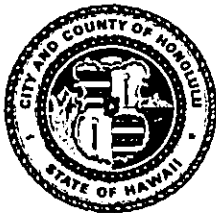


DEPARTMENT OF LAND UTILIZATION  
**CITY AND COUNTY OF HONOLULU**

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

RECEIVED

JEREMY HARRIS  
MAYOR



'94 NOV -7 A7:36

DONALD A. CLEGG  
DIRECTOR

LORETTA K.C. CHEE  
DEPUTY DIRECTOR

OFFICE OF  
QUALITY

94/VAR-54  
94/ED-4 (ASK)

November 4, 1994

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

Dear Sir:

CHAPTER 343, (HRS)  
Environmental Assessment/Determination  
Negative Declaration

Recorded Owner: Waikiki Plaza Hotel Partners  
Applicant : GTE Mobilnet of Hawaii, Inc.  
Agent : Blueberry/Architecture  
Location : 2050 Kalakaua Avenue, Waikiki  
Tax Map Key : 2-6-6: 02  
Request : Zoning Variance Within the Waikiki-  
Diamond Head Area of Oahu  
Proposal : Construction of a New Cellular Telephone  
Call Site  
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,

Handwritten signature of Donald A. Clegg in cursive.

DONALD A. CLEGG  
Director of Land Utilization

DAC:st  
Enclosures  
nd343oeq.stt

152

1994-11-23-DA-FFA-GTE Mobilnet  
Waikiki Cellular Site

NOV 23 1994

FINAL ENVIRONMENTAL ASSESSMENT DOCUMENT

FOR

GTE MOBILNET WAIKIKI WEST CELL SITE

TMK: 2-6-06 : 2

Applicant: GTE Mobilnet of Hawaii, Inc.

Agent: BLUEBERRY/Architecture

October 25, 1994

TABLE OF CONTENTS

	Page
1. General Information	1
2. Description of the Proposed Action	2
3. Affected Environment	3-4
4. Impacts and Alternatives Considered	5
5. Mitigation Measures	6
6. Exhibit A - Vicinity Plan	
7. Exhibit B - Site Plan, Roof Plan, Elevations	
8. Exhibit C - Equipment Room Plan	
9. Exhibit D - Equipment Room Section, Elevation	
10. Exhibit E - Site Photographs	
11. Exhibit F - Site Photographs	
12. Exhibit G - Antenna Literature	

94 OCT 25 PM 3 35  
FEDERAL BUREAU OF INVESTIGATION  
U.S. DEPARTMENT OF JUSTICE

I. GENERAL INFORMATION

- A. Applicant: GTE Mobilnet of Hawaii, Inc.  
733 Bishop Street, Suite 1900  
Honolulu, HI 96813  
Tel: (808) 536-4848
- B. Recorded Fee Owner: Waikiki Plaza Hotel Partners  
2045 Kalakaua Avenue  
Honolulu, HI 96815  
Tel: (808) 593-8411
- C. Agent: BLUEBERRY/Architecture  
615 Piikoi Street, Suite 1406  
Honolulu, HI 96814  
Tel: (808) 593-0144
- D. Tax Map Key: 2-6-06 : 2 (First Div.)
- E. Special District: Waikiki Special District
- F. Zoning: Resort Commercial Precinct
- G. Height Limit: 25 feet
- H. Lot Area: 26,164 sq. ft.
- I. Floor Area Ratio: 1.75
- J. Agencies Consulted: Department of Land Utilization

## II. DESCRIPTION OF THE PROPOSED ACTION

### A. GENERAL DESCRIPTION:

GTE Mobilnet of Hawaii, Inc., a public utility, desires to construct a new cellular telephone cell site at the existing Waikiki Terrace Hotel, located at 2045 Kalakaua Avenue, Honolulu, Hawaii.

The Waikiki Terrace Hotel is a high-rise hotel located toward the west end of Waikiki. It is approximately 161 feet height. It has a basement garage, a lobby level elevated about 6' above grade, a mezzanine level, and 15 hotel suite floors.

Establishment of the Waikiki West Cell Site at this location will allow GTE Mobilnet to adequately serve the west Waikiki area.

The cell site would be comprised of the following:

1. Cellular equipment room to be located in an existing hotel storage room at the lobby level garage area. This existing storage room is currently 140 square feet in floor area, and needs to be expanded into the existing garage by an additional 180 square feet.
2. Coaxial cable run to the main roof (161 feet high), to be located at the exterior southwest wall (Fort DeRussy side of hotel)
3. Total of 12 antennas at the main roof level. In no case will the antennas exceed 10' above the existing roof structure.

### III. AFFECTED ENVIRONMENT

- A. Description of Surrounding Areas: The project site fronts Kalakaua Avenue. A service station abuts the site to the northwest. A 2-story restaurant abuts the site to the southeast. Fort DeRussy abuts the site to the southwest.
- B. Zoning/Land Use: The proposed site is located in the Waikiki Special District, in the Resort Commercial Precinct. Cellular telephone cell site facilities are classified as Utility Installations, Type B. Currently, the Waikiki Special District does not include Type B facilities as a permitted use; therefore GTE Mobilnet will apply for a zoning variance to allow construction of the facility.
- C. Zoning Variance: GTE Mobilnet will apply for a variance for the following items:
- 1) Use. To allow a Utility Installation, Type B, within the Resort Commercial Precinct.
  - 2) Density. The equipment room expansion into the interior of the existing garage area will add about 180 square feet of floor area to an existing building that exceeds current allowable density. Under the strictest interpretation of the Land Use Ordinance, the coaxial cable run to the main roof could also constitute additional floor area. The cable run could be interpreted to add an additional 80 square feet of floor area. Therefore, under the strictest interpretation, the cell site facility will add a total of 260 square feet of floor area to the existing hotel.
  - 3) Parking. This total addition of 260 square feet of unoccupied floor area devoted to cellular telephone equipment and coaxial cable run, could require an addition of 1 parking stall, which cannot be provided because of the physical constraints of the existing garage and building.
  - 4) Height. The 161 foot high existing hotel is situated in an area with a current height limit of 25 feet. The coaxial cable run and the rooftop antennas will exceed the 25 foot height limit, but will in no case project higher than 10' above the existing roof structure.

D. Zoning Variance May Not Be Required:

- 1) The City Department of Land Utilization is currently processing a proposed bill which will amend the LUO to define "Utility Installations, Type B, for antennas only" as a permitted use within the Waikiki Special District.
- 2) In the event this bill is adopted, a zoning variance will not be required; and the project's zoning application will be converted to a utility waiver application.

IV IMPACTS AND ALTERNATIVES CONSIDERED

A. Impacts of the proposed cell site are as follows:

- 1) Visual impact of rooftop antennas and coaxial cable run. The antennas are relatively small (see Exhibit G, antenna literature), and will be painted out to blend in with the building. The coaxial cable run will also be painted out to blend in with the building.

