

1996-02-08-0A-~~FEA~~-VARIANCE To Permit a Utility
Installation Type B in Waikiki

FEB 8 1996

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ANALYTICAL PLANNING CONSULTANTS, INC. OF LAND UTILIZATION
84 N. KING STREET • HONOLULU, HI 96817 CITY & COUNTY OF HONOLULU

January 4, 1996

Final Environmental Assessment (EA) For A Variance
To Permit A Utility Installation Type B
In Waikiki

DESCRIPTION OF THE PROPOSED ACTION

Western PCS II Corporation is in the process of establishing a cellular telephone system on Oahu under a permit issued by the Federal Communications Commission (FCC). One of the proposed transmitter/receiver sites is the Continental Surf Hotel at 2426 Kuhio Avenue, (TMK 2-4-024:016). Utility Installations type B are not a permitted use in the Waikiki Special District therefore a use variance is required.

The proposal requires a change in use in Waikiki hence, under chapter 343 HRS an Environmental Assessment (EA) must be submitted for review.

The Continental Surf Hotel is 210 feet in height. The permitted height on the property is 240 feet. Three antenna panels will be mounted on the north, east, and west sides of the stairwell/elevator penthouse on the roof of the building for a total of nine antennas. The panels are five feet long, six inches wide and 2 inches thick. They will extend above the existing penthouse roof line by approximately three feet.

Two equipment cabinets will be mounted on the roof next to the south side of the penthouse. The cabinets are five feet high, five feet wide and 18 inches deep and will not be visible from the ground.

AFFECTED ENVIRONMENT

The project site fronts the mauka side of Kuhio Avenue and is located in the Apartment precinct of the Waikiki Special District. The existing building operates as a nonconforming hotel. The surrounding uses are compatible with the uses in the building. The existing structure is lower in height than permitted by the zoning.

IMPACTS AND ALTERNATIVES CONSIDERED

a. Impacts

No increase in density, floor area, or height is being requested. The site will not increase traffic or require additional parking. The antenna panels are relatively small, will extend above the existing structure by only three feet, and will be painted to blend in with the building. As such, they will be barely visible from the ground.

The cabinets will be located near the center of the roof behind a parapet and will not be visible from the street.

The antennas are mounted approximately 16 feet above the roof. The radiated power per antenna is 61 watts which is about the same as a common low power light bulb. The 0.1 milliwatt per square centimeter contour distance from these antennas at 61 watts is 7.2 feet. As such, the radiation levels for which there is a concern will not impact anyone on the roof. Further, the roof has a controlled entry which prevents public access to the roof and restricts public exposure to any radiation.

b. Alternatives

It is not possible to cover Waikiki using only sites outside of Waikiki however, to the extent possible sites in Waikiki are being kept to a minimum. In order to adequately cover Waikiki three sites will be needed in Waikiki itself.

If the project is not constructed Western PCS II will not be able to adequately serve the Waikiki area. The cellular phone system being installed by Western PCS II serves a public function by supplying needed communications for public use. By providing an instant communications capability from virtually any place in Waikiki the system will supply an essential communications capability in the event of disaster such as a hurricane or tsunami.

The ability for real time portable communication for tourists and security personnel will assist greatly in providing a safe environment for our visitors and for the residents of Waikiki.

MITIGATION MEASURES

The panel antennas will be mounted on the stairwell/elevator penthouse exterior walls and painted to match the building. They will extend only three feet above the existing structure. The equipment cabinets will be mounted on the roof behind the parapet walls and will not be seen from the ground.

The roof is secured and not accessible to the public hence, there is little likelihood of any public exposure to the radiation from the antennas. Further, as was mentioned previously, the amount of power radiated is equivalent to a 60 watt light bulb.

REQUESTED ACTION

The applicant is requesting a negative declaration for the processing of a variance to permit a Utility installation Type B on the Continental Surf Hotel building in Waikiki.

RESPONSE TO COMMENTS

The following comments were received from the Office of Environmental Quality Control

1. Include a map of the island indicating the project location and a diagram of the hotel showing location of the installation sites of the equipment.

An Oahu map and a better location map are included with the final EA. Drawings of the roof top of the hotel and exterior elevations showing the location of the antennas and equipment are also included.

2. Include a list of agencies and any community groups contacted.

All abutting property owners and the Waikiki neighborhood board were notified of the variance application. A public hearing notice was published in the newspapers and a public hearing held by the Department of Land Utilization on January 4, 1996.

