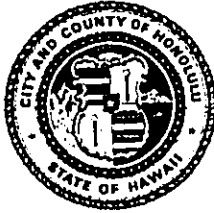


DEPARTMENT OF LAND UTILIZATION
CITY AND COUNTY OF HONOLULU

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

JEREMY HARRIS
MAYOR



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DONALD A. CLEGG
DIRECTOR

LORETTA K.C. CHEE
DEPUTY DIRECTOR

OFFICE OF
QUALITY CONTROL

94/ED-007 (DT)

December 29, 1994


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

Chapter 343, HRS
Environmental Assessment/Determination
Negative Declaration

Recorded Owner : James Steiner Trust, M&D 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
ed7fin.djt

175

1995-01-23-0A-178A-Hyatt Regency Generator Zoning Variance ~~etc~~
JAN 23 1995



Sueda & Associates, Inc. / Architects and Planners

Lloyd T. Sueda, AIA

Michael R. Wong, AIA Associate

Byron T. Tsuruda, AIA Associate

Robert S. Nitta, AIA Associate

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.H.K.: 2-6-23: 5, 6, 9, 10, 11, 12, 78 and 80*

On behalf of the applicant land Owners James Steiner Trust (120018551), M & D Okumoto Joint Irrevocable Trust (215113705) and C.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
Page 2

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.



Robert S. Nitta
Associate

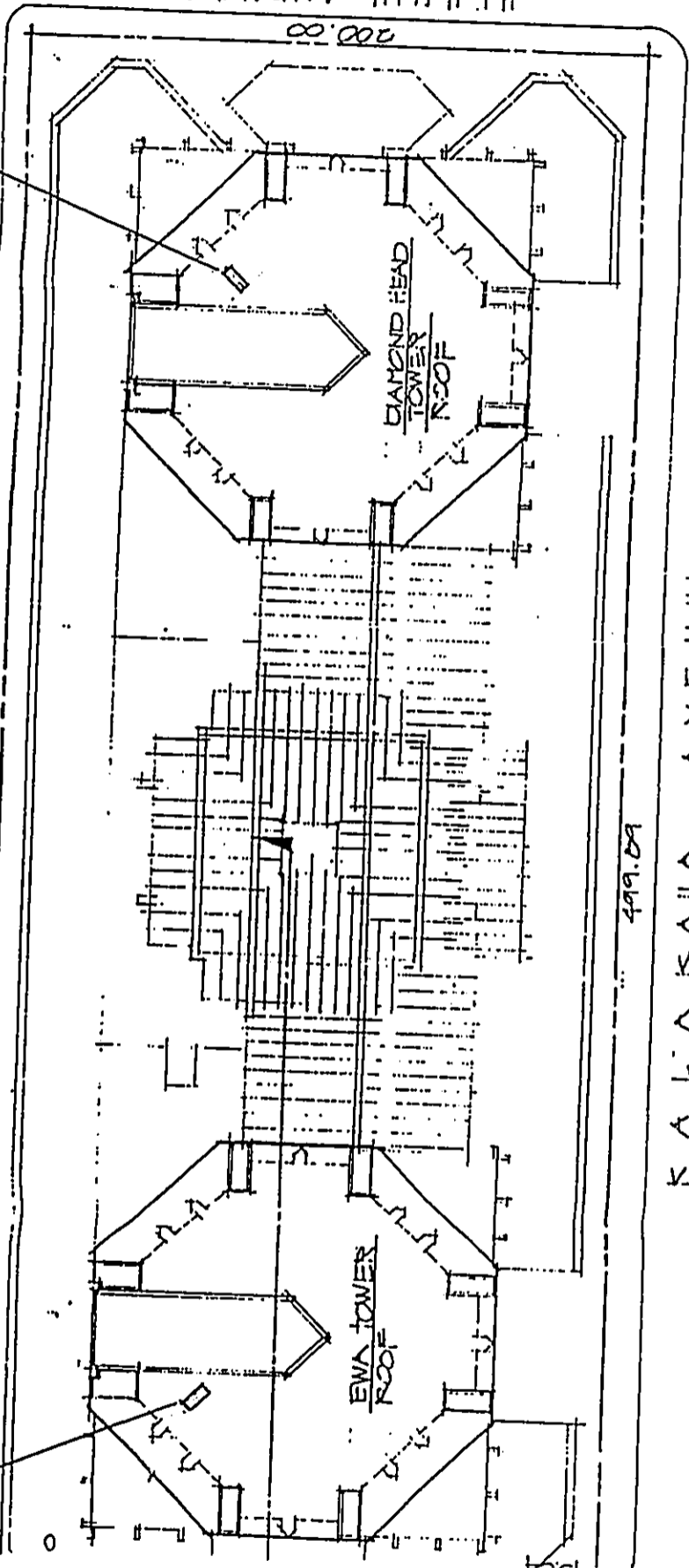
cc: Gary R. Bulson - Hyatt Regency Waikiki