B. Other Items Should Have No Impact:

1. Equipment room: The minor expansion of the equipment room occurs totally within the interior of the existing parking garage.
2. Parking: The equipment room is unoccupied space devoted to cellular telephone equipment racks. Periodic maintenance visits by GTE Mobilnet personnel should have insignificant effect on the hotel's parking situation.

C. Alternatives considered:

1. Other sites: Finding available sites that meet the radio engineering requirements, as well as feasibility of accomodating the physical facilities of a cell site is extremely difficult. Currently, GTE Mobilnet has no available alternative site to serve the west Waikiki area.
2. No site: If the project is not constructed, GTE Mobilnet will not be able to adequately serve the west Waikiki area. This would have significant detrimental impact to a cellular telephone system that is used by the local, national and international community.

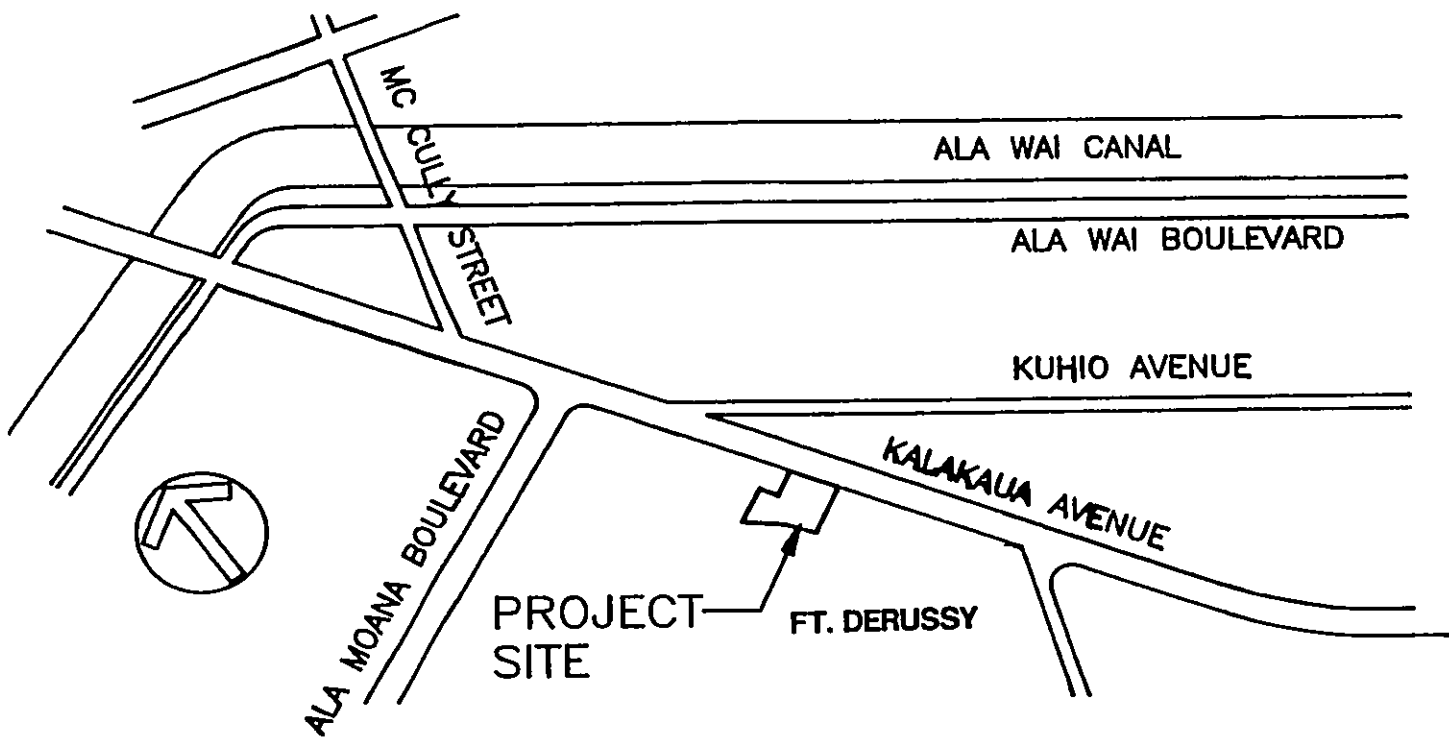


V. MITIGATION MEASURES

- A. Antennas and Coaxial Cable Run: The antennas will be mounted to the existing roof parapets and will be painted out to blend in with the building. The vertical coaxial cable run will be installed along a stairwell wall on the southwest side of the building, and will not be visible from Kalakaua Avenue. The cable run will be painted out to blend in with the building.
- B. Equipment Room: The equipment room will be situated within the existing garage area. It will therefore have no visual impact on the surrounding area.

