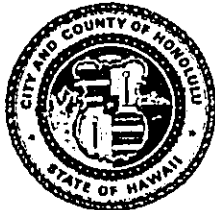


DEPARTMENT OF LAND UTILIZATION
CITY AND COUNTY OF HONOLULU

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

JEREMY HARRIS
MAYOR



RECEIVED
'94 DEC 30 12:00

DONALD A. CLEGG
DIRECTOR

LORETTA K.C. CHEE
DEPUTY DIRECTOR

94/ED-003(DT)

December 29, 1994

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

Chapter 343, HRS
Environmental Assessment/Determination
Negative Declaration

Recorded Owner : The Queen Emma Foundation
Applicant : AOA of The Hawaiian King Hotel
Agent : Richard R. Lowe
Location : 417 Nohonani Street, Waikiki, Oahu
Tax Map Key : 2-6-21: 102
Request : Zoning Variance Within the Waikiki
Special District
Proposal : Allow Off-Site Parking to be More Than
400 Feet From the Subject Property
Determination : A Negative Declaration Is Issued

Attached and incorporated by reference are four (4) copies of the Final 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:am
Attachments
g:feaed003.djt

1995-01-23-0A-FAA - Hawaiian King zoning variance within
Waikiki District

JAN 23 1995

ENVIRONMENTAL ASSESSMENT

HAWAIIAN KING
417 NOHONANI STREET
T M K 1-2-6-21-102

Richard R. Lowe
Planning Consultant
Suite 1415 923-7666
2222 Kalakaua Avenue
Honolulu, Hawaii 96815

Final Edition

December 16, 1994

Richard R. Lowe
Planning Consultant
2222 Kalakaua 1415
Honolulu, HI 96815

December 19, 1994

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

Dear Mr. Clegg:

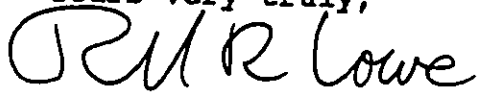
subject: ENVIRONMENTAL ASSESSMENT for the Hawaiian King
417 Nohonani Street (Waikiki) Honolulu, Hawaii 96815

On behalf of the Board of Directors of the Association of Apartment Owners of the Hawaiian King (AOAO), I submit herewith the Environmental Assessment.

The draft EA was submitted September 14, 1994 and during the period of exposure by the State Office of Environmental Quality Control one response was received. That was from the City and County Department of Transportation (DOT). A copy of that response and of my letter to DOT is incorporated into this EA.

We are seeking a negative declaration so that we may proceed with the next applications as outlined previously.

Yours very truly,



Richard R. Lowe

cc: Mr. Patrick Winston, President AOAO

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LIST OF EXHIBITS

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Neighborhood map showing offsite parking locations	Page 6
Building site plan (ground floor plan)	Page 7
Typical unit plans	Page 8

ENVIRONMENTAL ASSESSMENT

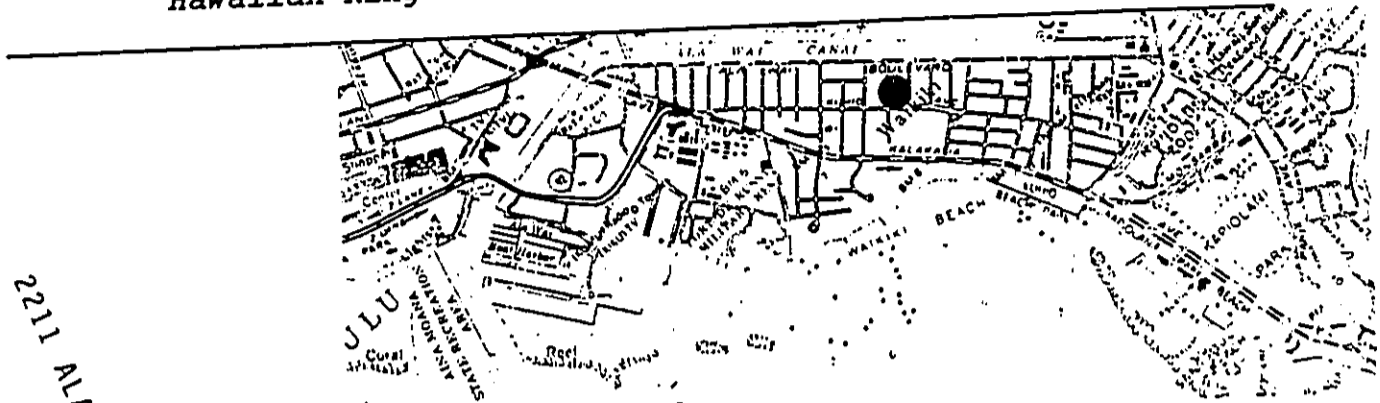
HAWAIIAN KING CONDOMINIUM BUILDING
417 Nohonani Street, Waikiki, Oahu, Hawaii
Tax Map Key: 2 - 6 - 21 - 102

