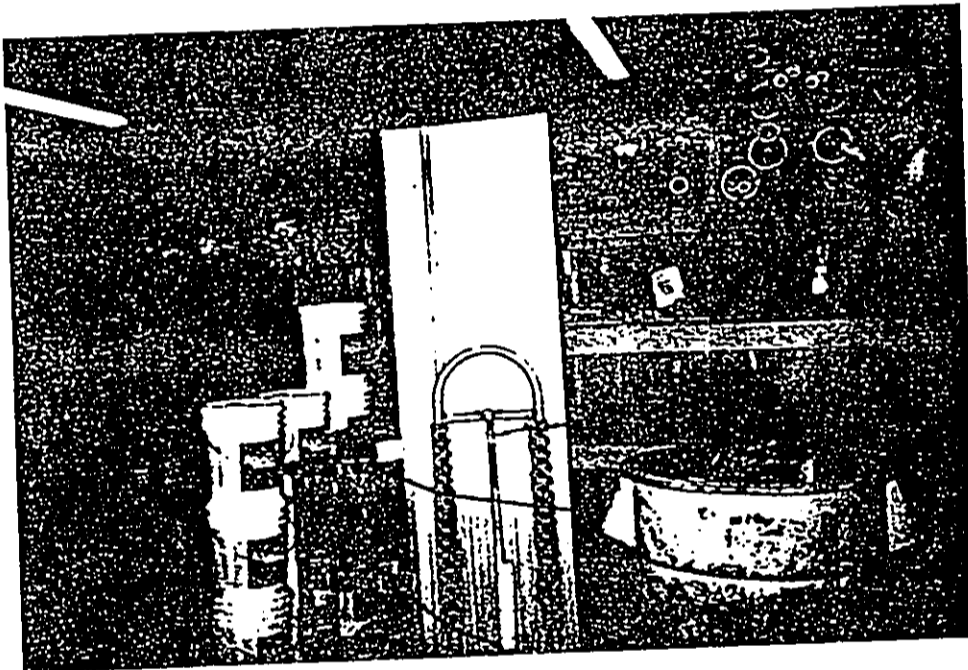
Gated entry way to the ground floor parking stalls
(Looking towards the project from Kaioo Drive)