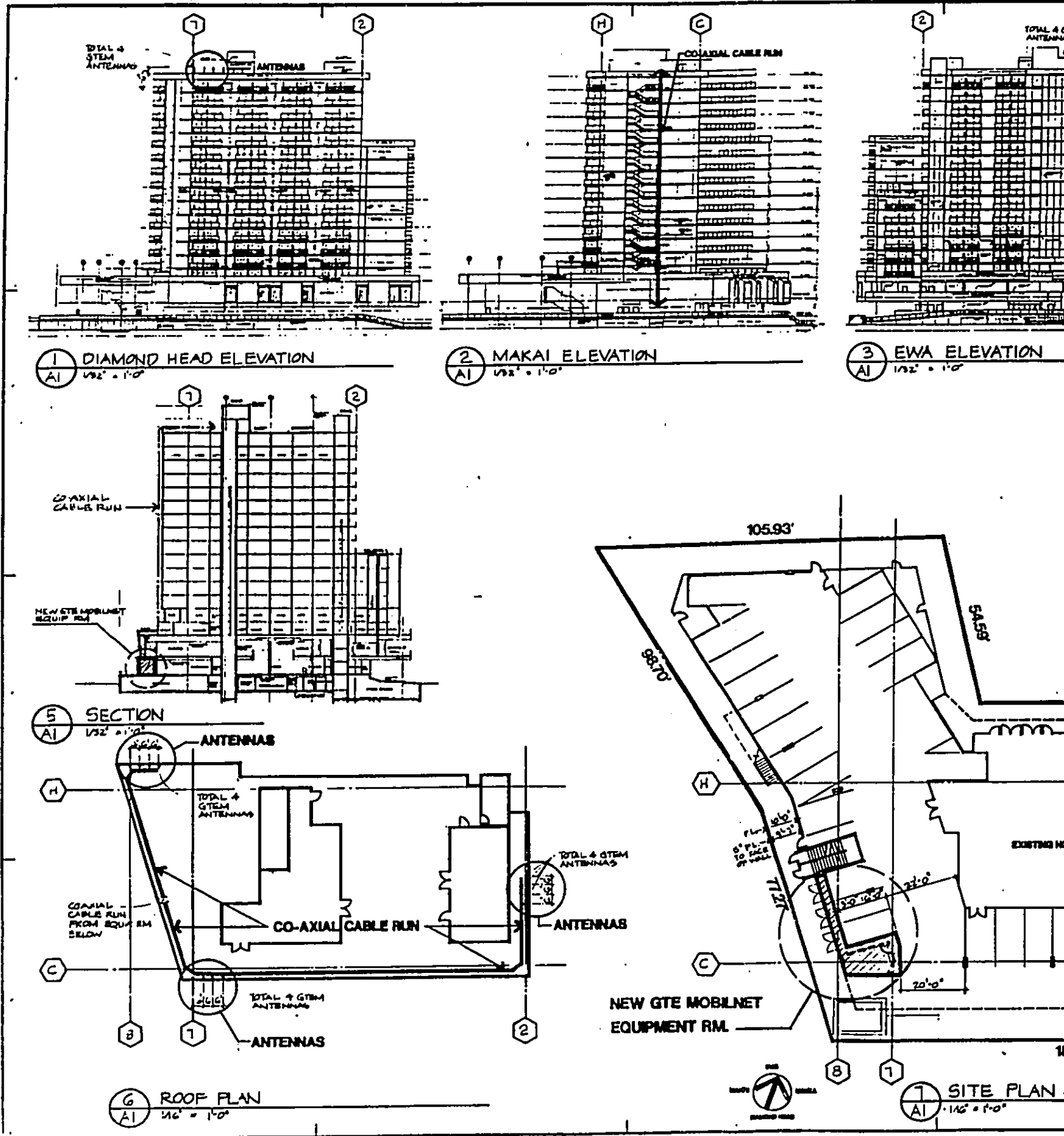
# VICINITY PLAN

NO SCALE

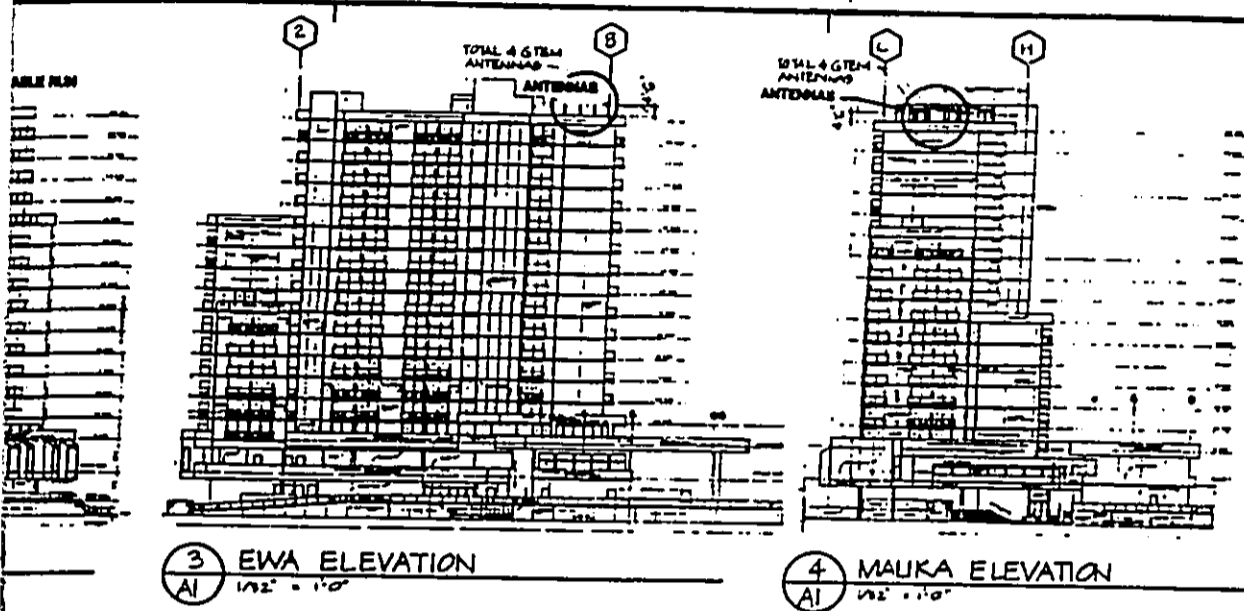


**GTE MOBILNET WAIKIKI WEST CELL SITE**

**EXHIBIT A**

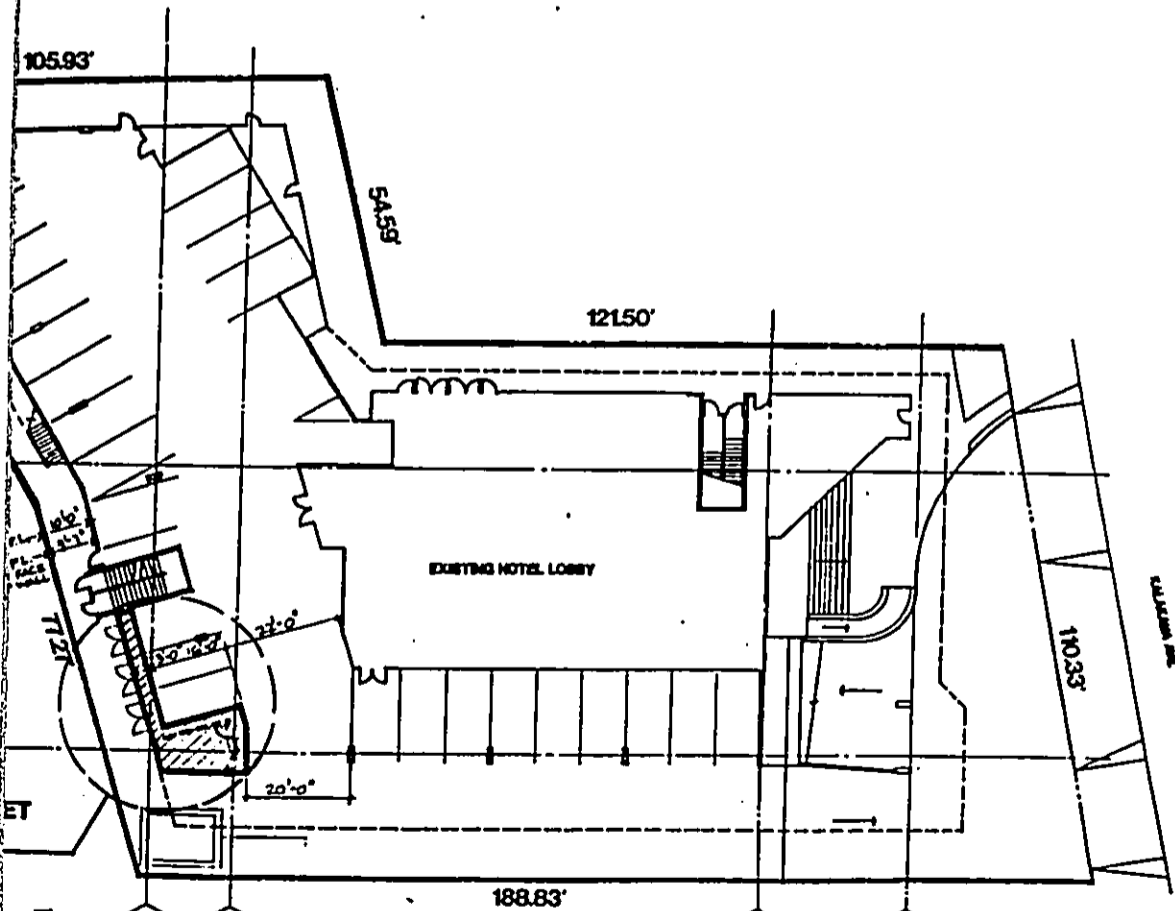


DOCUMENT CAPTURED AS RECEIVED



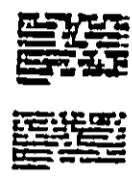
3 EWA ELEVATION  
1/4" = 1'-0"

4 MAUKA ELEVATION  
1/4" = 1'-0"



7 SITE PLAN / LOBBY LEVEL PLAN  
1/4" = 1'-0"

**EXHIBIT B**  
REDUCED DWG. DO NOT SCALE



NOTES  
DATE: 8-4-94  
PROJECT NO. 8-94  
DRAWING NO. A1

**BLUEBERRY/**  
**Architecture**  
615 PINKOY STREET, SUITE 1406  
