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

Dear Mr. Choy:

CHAPTER 343, HRS  
Environmental Assessment/Determination  
Negative Declaration

Recorded Owner:  
Harold Marcus

Applicant:  
Design Quest

Location:  
2211 Ala Wai Boulevard -  
Waikiki Special District

Tax Map Key:  
2-6-20: 33

Request:  
Zoning Variance

Proposal:  
To allow improvements to an existing penthouse cabana which increases floor area and exceeds the permitted density

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  
Attachment  
g:2211nd.jht
ENVIRONMENTAL ASSESSMENT
FOR RENOVATIONS AND ADDITIONS AT
2211 ALA WAI BOULEVARD
HONOLULU, HAWAII 96815
PENTHOUSE CABANA NO. 5

1. GENERAL INFORMATION

A. Applicant: d'Arcy R. Howard dba Design Design Quest
   452 Opipikoa Place Honolulu, Hawaii 96825
   Phone: (808)395-1924

B. Recorded Fee Owner: Harold Marcus
   PO Box 2258 Olympia, Washington 98507

C. Agent: Same as Applicant

D. Tax Map Key: 2-6-20: 46, 47, 48, 49, 50, 51, 52(3), 37, 38, 39

E. Lot Area: 47,172 square feet

F. Agencies Consulted in Making Assessment: NA

2. DESCRIPTION OF PROPOSED ACTION

A. General Description

The project's purpose is to remodel and to add on to, an
existing rooftop cabana studio apartment. The existing
apartment is entirely enclosed with glass on one side of
the room, which creates an unbearable heat within the
apartment.

The addition of a roof over the area fronting the glass,
will reduce the solar gain and make the space truly
usable during the day without the use of air conditioning.

The remaining portion of the project is to install a
rolling type door at the opening of the new roofed over
area to provide protection from the elements. There is
also the addition of a standard size shower stall,
adjacent to an existing half bath.
B. Technical Characteristics

The use of the building is primarily for residential dwelling. There are two buildings on the site. They are identified in the attached exhibits (drawings) as building "A" & "B".

The rooftop studio apartment in this project is in building "A". Building "A" faces the Ala Wai canal and is located between Lewers Street and Seaside Avenue.

The buildings were constructed in 1973 and are construction type 1, Occupancy Group H, Fire Zone 3.

C. Economic and Social Characteristics

The estimated cost of this project is $8,500.00 and the time period for construction is two weeks.

D. Environmental Characteristics

This is an existing developed site, and this project does not propose any changes to the existing site in any way.

3. AFFECTED ENVIRONMENT

A. Building "A" is a rectangular shaped, 32 story apartment complex with a total height of 278'10" at the elevator penthouse above reference point 0.0.

It is surrounded on three sides by mid and high rise apartment buildings.

The renovation of the rooftop cabana studio apartment does not raise the height of the building and can not be seen from the street and will not obstruct any existing view corridors.

4. PROJECT IMPACT

There is no impact of this project relative to the Coastal Zone Management objectives and policies (Section 205A-2, HRS and the Special Management Area Guidelines (Section 25-3.2, ROH).

5. MITIGATION MEASURES

There is no proposed mitigation measures for this project.
September 27, 1993

Mr. Harold J. Marcus
P.O. Box 2256
Olympia, WA 98507

Re: 2211 Ala Wai, PH5
Property Improvement Request

Dear Mr. Marcus,

Your request to install an awning at your floor level area has been approved by the Board of Director's for 2211 Ala Wai Association. Subject to a copy of your City and County building permit being submitted to our office before construction begins.

If you have any questions, please feel free to call me.

Very truly yours,

Ronald T. Kobashigawa, CPM
Managing Agent for 2211 Ala Wai

cc: Darcy Howard
Response to Comments Received
Mr. Donald Clegg  
Department of Land Utilization  
650 South King Street  
Honolulu, Hawaii 96813-4432  
Attention: Joan Takano

Dear Mr. Clegg,

Subject: Draft Environmental Assessment (DEA) for Zoning Variance at 2211 Ala Wai Boulevard- Waikiki Special District  
Tax Map Key: 2-6-20:33

Thank you for the opportunity to review and comment on the subject document.

Please describe the anticipated use of the improved space. Will the improvements allow the studio apartment to be operated as a separate rental unit, independent of the accompanying two bedroom apartment? Does the owner intend to rent the studio separately or utilize the space as an integrated part of the existing apartment?

If you have any questions, please call Jayan Thirugnanam at 886-4185.

Sincerely,

Brian J.J. Choy  
Director  
cc: Design Quest

September 13, 1993
September 27, 1993

Mr. Brian J.J. Choy
State of Hawaii
Office of Environmental Quality Control
220 South King Street
Honolulu, Hawaii 96813

Attention: Jeyan Thirugnans

Dear Mr. Choy,

Subject: Draft Environmental Assessment (DEA) for Zoning Variance at 2211 Ala Wai Boulevard - Waikiki Special District. Tax Map Key: 2-6-20:33

In response to your letter of September 13, 1993 I spoke to Mr. Harold Marcus, the owner of the apartment where the renovations are being proposed regarding the anticipated use of the space.

Mr. Marcus resides in Olympia Washington and uses the apartment and roof cabana as a vacation home when he visits the islands. The apartment is available for rent but has not been rented for a substantial period of time. When the apartment is rented, it is rented as a single unit. There is only one entrance to the apartment and access to the roof cabana is from the apartment.

If you have any questions regarding this matter or if I assist you in any way please call me at your convenience.

Sincerely,

d'Arcy R. Howard

452 Opilikao Place Honolulu, HI 96825  (808) 355-1924  d'Arcy R. Howard
2211 ALA WAI

A CONDOMINIUM APARTMENT

IN WAIKIKI, HONOLULU, HAWAII

TMIK 2-6-20: 44,47,48,49,50,91 & 53,57,58,59

ARCHITECTS: A. DANIEL KLEIN & ASSOCIATES

STRUCTURAL: J. BRAN HUGHES & ASSOCIATES

MECHANICAL: SOBERHOLM & Sorenson

ELECTRICAL: BENNETT & DRANE

GZA AREA CALCULATIONS:

\[ Z = 67,172 \div 2 \text{ FEET} \times 47,172 \]

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THE ALI WAI CANAL

ALA WAI BOULEVARD

BUILDING "A"

BUILDING "B"

ALOHA DRIVE

ROYAL HAWAIIAN AVENUE

SITE PLAN

1" = 20'-0"