I. GENERAL INFORMATION

- A. Applicant: Board Of Directors For The Association Of Apartment Owners Of The Hawaiian King (AOAO).
- B. Approving Agency: Department of Land Utilization (DLU) City and County of Honolulu, Hawaii in cooperation with the State of Hawaii Office of Environmental Quality Control.
- C. Recorded Fee Owner/ Lessor: The Queen Emma Foundation
615 Piikoi Street, Suite 701
Honolulu, Hawaii 96814
Representative: Mr. Stuart Lau
Tel: 591-8660 Fax: 596-7350
- D. Lessee: Walina Leasing Company and Arctic Passage, Inc.
Agent: Seaside Management Company
47-200 Kahekili Highway
Honolulu, Hawaii 96744
Representative: Ms. Kelly Bouchard
Tel: 239-8810 Fax: 239-8997
- E. Sublessees Owners of the following:
66 commercial hotel-apartments #s 101 to 514;
1 commercial hotel-apartment - penthouse 601; and
3 retail apartments A, B, and C.
- F. Managing Agent AOAO Chaney Brooks & Co.
606 Coral Street
Honolulu, Hawaii 96814

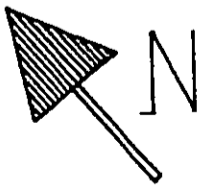
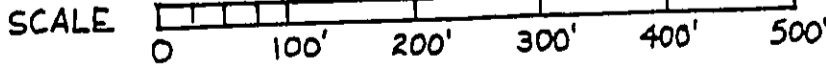
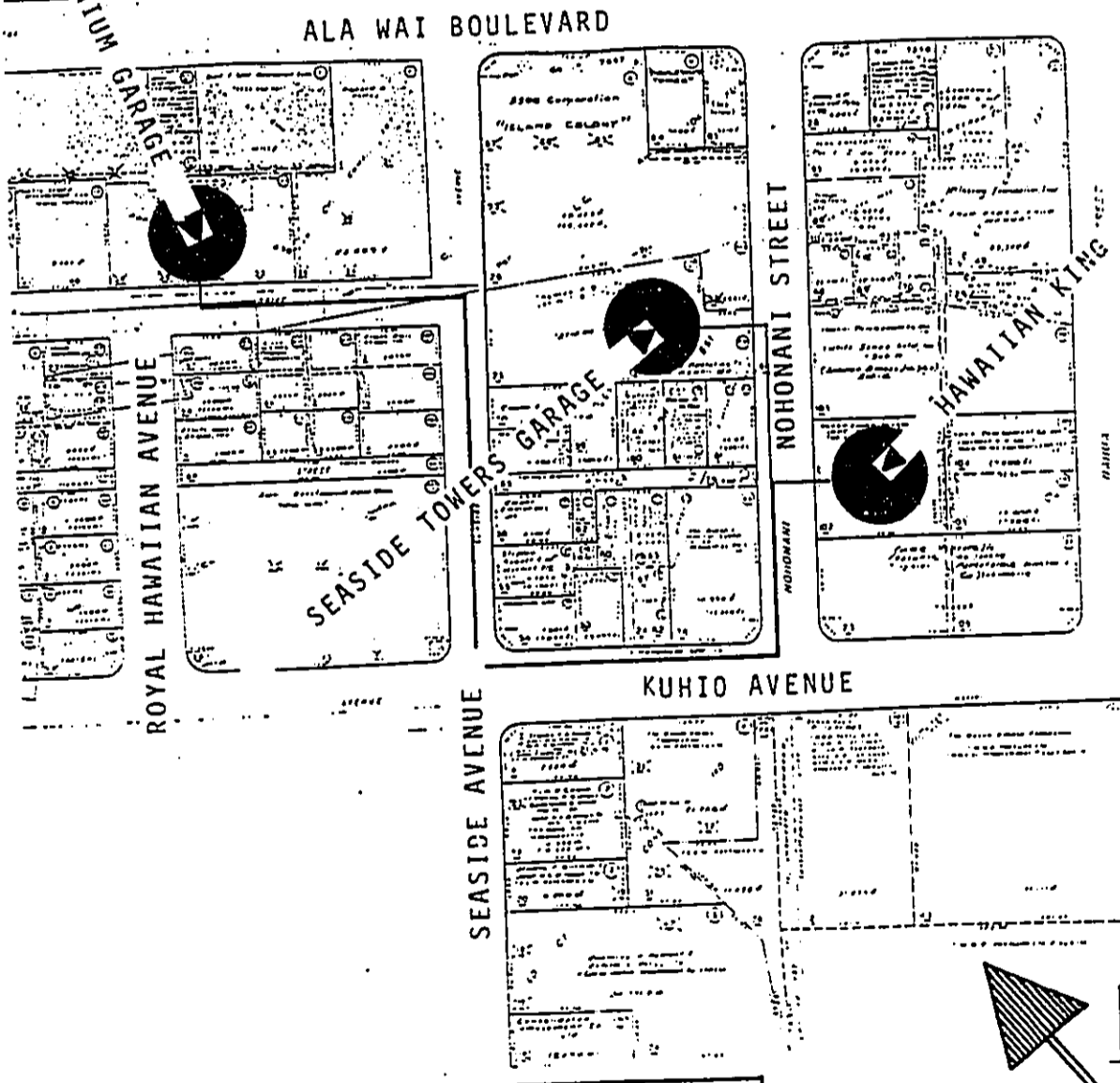
Community Association Manager:
Mr. Norman Lee
Tel: 544-1600

