January 10, 1994

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

Dear Mr. Choy:

CHAPTER 343, HRS
Environmental Assessment/Determination
Negative Declaration

Recorded Owner: Outrigger Hotels Hawaii
Applicant: RAM Paging Hawaii
Location: 2058 Ruhio Avenue - Waikiki
Tax Map Key: 2-6-16: 46
Proposed Action: To allow installation of telecommunication antennas which is not a permitted use, and exceed the height limit, within the Waikiki Special District Apartment Precinct

Request: Use and Height Variance
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,

DONALD A. CLEGG
Director of Land Utilization
1994-01-23-01-23-0A-FEA--Outrigger Maile Sky Court Antenna

FINAL ENVIRONMENTAL ASSESSMENT

ANTENNA ADDITIONS
OUTRIGGER MAILE SKY COURT

RAM PAGING HAWAII
2058 Kuhio Avenue, Oahu, Hawaii
Tax Map Key: 2-6-16: 46

Applicant

RAM PAGING HAWAII
1050 Queen Street, Suite 100
Honolulu, Hawaii 96814

Agent

Kusao & Kurahashi, Inc.
Planning and Zoning Consultants
210 Ward Avenue, Suite 124
Honolulu, Hawaii 96814

JANUARY 1994
January 6, 1994

Mr. Donald A. Clegg
Director
Department of Land Utilization
650 So. King Street, 7th Floor
Honolulu, Hawaii 96813

Attention: Mr. Art Challacombe, Chief
Environmental Assessment Branch

Dear Mr. Clegg:

Subject: Final Environmental Assessment for the Maile Sky Court Hotel,
Waikiki, Oahu, Hawaii
2058 Kuhio Avenue, TMK: 2-6-16: 46

On behalf of the applicant, Ram Paging Hawaii, I am submitting five copies of the Final Environmental Assessment to meet requirements of Chapter 343 Hawaii Revised Statutes and Chapter 200 of Title 11, Administrative Rules - Environmental Impact Statement Rules. The action that triggers this assessment is the proposed variance within the Waikiki-Diamond Head area of Oahu.

The applicant has submitted an application for variances from Section 7.80-4 and 7.80-3 C.1, Exhibit 15 of the Land Use Ordinance (LUO) pertaining to regulations within the Waikiki Special District.

Based on the enclosed Final Environmental Assessment, the applicant respectfully requests a negative declaration for the project. The project's impact on the environment and neighboring properties will be negligible.

Your expeditious and favorable consideration of this matter would be greatly appreciated. If you should have questions, or wish additional information, please feel free to contact me.

Very truly yours,

Keith H. Kurahashi

cc: Mr. Chris Snyder
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FINAL ENVIRONMENTAL ASSESSMENT

ANTENNA ADDITIONS TO THE OUTRIGGER MAILE SKY COURT
RAM Paging Hawaii
2058 Kuhio Avenue, Oahu, Hawaii
Tax Map Key: 2-6-16: 46

I. INTRODUCTION

A. Applicant : RAM Paging Hawaii
   1050 Queen Street, Suite 100
   Honolulu, Hawaii 96814

B. Approving Agency : Department of Land Utilization

C. Recorded Fee Owner : Outrigger Hotels Hawaii

D. Lessee : RAM Paging Hawaii

E. Agent : Kusao & Kurahashi, Inc.
   Planning and Zoning Consultants
   210 Ward Avenue, Suite 124
   Honolulu, Hawaii 96814

F. Tax Map Key : 2-6-16: 46

G. Location : 2058 Kuhio Avenue - Waikiki
   (Appendix I)

H. Lot Area : 28,519 sq. ft.

I. State Land Use : Urban
J. Development Plan
   Land Use Map : Medium Density Apartment
   Public Facilities Map : No improvements affecting this site

K. Zoning : Apartment Precinct (Exhibit A)

L. Special District : Waikiki Special District

M. Existing Use : Hotel - Maile Sky Court

II. PROPERTY DESCRIPTION

A. Location
   The subject property is located on the mauka (north) side of Kuhio Avenue, between Namahana Street and Olohana Street in Waikiki.