BENJAMIN J. CAYETANO
GOVERNOR



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GARY GILL
DIRECTOR

STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL
220 SOUTH KING STREET
FOURTH FLOOR
HONOLULU, HAWAII 96813
TELEPHONE (808) 586-4186
FACSIMILE (808) 586-2452
December 12, 1995

Patrick K. Onishi, Director
Department of Land Utilization
650 South King Street
Honolulu, Hawaii 96813

Attention: Dana Teramoto

Dear Mr. Onishi:

RE: Draft Environmental Assessment (EA) for Continental Surf Hotel PCS Transmitter/Receiver Facility and Accessories; TMK 2-6-24:16

In the final EA please include the following:

1. A map of the island indicating the project location and a diagram of the hotel showing location of the installation sites of the equipment.
2. A list of agencies and any community groups contacted.

If you have any questions, please call Nancy Heinrich at 586-4185.

Sincerely,


GARY GILL
Director

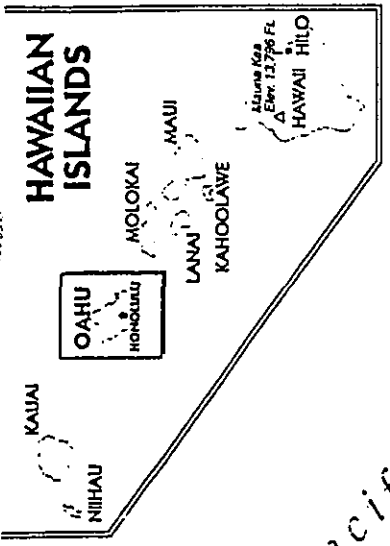
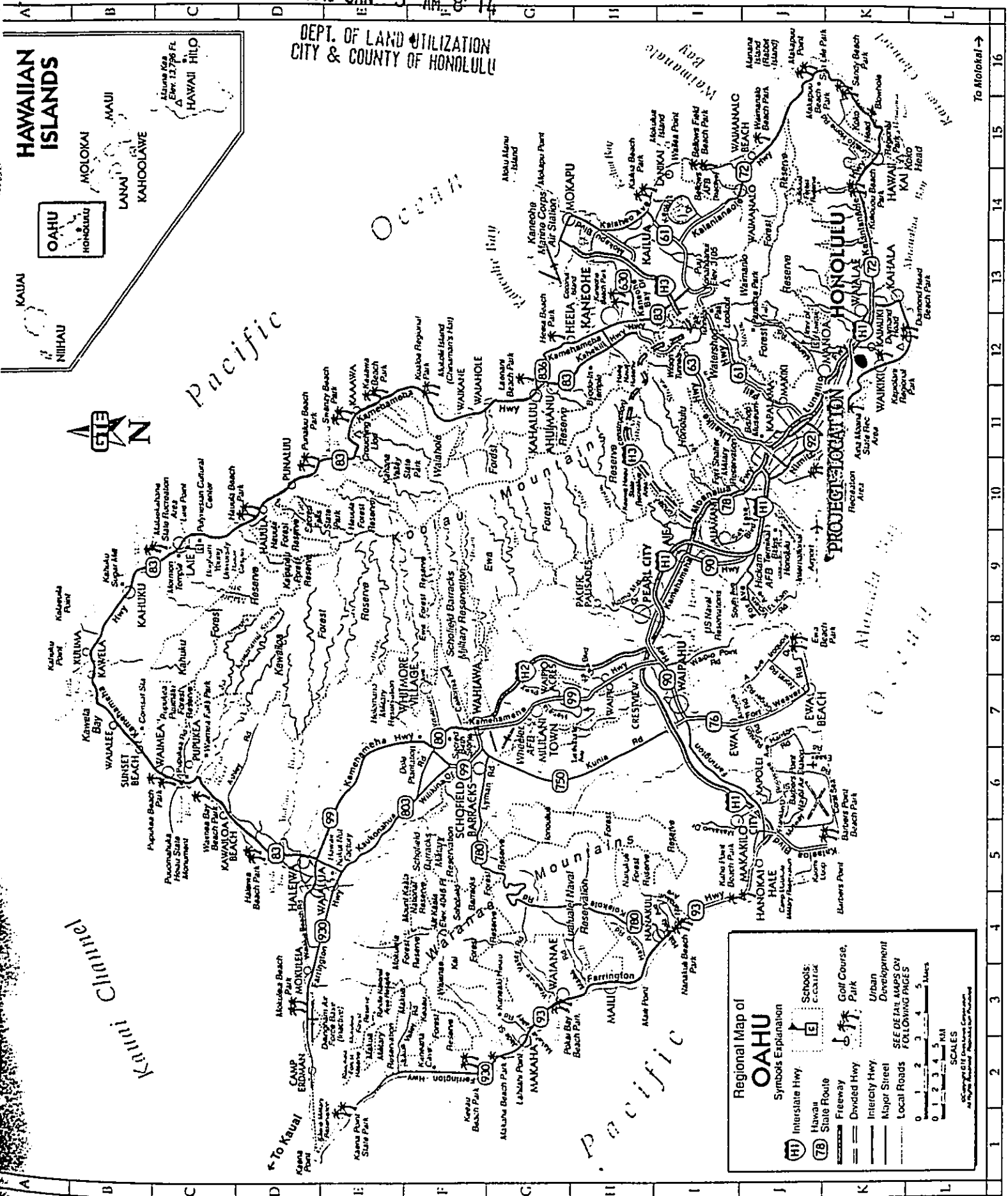
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c: Jeff Dale, Western PCS II Corporation
Donald Clegg, Analytical Planning Consultants