RSN:1d1\090894.01

NEW EMERGENCY GENERATOR
@ EWA TOWER ROOF

NEW EMERGENCY
@ DIAMOND HEAD

KOA AVENUE
499.32



KALAKAUA AVENUE

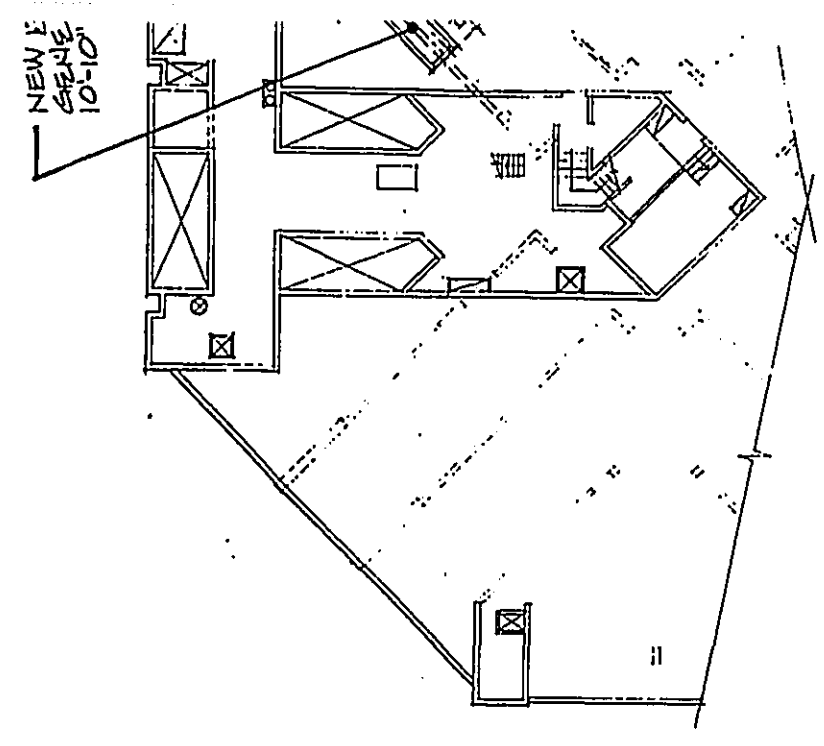
ULIULI AVENUE

200.00

DIAMOND HEAD
TOWER
ROOF

EWA TOWER
ROOF

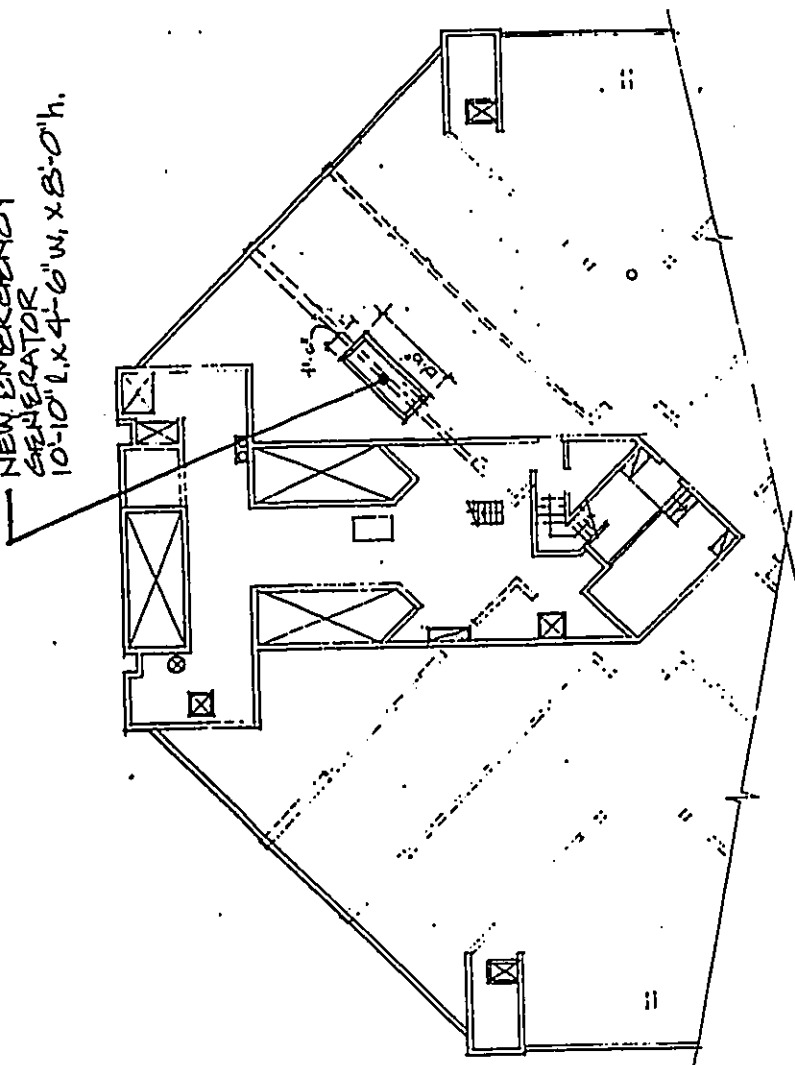
NEW EMERGENCY
GENERATOR
10'-10"₆" x 4'-6"₆" W. x 8'-0"₁" h.



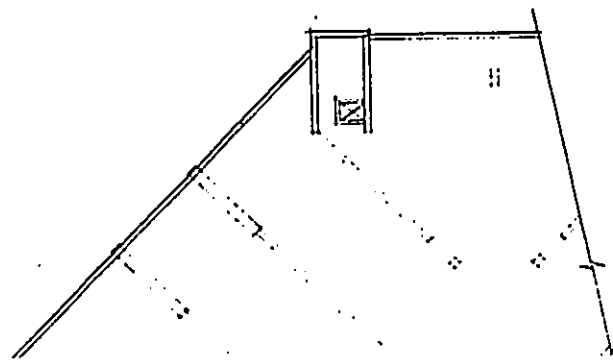
PARTIAL ROOF PLAN - EWA TOWER
SCALE: 1/8" = 1'-0"

PARTIAL ROOF PLAN - DIAMOND HEAD
SCALE: 1/8" = 1'-0"

NEW EMERGENCY
GENERATOR
10'-10" L. x 4'-6" W. x 8'-0" H.



EMERGENCY
11'-6" W. x 8'-0" H.



PARTIAL ROOF PLAN-DIAMOND HEAD TOWER

SCALE: 1/4"=1'-0"

HY
EM
SU
DA