B. Topography
   The subject site is level and rectangular in shape and is located in an urban setting.
III. TECHNICAL CHARACTERISTICS

This environmental assessment was triggered by an application for variances from Section 7.80-4 of the Land Use Ordinance (L.U.O) pertaining to permitted uses in the Apartment Precinct of the Waikiki Special District and Section 7.80-3.C.1, Exhibit 15, of the L.U.O dealing with Urban Design Guidelines and more specifically, height limits in the Waikiki Special District.

Section 7.80-4

The proposed telecommunication antennas are not included in the list of permitted uses in this section (Appendix II).

The variance from Section 7.80-4 seeks relief from this use regulation which does not permit telecommunications antennas in the Apartment Precinct.

Section 7.80-3.C.1

Section 7.80-3.C.1 states as follows:

" All structures within the District shall conform to the guidelines specified on the Urban Design Controls marked Exhibit 15. "

Exhibit 15 (Appendix III) provides for a 300-foot height limit for the Outrigger Maile Sky Court site.
Outrigger Maile Sky Court * Environmental Assessment

The variance from Section 7.80-3.C.1, Exhibit 15, seeks relief from this height control, since the proposed antennas would be placed on an elevator/mechanical room on the roof of the Maile Court which exceeds the 300-foot height limit. Approval of these variances would allow the Applicant to develop an antenna site at this location with 5 new antennas as depicted in Appendix I.

IV. BACKGROUND

A. History and Project Description

This parcel is bounded by Namahana Street, Kuhio Avenue and Olohana Street. The site is developed with a high-rise, non-conforming hotel building called the Outrigger Maile Sky Court (Maile Court). The Maile Court is 350 feet in height, not including the elevator/mechanical room on the roof, and is considered a non-conforming structure since it exceeds the 300-foot height limit established in the LUO.

The Maile Court, a 43-story hotel, is considerably taller than the nearby buildings as can be seen from Exhibit "B", the Existing Land Use Map. As a result, it is well suited for its intended use for antennas for the
Applicant's paging system. Other structures in the nearby area that are fairly tall include the 19-story Ambassador Hotel across Namahana Street, the 17-story Waikiki Gateway Hotel across Kuhio Avenue and the 23-story La Casa situated at the corner of Kuhio Avenue and Kalaimoku Street. The remaining surrounding structures are generally low-rise from two to five stories tall.

The site is currently used as a cell site, with 9 antennas on the rooftop and 4 antennas on a 5th floor recreation deck, by Honolulu Cellular Telephone Company, in accordance with a Waiver, 87/W-8, approved by the Department of Land Utilization (DLU) on March 3, 1987 and subsequently amended on September 4, 1992 and May 17, 1993.

V. SOCIO-ECONOMIC CHARACTERISTICS

A. Existing Use and Surrounding Uses

The site is occupied by an existing non-conforming hotel, the Maile Sky Court. It is situated in an urban setting surrounded by other hotel and
apartment structures. As mentioned earlier, the roof area of the hotel is used as a cell site approved by Waiver, file no. 87/W-8.

The site is bounded on its mauka side by the Princess Namahana Hotel. On its ewa side, across Namahana Street is the Ambassador Hotel. In the makai direction, across Kuhio Avenue, is the Waikiki Gateway Hotel. And finally, in the Kokohead direction is the La Casa Condominium.

B. Employment

Their will be no change in the existing hotel operation or employees.

VI. ENVIRONMENTAL CHARACTERISTICS

The addition of four whip antennas and one dish antenna to a site with nine existing antennas will have negligible environmental impact on the building or the surrounding area. There would be no increase in the cubic content of the existing structure or the footprint (building area) since all improvements occur on the rooftop of the building.

The impacts from this use are minimal, being limited to visual impacts. The antennas will be similar to existing antennas on the site and will have minimal
impact on views since the Maile Court at 350 feet is considerably taller than surrounding structures most of which are low-rise, between two and five stories. Even the few taller structures are about 20 stories lower than the Maile Court. Given this height differential and the antennas location on the roof top elevator/mechanical room which is set back about 16 feet from the edge of the main building, the antennas will not be visible from most of the viewing places in or around the surrounding structures and most certainly not from street level in the nearby area.

