December 29, 1994

Chapter 343, HRS
Environmental Assessment/Determination
Negative Declaration

Recorded Owner: James Steiner Trust, M&G Okumoto Joint
Irrevocable Trust and C.K. Corporation
Applicant: Hyatt Regency Waikiki
Agent: Sueda & Associates
Location: 2424 and 2444 Kalakaua Avenue,
Waikiki, Oahu
Tax Map Key: 2-6-23: 5, 6, 9, 10, 11, 12, 78, and 80
Request: Zoning Variance within the Waikiki Special
District
Proposal: To Add Two Emergency Generators Atop the
Hyatt Regency Waikiki Hotel
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:dt
Attachments ed/fn.dtt
October 20, 1994

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

Re: Environmental Assessment for Emergency Generator Installation
At Hyatt Regency Waikiki, 2424 Kalakaua Avenue
T.M.K.: 2-6-23: 6, 9, 10, 11, 12, 13 and 15

On behalf of the applicant land owners James Steiner Trust (120018551), M & D Okumoto Joint Irrevocable Trust (215513705) and O.K. Corporation, I am submitting the following letter of Environmental Assessment pertaining to the proposed request for Zoning Variance to allow installation of two emergency electrical generators on the tower roof tops of the subject hotel.

The action that triggers this assessment is the proposed variance within the Waikiki Special Design District of Oahu. The existing hotel twin towers constructed prior to establishment of the governing height limit currently exceeds the maximum height allowed for this zone.

Due to the height limitation, the twin towers are considered non-conforming structures. Retrofit of the two (2) emergency generators are to be located on the tower roof.

The proposed diesel fueled units will be operated only during periods of area electrical power outage and equipment testing as required by code. Generators are powered by a diesel truck type engine. Exhaust emissions are very small, similar to the exhaust generated by a diesel truck.

The proposed units visibility will be negligible from vantage views of the Building from the surrounding area. Units have been situated to minimize their visibility from the surrounding areas. Located above existing roof structural framing and close to elevator machine room enclosure walls, the closest edge of the units (10'-0" L x 4'-6" W x 8'-0" H) shall be placed 18 feet away from the closest roof parapet edge.
Mr. Donald A. Clegg  
Director  
Department of Land Utilization  
October 20, 1994  
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The proposed projects should have no adverse effect and negligible impact on the environment and the surrounding area. Based on the information provided the applicant is requesting a negative declaration for this project.

Your review and consideration on this matter is appreciated. If you should have any questions, please feel free to contact me.

Very truly yours,

SUEDA & ASSOCIATES, INC.

[Signature]

Robert S. Nitta  
Associate

cc: Gary R. Bulson - Hyatt Regency Waikiki

RSN:1d1\090894.01