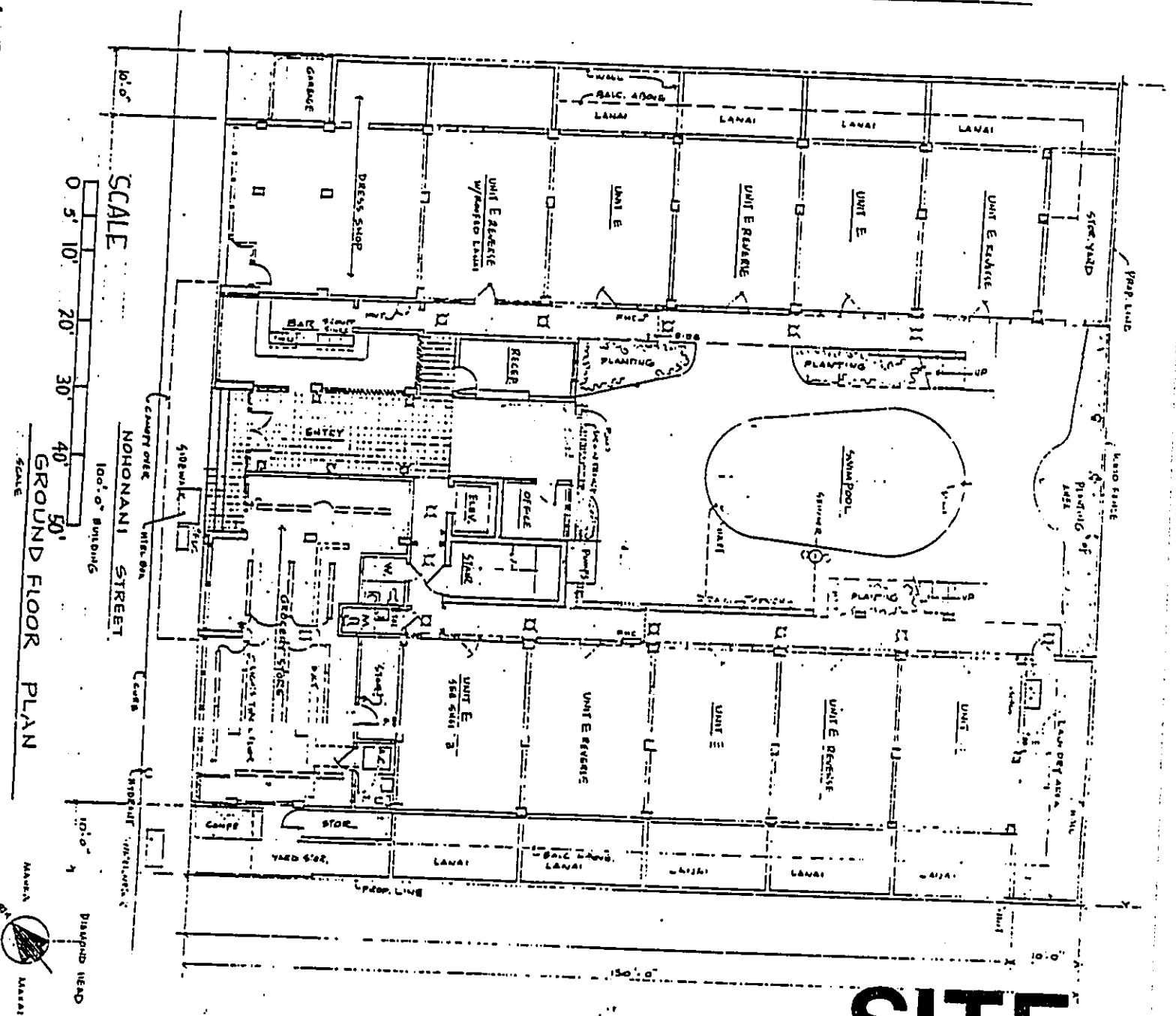
- G. Planning/Zoning Consultant
Richard R. Lowe
Planning Consultant
Bank of Hawaii Building, Suite 1415
2222 Kalakaua Avenue
Honolulu, Hawaii 96815
Tel: 923-7666 Fax: 923-1010
- H. Architect: George K.C. Lee, AIA - Retired CHECK
Note: Building designed prior to or during 1958 and built in 1959.
- I. Tax Map Key: 2 - 6 - 21 - 102
- J. Address/(Location): 417 Nohonani Street
(Central Waikiki)
Honolulu, Hawaii 96815
- K. Lot Area: 15,600 square feet
- L. State Land Use: Urban
- M. Development Plan:
- N. Zoning:
1. Current Apartment Precinct
 2. 1954 Hotel-Apartment
 3. Proposed (1994) as of CD-1 Apartment Mixed Use
Not applicable
 4. Proposed (1994) as of CD-2 Apartment
Not applicable
- O. Special District Waikiki Special Design District
- P. Existing Uses
- | | |
|------------------------------------|------|
| commercial hotel-apartment units | - 66 |
| commercial hotel-apartment-office- | 1 |
| retail apartments | 3 |
| Bar Unit | - 1 |
| Store Units | - 2 |



LOCATION

2211 ALA WAI CONDOMINIUM





SITE PLAN

II. PROPERTY DESCRIPTION

A. Location

The Hawaiian King sits among small hotels, apartments, retail shops, and restaurants on the southeast side of Nohonani Street, a one-block long street between Kuhio Avenue and Ala Wai Boulevard, in the center of Waikiki. The International Market Place and its cross-Waikiki alley, Dukes Lane, is virtually across Kuhio Avenue - a distance of 500 feet makai (southwest) of the property (see Map Exhibit LOCATION page 6).