VII. AFFECTED ENVIRONMENT

The affected environment is an urban area which is fully developed. There is no endangered flora, fauna or significant habitats in this urban area. Since the area is fully developed and no additional site work will be done on the subject lot, the project will not impact on historical/archaeological and cultural sites. The Ala Wai Canal is located approximately 500 feet mauka (north) of the subject lot. The Pacific Ocean (Fort DeRussy Beach) is located approximately 2,200 feet makai (south) of the subject lot. The project will not have any effect on these two bodies of water.
VIII. MAJOR IMPACTS AND ALTERNATIVES CONSIDERED

As discussed throughout this report, the addition of four whip antennas and one dish antenna to a site with nine existing antennas will have negligible impact on the building or the surrounding area.

The antennas will be similar to existing antennas on the site and will have minimal impact on views since the Maile Court at 350 feet is considerably taller than surrounding structures most of which are low-rise, between two and five stories. The only other alternative considered was a no action alternative which would leave Ram Paging Hawaii with a void in its pager coverage in a very densely occupied and heavily utilized urban area. This alternative is not acceptable, particularly in light of the minimal impact that the proposed antennas would have on the surrounding area.

IX. MITIGATION MEASURES

Since impacts of the proposed antenna additions on the rooftop of this existing hotel are negligible, no mitigation measures are planned.
ANTENNA ADDITIONS TO MAILI COURT
HONOLULU, OAHU, HAWAII

TAX MAP KEY: 2-6-16:46

INDEX OF DRAWINGS

SHT NO. DESCRIPTION
1 TITLE SHEET AND PLOT PLAN
2 ROOF PLAN AND ELEVATIONS

LOCATION MAP

PROJECT LOCATION

SCALE 1" = 75'
NOTE: RESTRICTED ROOF ACCESS IS CONTROLLED BY LOCKED DOOR TO ROOF.

TOWER ROOF

EXISTING ANTENNAS OWNED BY OTHERS

ELEVATOR MACHINE & MECHANICAL ROOM ROOF

ANTENNAS (5) OWNED BY RAII PAGING

EXISTING ANTENNAS OWNED BY OTHERS

TOWER ROOF

ELEVATION

ANTENNA MOUNTING DETAIL

2 REQUIRED

ANTENNA MOUNTING DETAIL

NOT TO SCALE
APPENDIX II
ornamental cornices.

2. Except for flagpoles and smokestacks, all items listed in Section 3.60-C. shall also be exempt from the height provisions of this subsection.

7.80-4 Apartment Precinct

A. Permitted Uses.
   1. Art galleries and museums.
   2. Boarding facilities.
   3. Day-care facilities.
   4. Detached dwellings.
   5. Group Living Facilities.
   6. Meeting facilities, provided that commercial activities as a principal activity within the meeting facility shall not be allowed.
   7. Multi-family dwellings.
   8. Public uses and structures.
   9. Recreational facilities, outdoor.
   10. Schools: elementary, intermediate and high.
   11. Uses and structures customarily and clearly incidental and subordinate to permitted uses and structures, including parking garages and recreational facilities provided for residents of apartment structures.
   12. Utility installations, Type A.

B. Yard Requirements.
   1. Front yards for zoning lots of less than 4,000 square feet and less than 3,500 square feet shall have a minimum depth of 20 feet and 10 feet, respectively. Front yards of larger lots shall comply with the requirements of Subsection 7.80-3.C.2. of this Section. Side and rear yards shall be at least 10 feet, provided that all of the front yard and the nearest 5 feet of the side and rear yards to lot lines shall be landscaped.
   2. In addition to the yard regulations stated above, for any portion of a structure above 40 feet in height, additional front, side and rear height setbacks equal to one foot for
APPENDIX III
7.80-3 General Requirements.

The following requirements shall be applied in all precincts within the District:

A. Uses and Activities Permitted in Yards.

No business activity of any kind, including advertising, promotion, solicitation, merchandising or distribution of commercial handbills, or structures or any other use or activity, except newspaper sales and distribution, shall be located or carried out within any required yard, street or building setback area except those areas occupied by enclosed nonconforming buildings.