Engineering shop enclosure

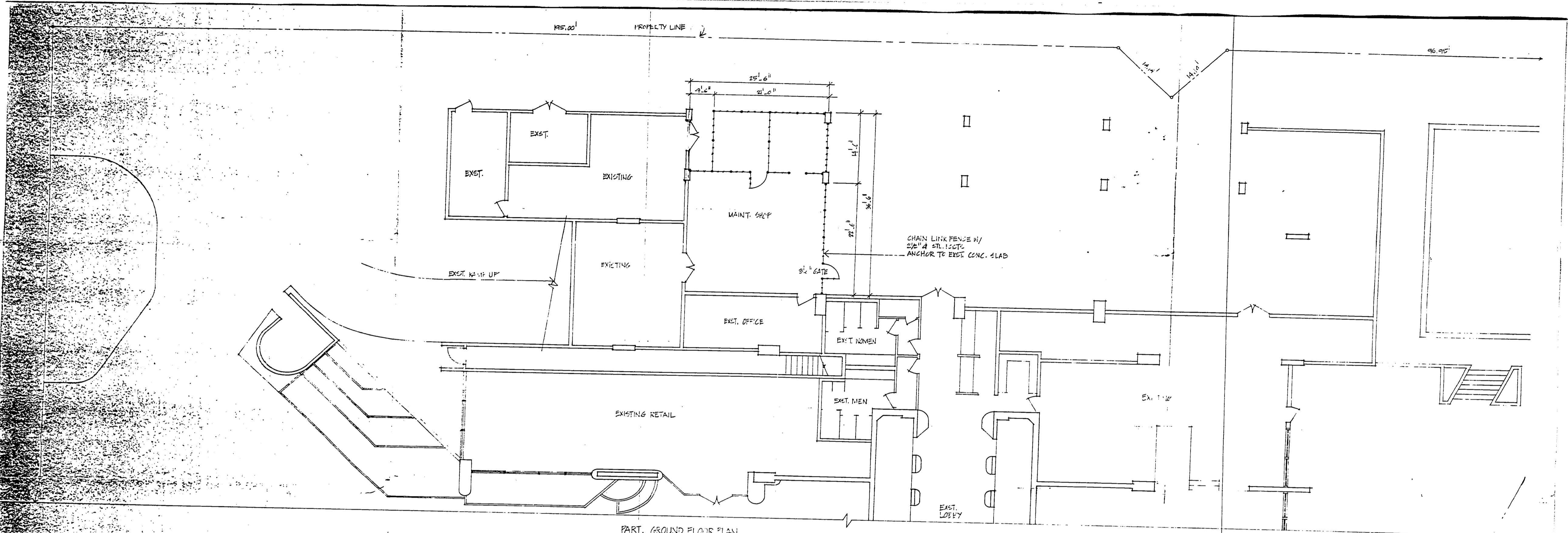


Inside the engineering shop enclosure

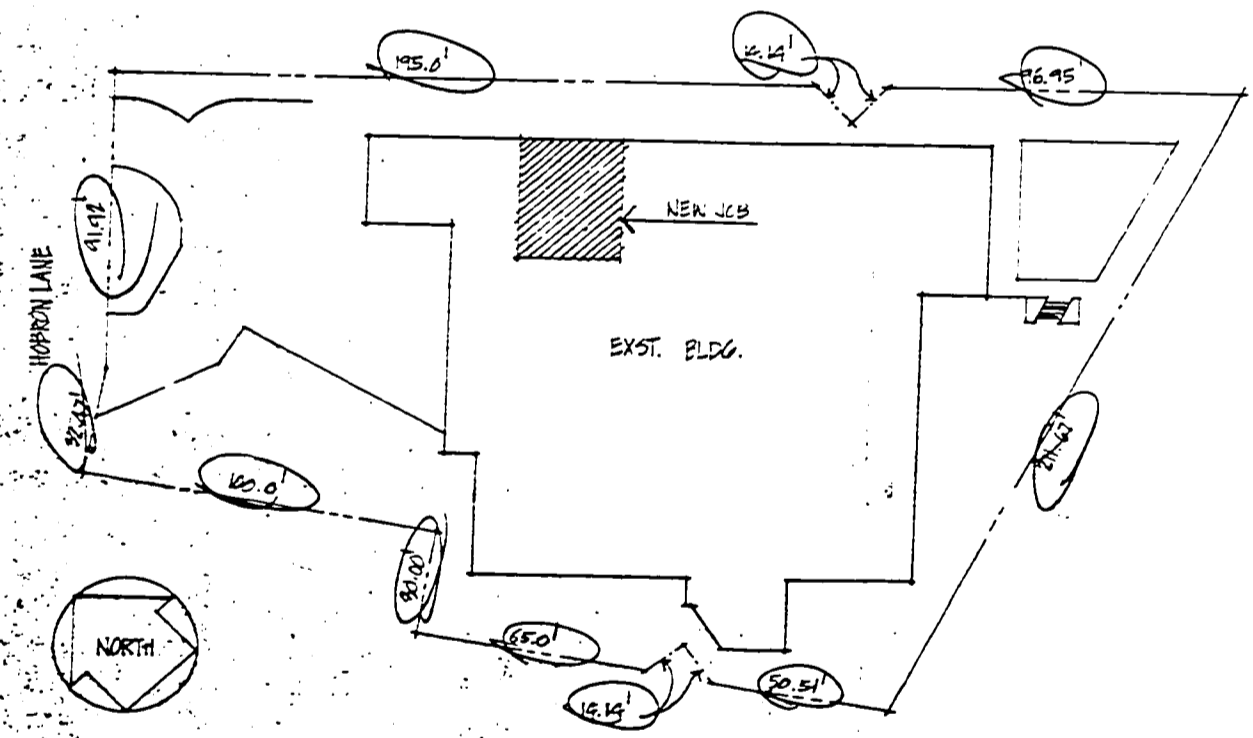


Inside the engineering shop enclosure

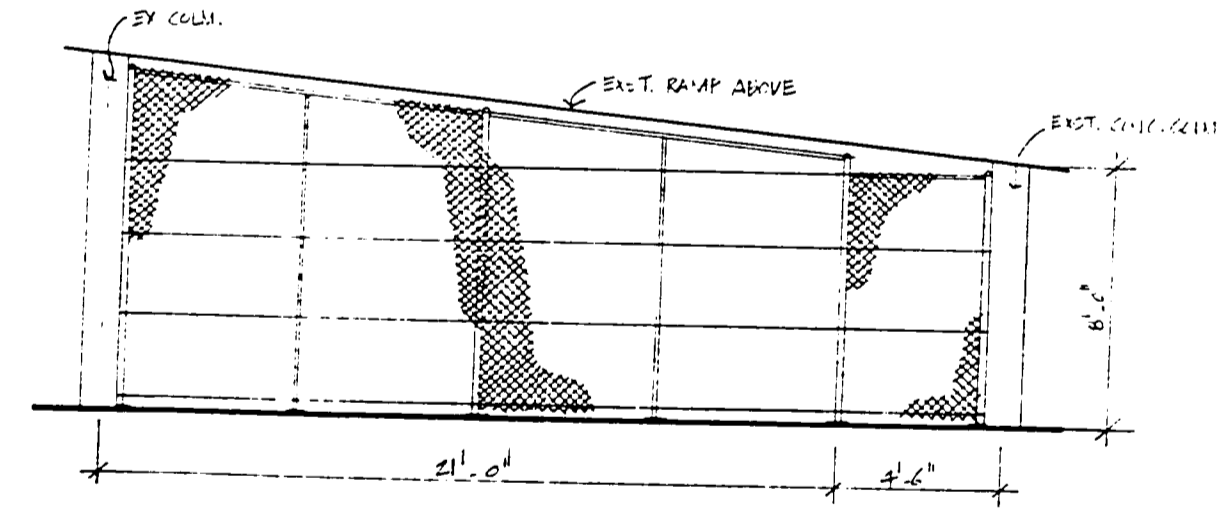
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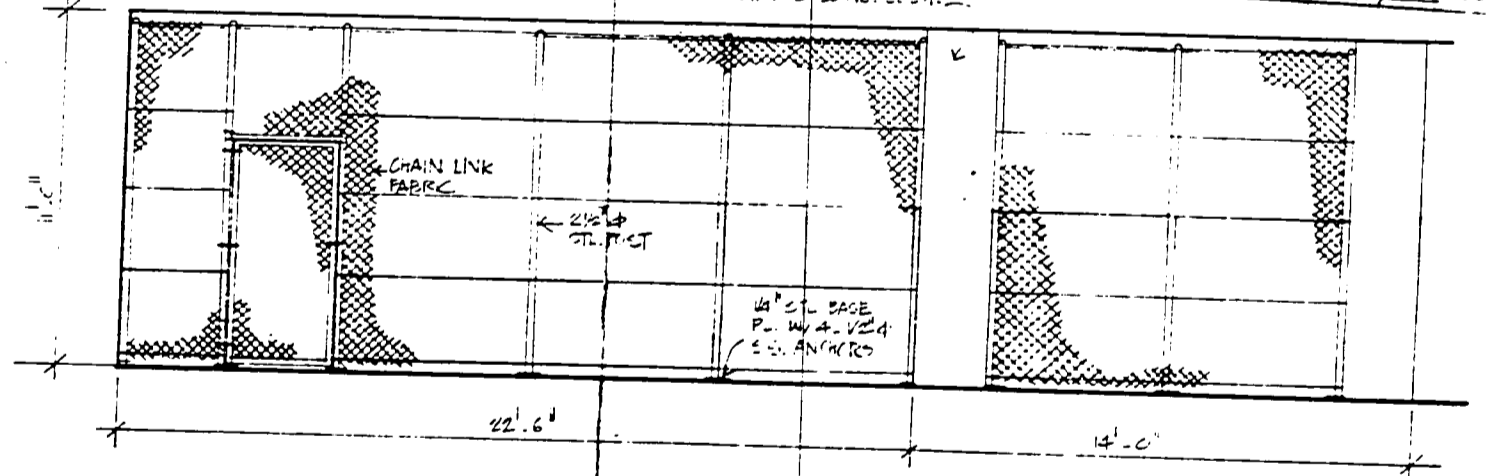
PART. GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"



PLOT PLAN
SCALE: 1" = 40'-0"
T.M.K.: 226-12147-82



NORTH EAST ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH EAST ELEVATION
SCALE: 1/8" = 1'-0"

BUILDING DEPARTMENT
FILE COPY

APPROVED BY: [Signature]
DATE: 5/21/12
NAME OF PROJECT: Outrigger Hualalai Hotel
T.M.K.: 226-12147-82

OUTRIGGER HUALAI HOTEL
CHAIN LINK FENCE - GROUND FLOOR
MAY 21, 2012

EXHIBIT C

0082 e