B. Topography/Landscape

The site and surroundings are level and are developed with buildings at various densities, styles, heights; but, in general, the development of the neighborhood conforms to earlier (pre-high-rise Waikiki) standards of architecture and amenities. The Nohonani "Streetscape" consists of low to mid-rise buildings with landscaping at the edges of properties or within courtyards.

The subject property, the Hawaiian King (see SITE PLAN, page 7 and UNIT PLANS, page 8); the White Sands Waikiki Resort Club, next door (mauka side) and the Kuhio Banyan next door (makai side), are low-rise structures surrounding open courtyards, visible from the street, that are landscaped in one of the styles of old Waikiki, with coconut palms and lower tropical plants. The Hawaiian King and the White Sands also have pools and surrounding terraces within the courtyards.

III. TECHNICAL CHARACTERISTICS

A. Variances/Permit Required

The number of parking spaces lacking, respecting the current LUO, is seventeen (17). However, the Department of Land Utilization has indicated some flexibility. The logic of requiring less parking than required stands on emerging parking philosophy in Waikiki (not as yet officially implemented as policy by the City) and on this hotel's actual demand. Actual demand,

discussed further on, is for a far lesser number. An administrative solution for this 36 year-old building is the indicated solution. There is no parking on the grounds of this building. This condition and the number of spaces available elsewhere, would be satisfied by the following administrative procedures:

1. A conditional use permit granting permission for the off-site location of all required parking.
2. A variance from the requirement of off-site parking within 400 feet of the property - since most of the anticipated parking is farther than 400 feet away.
3. A variance from the required number of parking spaces.

B. Environmental Assessment Required

The property is within Waikiki and the Waikiki Special Design District. Chapter 343, Hawaii Revised Statutes, Article 5 requires, as follows, "...an environmental assessment shall be required for actions which:...(5) Propose any use within the ... Waikiki Special District..."

The applicant is not proposing structural or use changes to the property. The applicant is seeking administrative relief in the forms of a Conditional Use Permit and Variances. Since neither of these actions would provide for any structural or use changes, there would be no significant impact from either requested action.

C. Parking inventory/ownership/occupancy/parking utilization - Existing Conditions:

1. Current parking stalls available:

The Hotel operation within the Hawaiian King and an owner of a major block of apartments provide and make available the following parking:

- (a) 7 stalls of garage parking within the

2211 Ala Wai condominium, an apartment building with a 456 stall parking garage). 5 of the 7 are utilized by the block-of-apartments owner and 2 by the hotel operation. Both owner and hotel operator are willing to credit the hotel with these stalls. And all are available to all residents.

Entrance to these parking stalls is from Ala Wai Boulevard or from Aloha Drive about 1,300 feet away by street or sidewalk.

(b) 2 stalls of garage parking within the Seaside Towers condominium at 435 Seaside Avenue, which has 112 parking stalls on two floors. Entrance to the lower parking floor is on Nohonani Street 200 feet away.

2. Hawaiian King ownership and occupancy.

Table 1. Ownership by country or state of residence of owner.

The building contains 66 commercial hotel-apartments and ownership by country or state of residence of owner is as follows:

	Block	Individual	Total
Japan	15	5	19
Hawaii*	16	12	28
USAMainland	2	12	14
Canada		3	3
Tahiti		1	1
Alaska		1	1
			<u>67</u> units

*Generally at addresses not within building.

An examination of apartment owners and their addresses within data gathered within the Realty Directory, State of Hawaii by TRW REDI of Riverside California for 1993 and confirmed by the management of the hotel operation indicate that transients or guests account for over 95% of occupancy.