B. Circulation Plan.

1. All developments within the District shall comply with the guidelines prescribed on the Circulation Plan marked Exhibit 14.

2. Curb cuts for driveway openings and sight distances at all intersections shall comply with the Traffic Code and the Design Standards of the Department of Transportation Services unless modified by the City Council.

C. Urban Design Guidelines.

1. All structures within the District shall conform to the guidelines specified on the Urban Design Controls marked Exhibit 15.

2. Yard Requirements:

   a. An average front yard of 30 feet shall be provided, measured from the existing right-of-way on Kapahulu Avenue, Kalakaua Avenue, Ala Moana and Ala Wai Boulevard, and measured from the street setback line for Kuhio Avenue, as shown on adopted street right-of-way maps, except for zoning lots less than 65 feet in depth (see paragraph b. below) and for Apartment Precinct zoning lots less than 4,000 square feet in area (see Section 7.80-4.81.). The front yard may vary between 20 feet and 30 feet, provided that (1) at least 50 percent of the total frontage shall have no less than a 30-foot front yard and (2) the undulation of setback...
APPENDIX IV

PROPOSED WAIKIKI SPECIAL DISTRICT ORDINANCE
<table>
<thead>
<tr>
<th>Principal</th>
<th>Special Accessory</th>
<th>Conditional</th>
</tr>
</thead>
<tbody>
<tr>
<td>Boarding facilities</td>
<td>See Article 9, Accessory Uses</td>
<td>See Article 4</td>
</tr>
<tr>
<td>Convenience stores</td>
<td>In addition:</td>
<td><strong>Conditional Uses, Type 1:</strong></td>
</tr>
<tr>
<td>Dance or music schools</td>
<td>Antenna, dish, provided they are not located on the ground</td>
<td>Convenience stores, if not located in the Cafe or Commercial Sub-precincts, provided, in addition to Article 4 provisions:</td>
</tr>
<tr>
<td>Day-care facilities</td>
<td>Home Occupations, see also Article 3</td>
<td>[1] There shall be no exterior signs;</td>
</tr>
<tr>
<td>Dwellings, detached, one-family, two-family</td>
<td></td>
<td>[2] No off-street parking shall be required, nor permitted;</td>
</tr>
<tr>
<td>Dwellings, multi-family</td>
<td></td>
<td>[3] There shall be no gas pumps; and</td>
</tr>
<tr>
<td>Eating establishments</td>
<td></td>
<td>[4] The maximum floor area shall be 400 square feet</td>
</tr>
<tr>
<td>Financial institutions</td>
<td></td>
<td><strong>Joint development</strong></td>
</tr>
<tr>
<td>Medical clinics</td>
<td></td>
<td><strong>Joint use of parking</strong></td>
</tr>
<tr>
<td>Meeting facilities, provided that commercial activities as a principal activity within the meeting facility shall not be allowed</td>
<td></td>
<td><strong>Neighborhood grocery stores</strong></td>
</tr>
<tr>
<td>Office buildings</td>
<td></td>
<td><strong>Off-site parking facilities</strong></td>
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<td>Personal services</td>
<td></td>
<td><strong>Utility installations, Type B</strong></td>
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<td>Photographic processing</td>
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<td><strong>Conditional Uses, Type 2:</strong></td>
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<td>Photography studios</td>
<td></td>
<td><strong>Group living facilities</strong></td>
</tr>
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<td>Public uses and structures</td>
<td></td>
<td><strong>Historic structures, use of</strong></td>
</tr>
<tr>
<td>Schools: Elementary, intermediate, high</td>
<td></td>
<td><strong>Off-site joint development</strong></td>
</tr>
</tbody>
</table>

*Subject to site plan review
*Only permitted in the Cafe Sub-precinct (see Exhibit 21-7.13)
*Only permitted in the Commercial Sub-precinct (see Exhibit 21-7.13)
TABLE 21-7.7-A
WAIKIKI APARTMENT PRECINCT
PERMITTED USES AND STRUCTURES