HONOLULU, HI 96814  
TEL: (808) 583-0144  
FAX: (808) 581-9242  
Architecture / Planning / Design

**GTE Mobilnet**  
733 BISHOP STREET, SUITE 1900  
HONOLULU, HI 96813  
TEL: (808) 338-6618  
FAX: (808) 338-2327

DRAWN BY:  
PROJECT TITLE  
**GTE Mobilnet (Current Agreement)**  
**Waikiki West Cell Site**  
AT EXISTING WAIKIKI TERRACE HOTEL  
AT 2045 KALAKAUA AVENUE  
HONOLULU, HI TMK: 2-8-0812

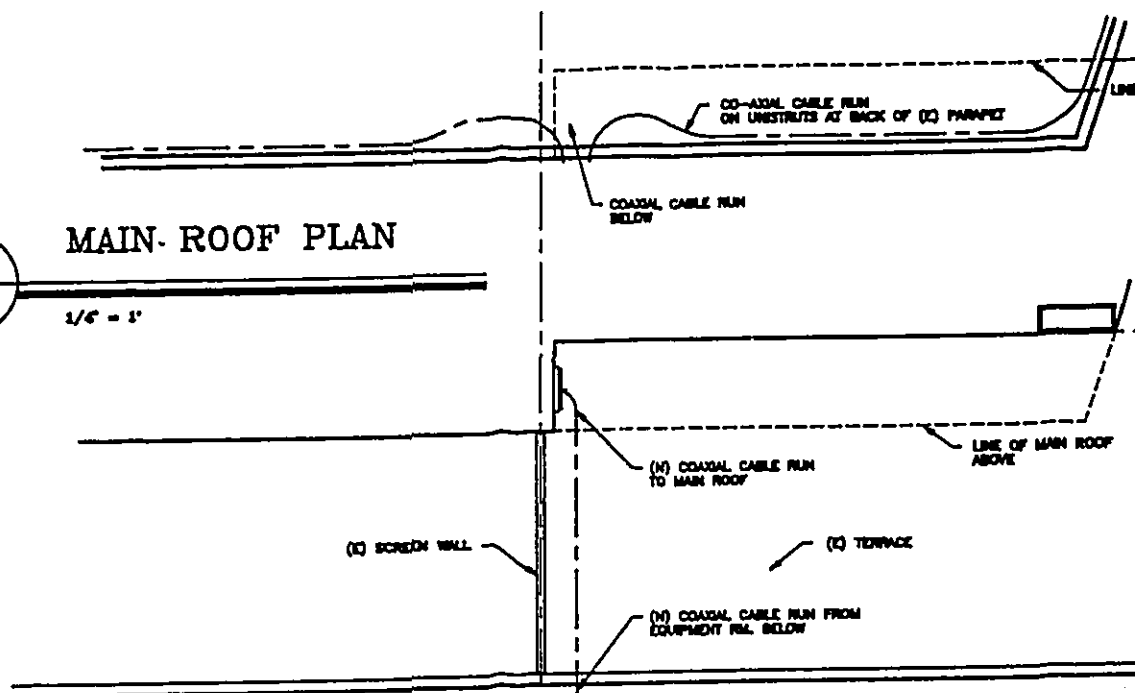
EXIST TITLE  
**SITE PLAN, ROOF PLAN,  
BLDG. ELEVS. AND SECTION**  
FILE NAME: STDWAP/A1  
SCALE:

PROJECT NO. 8-94	DRAWING NO. <b>A1</b>
DATE 8-4-94	

4  
A2

### MAIN ROOF PLAN

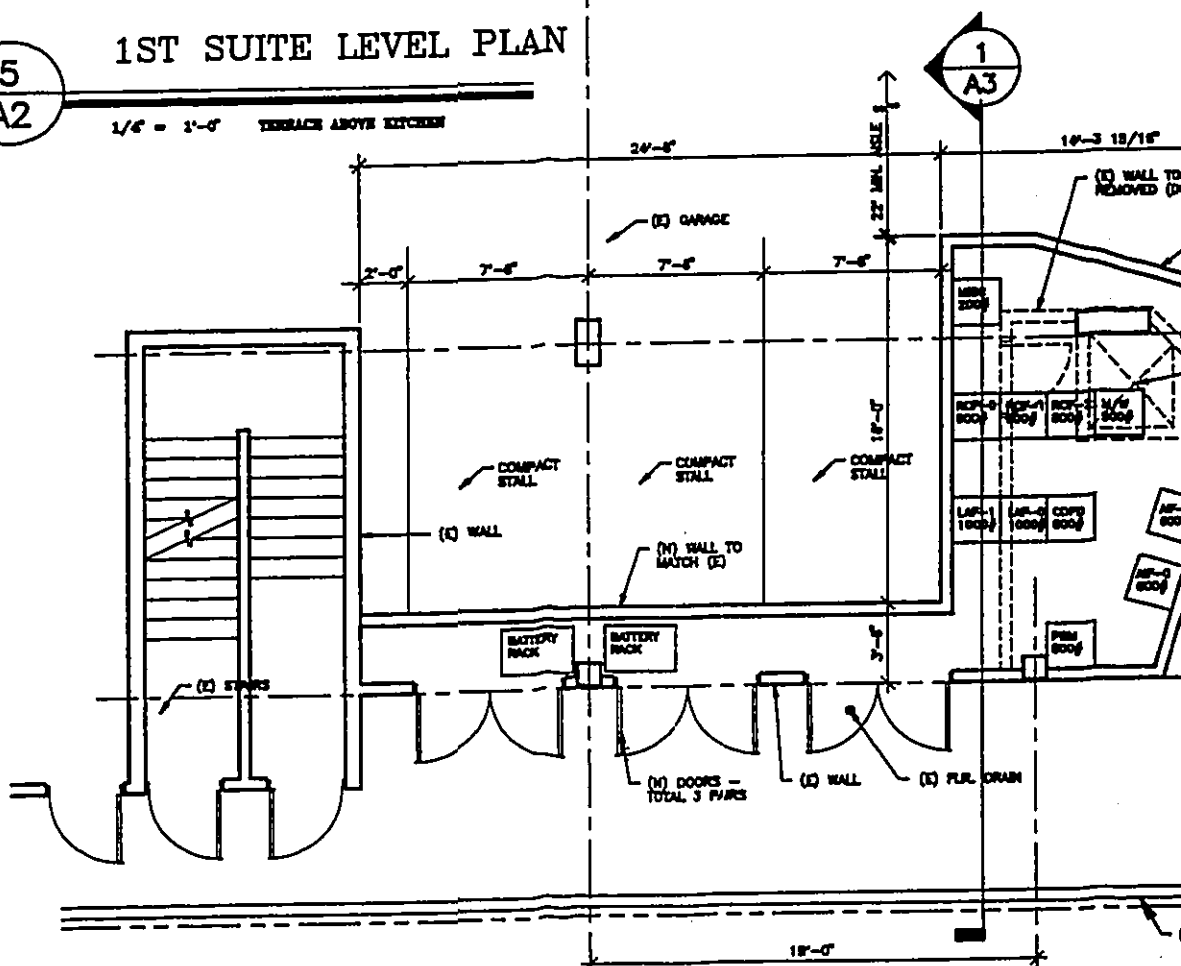
1/8" = 1'



5  
A2

### 1ST SUITE LEVEL PLAN

1/8" = 1'-0" TERRACE ABOVE KITCHEN

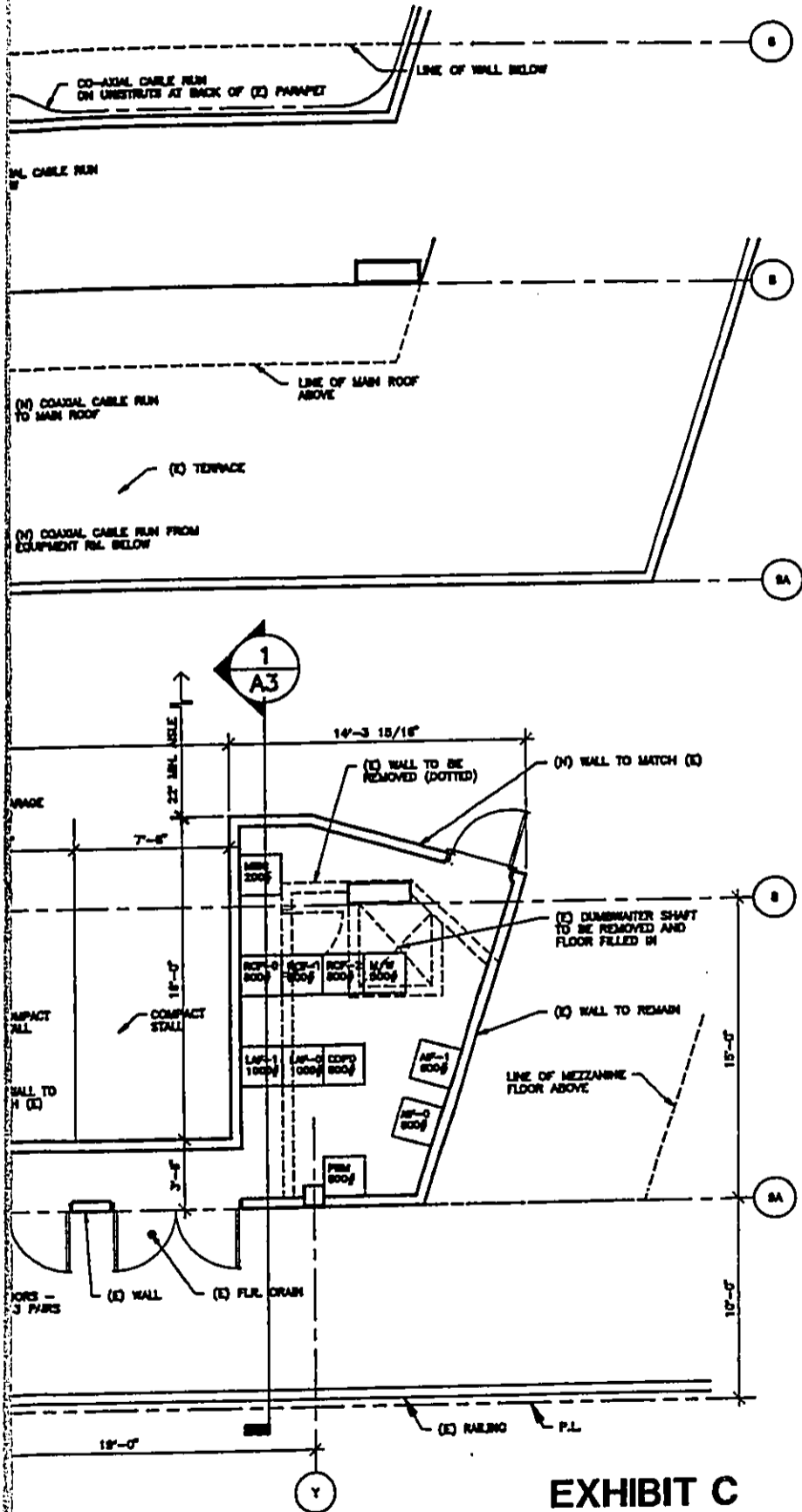


6  
A2

### EQUIP. RM. PLAN

1/8" = 1'-0" (LOBBY LEVEL)