3. Utilization of parking spaces under control

Both the owner-controlled 5 spaces and the hotel controlled block of 4 spaces are under-utilized. The letter, Appendix A from Hawaiian King Rentals presents the cost per month to the block owner and the revenue from sales of the available spaces and every month of 17 months from January 93 through May of 94 excepting April, May, July and August of 1993 shows a loss; that is, the cost to Hawaiian King Rentals was not compensated for by parking space rentals. This implies that during that period of time the demand for parking was such that there is not a shortage of parking, but a surplus. Similarly the letter Appendix B from Hawaiian King Hotel indicates a loss every month but one (April) during the last ten months. This supports the same conclusion; that is, even though the number of available stall is way below code, there is still a surplus of parking during most of the year.

A survey taken June 13, 1994, which is in the high season, between 5 and 6 in the evening all of the parking spaces connected with the three other hotels on Nohonani Street indicate that there may be a surplus of parking therein. The numbers are tabulated below:

Table 2: Survey of Parking Stalls in Hotels on Nohonani Street 6/13/94 between 5 and 6 pm.

	Rooms	Stalls	Occupied	Vacant (%)
Outrigger Surf	251	71	47	24 (34)
White Sands	81	18	14	4 (04)
Ilima	99	50	28	22 (44)
totals	431	139	89	50 (36)

IV. BACKGROUND

A. History

The Hawaiian King was built in 1959 under the Zoning Code incorporated in the Revised Ordinances Of Honolulu 1957 and amended through 1959. The Building contained 67 units as built and a notation on the plans, with no indication of date or author, indicates that 17 parking spaces were required. An opinion offered by the Board of Directors of the AOA and handed down to them by word of mouth is that at the time of construction a multi-deck parking garage nearby had a contract to supply parking as needed by the Hawaiian King up to and beyond the 17 required spaces. The surviving opinion is that the multi-deck property was sold, the structure removed and the new owners did not honor the "obligation" to provide the required parking. Since then the building has not had a secure right to garage parking.

In March 27, 1980 a Preliminary Public Report of condominium conversion was issued. The report gave the number of units as 67, the number of commercial hotel-apartments. The condominium documents disclosed that there were no parking stalls conveyed with the building. The master lease requires that the building be occupied by transients/hotel guests only, and the property is operated as a hotel.

B. Permit Approvals

The initial building permit to construct the bulk of the building, Permit # 152889, was issued on February 24, 1959. It appears to say that the Use District was "Hotel And Apartment" in abbreviated form. An undated note on the Building Permit says 17 parking stalls required. The off-street parking requirement in that ordinance (Sec. 21-1.2 Offstreet Parking.) was for 1 parking space for every 4 apartments or guest rooms or suites. The building permit lists 64 units, so required parking would have been 16.

On January 14, 1960 building permit # 163318 to

permit the construction of a pool was issued. The Use District given was "Business" (erroneously, it appears). A note on this permit indicates that parking stalls were leased from multi-deck parking.

During the following decades 17 additional building permits were issued for additions or alterations - five in the 60's, three in the 70's, five in the 80's, four in the 90s ranging in estimated construction cost from \$ 300.00 to \$ 60,000.

At no time during the life of the building prior to 1993 was there a citation for a lack of parking. This may indicate there was adequate parking provided in the multideck structure for a long period in the life of the building.

V. SOCIO-ECONOMIC CHARACTERISTICS

A. Existing Use and Surrounding Uses

The existing use - commercial hotel-apartment - is a continuation of its use from its beginning in 1959 to the present and that use is in harmony with the neighborhood. And its continuation in this mode will have no impact upon its surroundings.

B. Employment

There will be no increase nor any decrease in the number or type of employees as a result of the administrative relief to be sought for the building. Hence, there will be no impact on employment within the neighborhood.

VI. ENVIRONMENTAL CHARACTERISTICS

No aspect of the environment will be affected by the granting of variances or conditional use permit as these will not change any outward aspect of the operation of the property.