<table>
<thead>
<tr>
<th>Principal</th>
</tr>
</thead>
<tbody>
<tr>
<td>Schools, vocational, for resort-related trades and training programs which do not involve the operation of woodworking shops, machine shops or similar features*</td>
</tr>
<tr>
<td>Telecommunications antennas, provided that fencing or other barriers are provided to restrict public access within the area exposed to power density of 0.1 milliwatt/cm²</td>
</tr>
<tr>
<td>Utility installations, Type A</td>
</tr>
</tbody>
</table>

*Subject to site plan review  
*Only permitted in the Cafe Sub-precinct (see Exhibit 21-7.13)  
*Only permitted in the Commercial Sub-precinct (see Exhibit 21-7.13)
Mr. Donald A. Clegg, Director
Department of Land Utilization
650 South King Street
Honolulu, Hawaii 96813

Attention: Ms. Joan Takano

Dear Mr. Clegg,

Subject: Draft Environmental Assessment (DEA) for Outrigger Maile Sky Court Antenna Additions

Thank you for the opportunity to review and comment on the subject document. Please consult the Federal Aviation Administration prior to submitting the Final Environmental Assessment.

If you have any questions, please contact Faith Caplan.

Sincerely,

[Signature]
Brian J.J. Choy
Director

cc: RAM Paging Hawaii
    Kusao & Kurahashi, Inc.
Mr. Donald A. Clegg, Director
Department of Land Utilization
650 So. King Street, 7th Floor
Honolulu, Hawaii 96813

Attention: Ms. Joan Takano

Dear Mr. Clegg,

Subject: Draft Environmental Assessment (DEA) for Outrigger Maile Sky Court Hotel Antenna Additions
2058 Kuhio Avenue, TMK: 2-6-16: 46

The Department of Health’s Office of Environmental Quality Control has requested that the applicant consult the Federal Aviation Administration (FAA) prior to submitting the Final Environmental Assessment. According to the FAA Form 7460-1, Notice of Construction, which has been submitted and approved for previous antennas on the subject property, the FAA does not require notification nor obstruction marking and lighting for additional antennas on the subject property (see attached).

Should you have questions, please contact Debra Tom or myself.

Very truly yours,

Keith H. Kurahashi

Keith H. Kurahashi

c: RAM Paging Hawaii
Office of Environmental Quality Control
NOTICE OF PROPOSED CONSTRUCTION OR ALTERATION

**Location of Structure**
- **City, Town, or Borough:** Honolulu, Hl
- **Address:** 1552 St. George Avenue
- **City:** Honolulu
- **State:** HI
- **Zip Code:** 96817

**Height and Elevation**
- **Height of Structure:** 130 feet
- **Elevation:** 5 feet

**Description of Structure**
- **Type of Structure:** Antenna tower
- **Antenna details:** 137 feet tall, max. ERP 100 watts

**Purpose of Construction**
- **Purpose:** Proposed construction of a new cellular telephone tower.

**Attention:** Steven T. Apicolora

**Name and address of individual, company, corporation, etc. proposing the construction or alteration.**
- Honolulu Cellular Telephone Company
c/o RAN Communications Consultants, Inc.
1552 St. George Avenue
Avonlea, NJ 07910

**Nature of Proposed Construction or Alteration:**
- **Type:** New construction
- **Nature:** Temporary

**Notice of Proposed Construction or Alteration Received:**
- **Date:** 201
- **Time:** 5:00 AM

**Telephone Number:** 636-6970

**Location:**
- **Surrounding Area:**
  - **Distance to nearest airport:** 6 miles
  - **Distance to nearest airport approach:** 1 mile
  - **Obstruction mark:**

**Abstracts of Record:**
- **Abstracts of Record:**

**Supporting Notes:**
- **Supporting Notes:**

**Certification:**
- **Certification:**

**Date:** 5-87

**Signature:**
- **Signature:**

**L.E.O. ONLY:**
- **L.E.O. ONLY:**

**Attachment:**
- **Attachment:**

**Supplemental Notes:**
- **Supplemental Notes:**

**Resolution:**
- **Resolution:**

**DO NOT REMOVE CARBONS**