1994 OCT 25 PM 3 35  
 COMMUNICATIONS  
 HONOLULU

## GTE Mobilnet

733 BISHOP STREET, SUITE 1000  
 HONOLULU, HI 96813  
 TEL: (808) 538-4848  
 FAX: (808) 538-2327

## GTE Mobilnet Walk West Cell Site

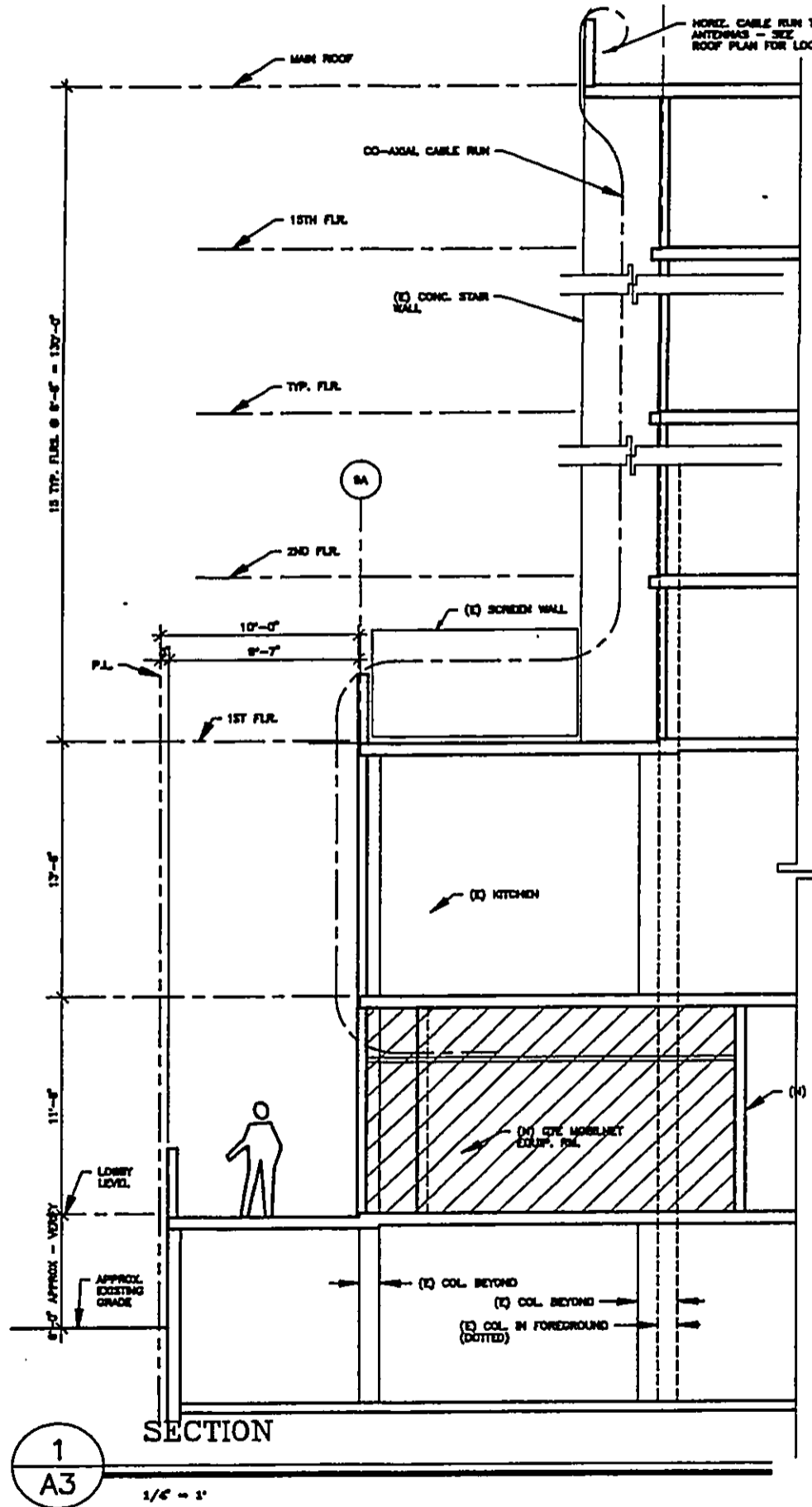
AT EXISTING WAIKIKI TERRACE HOTEL  
 2048 KALAKAUA AVENUE, HONOLULU, HI  
 TRK: 2-6-06 : 2