VII. AFFECTED ENVIRONMENT

Likewise, there will be no direct impact on the affected environment. Within the urban portion of Waikiki surrounding the property, land uses are already

committed as highly developed urban uses. And it is not in the nature of administrative relief, which confers no rights to change the structure or its uses, to impose any change on flora, fauna, habitats, historical/archaeological sites, waterways, ocean or any other man-made or natural phenomenon within the area potentially affected by the property or by activities on the property.

VIII MAJOR IMPACTS AND ALTERNATIVES CONSIDERED

In general, as there are to be no changes in the existing physical conditions of the property or in the uses therein, there will be no environmental or other impact on the site or the surrounding area.

Alternatives considered:

A. No action.

This alternative - that is, seeking no reconciliation through administrative relief - would jeopardize the financial stability of the property and would impose on owners of the individual units penalties that they are not likely to have anticipated and taken into account as risk when they purchased the units when the property was converted to a condominium.

B. Raze the building to eliminate the problem.

This alternative would require breaching contracts between the individual condominium owners, the sublessee and the land owner. It would impose a tremendous hardship upon the owners depriving them of income from the property for an indefinite period of time while an alternative use could be planned and developed or disposition of the property could be achieved. It is possible that since the purchase of the individual units in condominium was sanctioned by State Law through the process of condominium conversion, any attempt by the City to force the razing of the building would be successfully opposed in court, at considerable cost to the City and its taxpayers.

It is conceivable that razing the building and disposing of the land - given a few of the recent sales of land in Waikiki - could be a profitable out for the building owners. However, it is not a certainty that a consensus

among owners could be achieved to bring about such a disposition. Nor is it a certainty that if it were, that an adequate price could be obtained for land in the apartment precinct to adequately compensate them.

c. Construction of parking on the site.

There is insufficient available land on the site to construct the required parking except at tremendous cost to the owners and with environmental losses from the viewpoint of users (residents and visitors) implicit in two physically conceivable partial redevelopments of the site.

1. Remove the swimming pool, construct a parking structure at the end of the courtyard, and redevelop the bar and lobby area to accommodate automobile access from the street into the parking structure. Such a drastic remodeling would be likely to present an insuperable persuasion problem, again requiring consent of owner-sublessees, lessees and land owners. And it would remove from the property an interior courtyard the like of which is the very kind of amenity likely to be adopted into plans for Waikiki.
2. Modify the structure by removing some of the apartments so as to provide access for cars and to displace some of the apartments with a garage. This solution, again, appears illegal and impracticable from the standpoint of obtaining consent.

x. MITIGATION MEASURES

As there will be no measurable impact from simply maintaining the building and its parking practices "as is," there will be no emission or impact to mitigate. So there are no recommendations.

APPENDIX



HAWAIIAN KING RENTALS

"YOUR WAIKIKI CONDOMINIUM CONNECTION"

417 Nohonani Street
Honolulu, Hawaii 96815
Telephone: (808) 924-3332

Richard Lowe
C/O Earl Thacker Ltd.
2222 Kalakaua Ave. #1415
Honolulu, Hawaii 96815

RE: Expenses and income since January 1993

As you have requested I am showing you my income and expenses on my 5 parking stalls that I lease from Aloha Parking and they are all located on the ground floor or the "B" building parking structure at 2211 Ala Wai. I charge from \$3-\$5/Day plus excise tax and it is apparent that at best they average 65% occupancy throughout the year.

My cost per month is \$312.50 for the five stalls:

MONTH	INCOME	(LOSS) /	PROFIT
JAN 93	\$269.16	(\$ 43.34)	
FEB 93	75.83	(236.67)	
MARCH 93	67.60	(244.90)	
APRIL 93	496.23		\$183.73
MAY 93	917.36		\$604.86
JUNE 93	245.74	(66.76)	
JULY 93	337.57		25.07
AUGUST 93	312.71		.21
SEPT 93	29.16	(283.34)	
OCT 93	36.47	(276.03)	
NOV 93	150.04	(162.46)	
DEC 93	189.54	(122.96)	NET LOSS '93 - <u>\$622.59</u>
JAN 94	87.11	(225.39)	
FEB 94	89.58	(222.92)	
MARCH 94	60.38	(252.12)	
APRIL 94	227.17	(85.33)	
MAY 94	255.29	(57.21)	NET LOSS(5 MOS.) - <u>\$842.97</u>