EQUIPMENT RM. PLAN,  
 ROOF PLAN

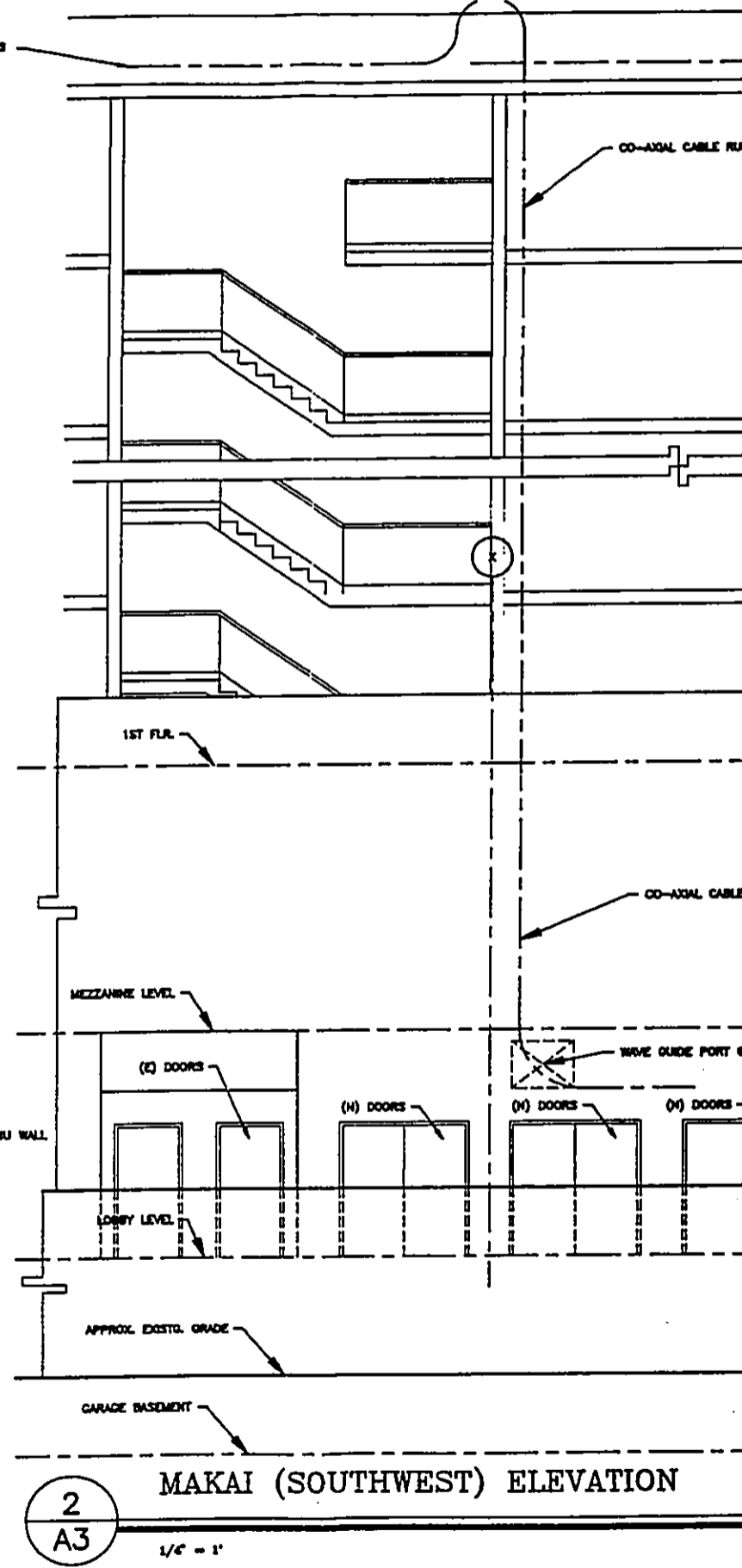
07EMW/AZ-1

(DWG. REDUCED 1/2 SIZE)

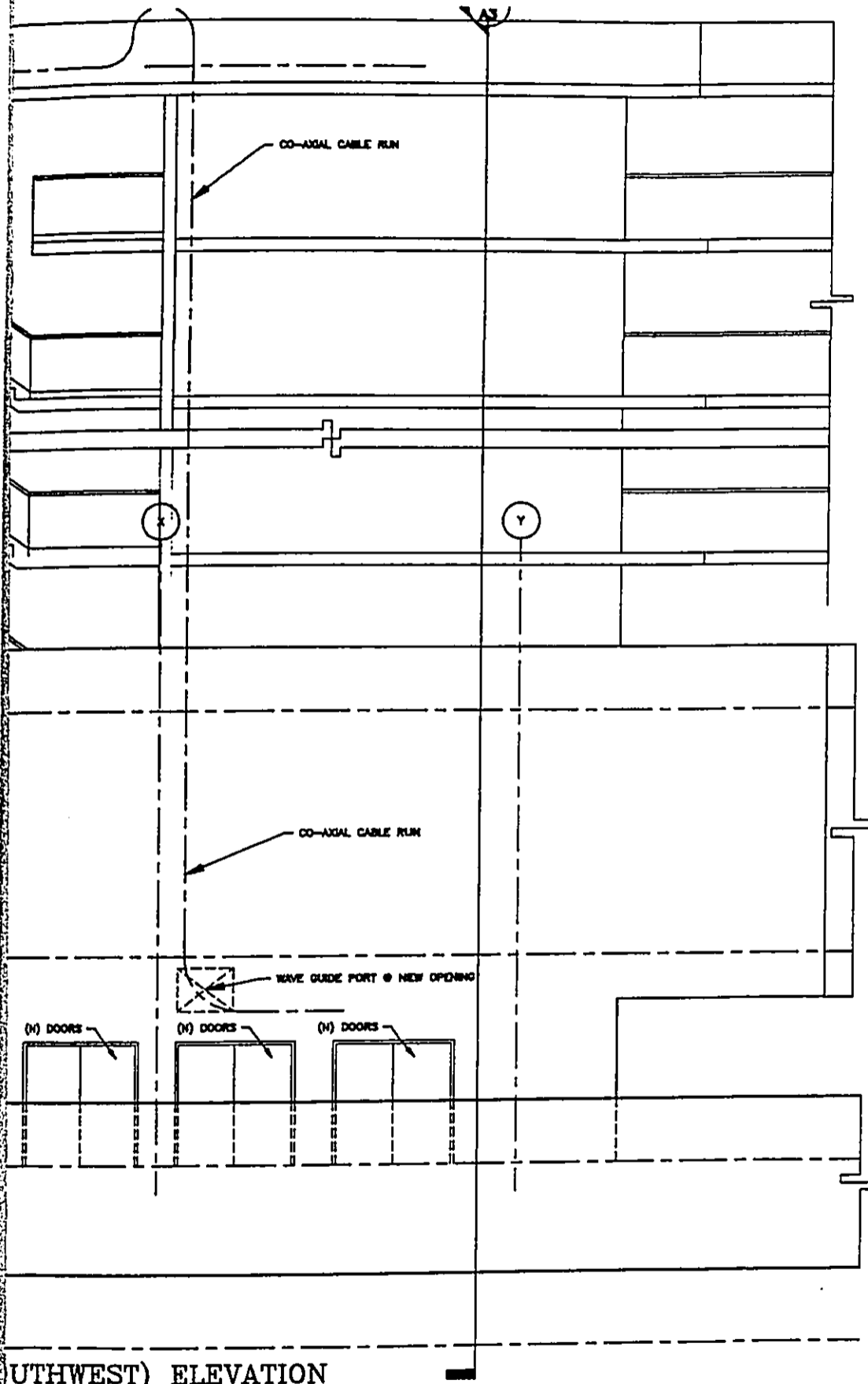
A2



1  
A3  
SECTION  
1/8" = 1'



2  
A3  
MAKAI (SOUTHWEST) ELEVATION  
1/8" = 1'



02/28/94 02:25 PM 3 35  
 WALKI WEST CELL SITE  
 WALKI WEST CELL SITE

**GTE Mobilnet**

733 BISHOP STREET, SUITE 1900  
 HONOLULU, HI 96813  
 TEL: (808) 538-4848  
 FAX: (808) 538-2327

**GTE Mobilnet  
 Walki West Cell Site**

AT EXISTING WALKI TERRACE HOTEL  
 2045 KALAKAUA AVENUE, HONOLULU, HI  
 TRG: 2-8-08 : 2

**EQUIP. RM. ELEVATION,  
 SECTION**

GTEWA\A3-L

(DWG. REDUCED 1/2 SIZE)