Respectfully submitted,

Patrick Winston
PATRICK WINSTON
OWNER AND MANAGER



HAWAIIAN KING HOTEL

July 12, 1994

Patrick Winston
Hawaiian King Hotel
AOAO President

RE: Front desk parking spaces and income

Dear Mr. Winston,

In reference to our parking spaces and their income, I have listed below, by month, the total cost of the parking spaces to us, and their total income from September of 1993, through June of 1994.

Please note, we had a total of 4 parking spaces available to rent, at a total cost to us of \$255.00 per month. It may also serve you to know, that other than the month of April, 1994, our parking occupancy was never even 50%, most months not even close to 50% occupied.

SEPTEMBER 1993:
Income of \$145.00
Loss of \$110.00

FEBRUARY 1994:
Income of \$104.00
Loss of \$151.00

OCTOBER 1993:
Income of \$212.00
Loss of \$43.00

MARCH 1994:
Income of \$120.00
Loss of \$135.00

NOVEMBER 1993:
Income of \$195.00
Loss of \$60.00

APRIL 1994:
Income of \$325.00
Profit of \$70.00

DECEMBER 1993:
Income of \$135.00
Loss of \$120.00

MAY 1994:
Income of \$235.00
Loss of \$20.00

JANUARY 1994:
Income of \$150.00
Loss of \$105.00

JUNE 1994:
Income of \$205.00
Loss of \$50.00

Aloha,
Dee Robinson
Hawaiian King Hotel, Front Desk

417 NOHONAMI STREET • HONOLULU, HI 96815 • (808) 922-3894
FAX: (808) 922-5254 • TOLL FREE RESERVATIONS (800) 458-KING

LETTERS OF RESPONSE

DEPARTMENT OF TRANSPORTATION SERVICES
CITY AND COUNTY OF HONOLULU

94-07594

HONOLULU MUNICIPAL BUILDING
650 SOUTH KING STREET
HONOLULU, HAWAII 96813

JEREMY HARRIS
FRANKIE FASI
MAYOR



JOSEPH M. MAGALDI, JR.
DIRECTOR

AMAR SAPPAL
DEPUTY DIRECTOR

TE-3870
PL94.1.251

October 10, 1994

MEMORANDUM

TO: DONALD A. CLEGG, DIRECTOR
DEPARTMENT OF LAND UTILIZATION

FROM: JOSEPH M. MAGALDI, JR., DIRECTOR

SUBJECT: HAWAIIAN KING HOTEL
ENVIRONMENTAL ASSESSMENT (EA)
TMK: 2-6-21: 102

RECEIVED
OCT 10 1994
PM 7 58

This is in response to your memorandum dated September 6, 1994 requesting our comments on the subject environmental assessment.

It is our understanding that there are no structural or use changes to the property. If this is the case, we have no comments to offer at this time. However, future improvements should provide for on-site parking and loading.

Should you have any questions, please contact Lance Watanabe of my staff at local 4199.

JOSEPH M. MAGALDI, JR.

RICHARD R. LOWE
Planning Consultant
2222 Kalakaua 1415
Honolulu, HI 96815

December 16, 1994

Mr. Joseph M. Magaldi, Jr.
Department of Transportation
City and County of Honolulu
Honolulu Municipal Building
650 South King Street
Honolulu, Hawaii 96813

re: Hawaiian King
Environmental Assessment (EA)
TMK: 2-6-21: 102

att: Mr. Lance Watanabe

Dear Mr. Magaldi:

Thankyou for your letter response dated October 10,
1994.

I have transmitted a copy of your letter to The Board of
Directors For The Association of Apartment Owners (AOAO) for
its information.

Yours very truly,



Richard R. Lowe

cc: Mr. Patrick Winston, President AOAO