SOUTHWEST) ELEVATION

**EXHIBIT D**

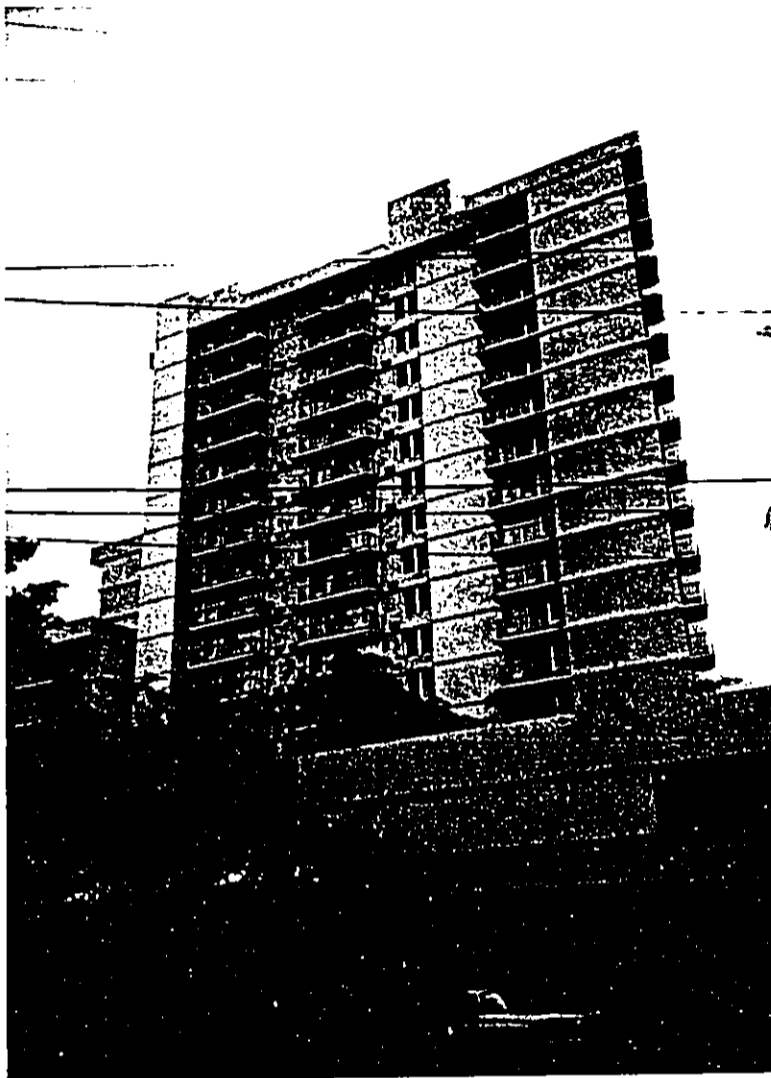
5-25-94

**A3**





**DIAMOND HEAD ELEVATION**    **LOOKING FROM KALAKAUA AVE**  
**(SOUTHEAST)**



**EWA ELEVATION**    **LOOKING FROM TEXACO PARKING LOT**  
**(NORTHWEST)**

**GTE MOBILNET**  
**WAIKIKI WEST CELL SITE**

**EXHIBIT E**



**MAKAI WALL**    **LOOKING FROM FT. DE RUSSY**  
**(SOUTHWEST)**



**MAKAI ELEVATION**    **LOOKING FROM FT. DERUSSY PARKING LOT**  
**(SOUTHWEST)**

**GTE MOBILNET**  
**WAIKIKI WEST CELL SITE**

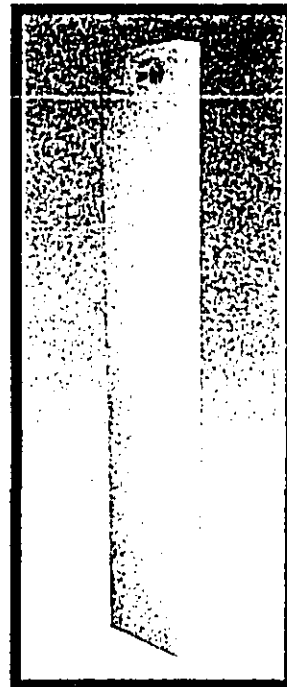
**EXHIBIT F**

## NEW FLAT PANEL ANTENNAS

*FP-1148 Series*

**806-960 MHz**

Mark has developed a new line of flat panel antennas designed to operate in the 806-960 MHz range. These models are only *2 inches deep 9 inches wide and 48 inches high*. They provide an inconspicuous profile that can be easily mounted on a building or pipe. The antennas are available in *83 and 105 degree horizontal beamwidths*, and any model can be furnished with electrical downtilt of *5, 10 or 15 degrees*. The antenna is made of aluminum with a white ABS radome. Aesthetically this antenna provides a sleek new look while maintaining it's rugged dependability.



<i>Frequency:</i>	<i>Model 83° Beamwidth</i>	<i>Model 105° Beamwidth</i>
806-866 MHz	FP-1148L-1	FP-1148L-2
820-925 MHz	FP-1148W-1	FP-1148W-2
870-960 MHz	FP-1148H-1	FP-1148H-2

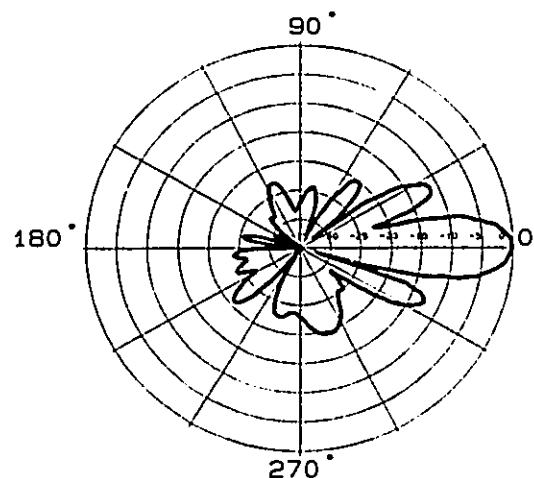
VSWR: 1.5:1  
 Polarization: Vertical  
 Gain: See Page 21  
 Beamwidth: See Page 21  
 Front To Back Ratio: See Page 21  
 Power Input Rating: 500 Watts  
 Impedance: 50 Ohm  
 Connector: N Female (7/8" EIA - Available Upon Request)  
 Lightning Protection: Direct Connection To Ground  
 Radiating Element Material: Aluminum  
 Radiating Element Housing: UV Protected White ABS Plastic

Mounting Interface:  
 -Wall Mount Standard  
 -Pipe Mount Optional For 1"-4.5" O.D.  
 -Others Available Upon Request.

Wind Survival: 150 MPH  
 Temperature: -40° to + 160° F  
 Humidity: 100%

Windloading @ 100 MPH  
 -Frontal 120 Lbs.  
 -Side 27 Lbs.

Overall Dimensions: 48"H x 9"W x 2"D  
 Weight: 16 Pounds  
 Shipping Dimensions: 11"H x 12"W x 52"D  
 Shipping Weight: 20 Lbs.



*Typical Vertical*