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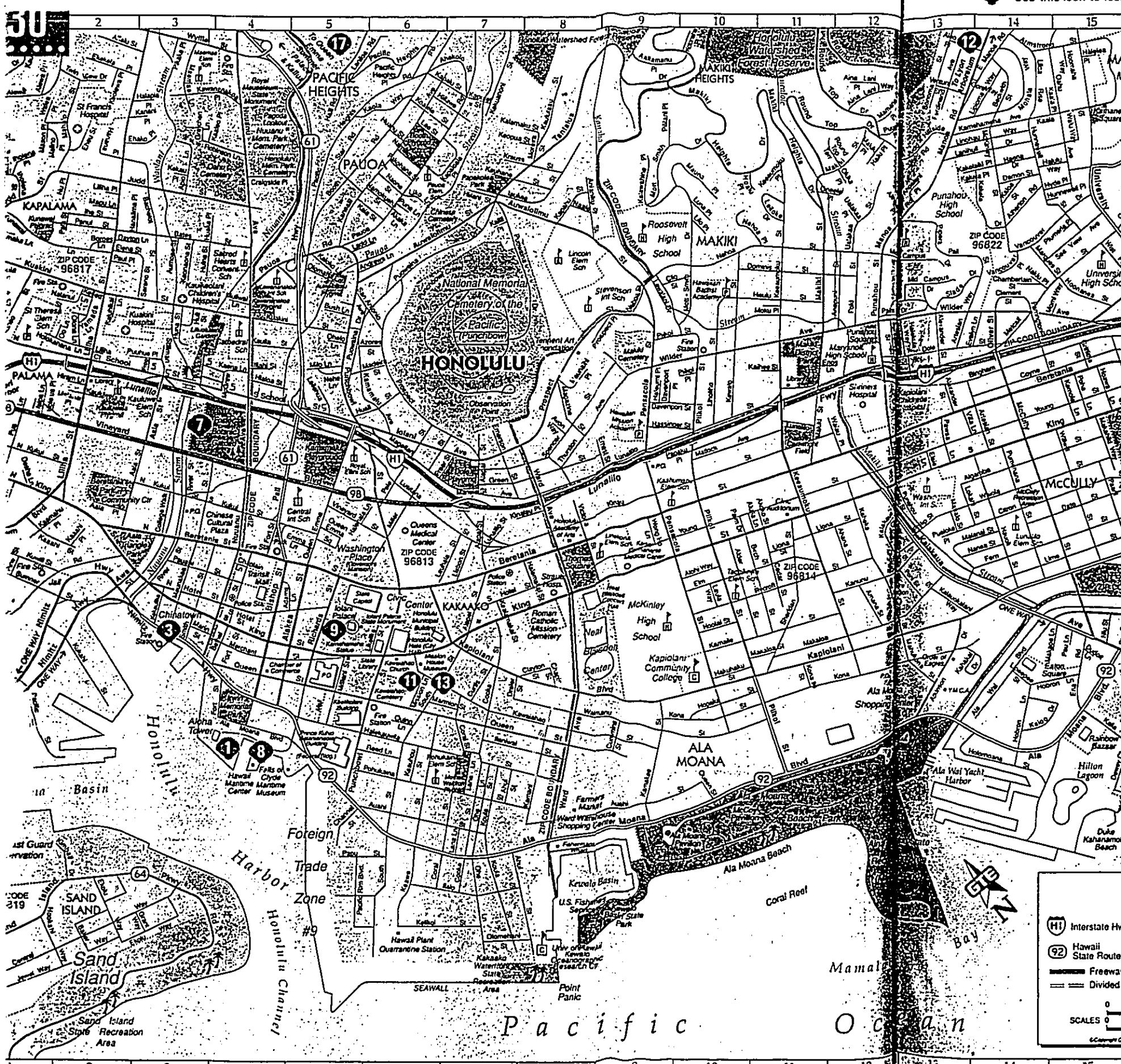
map of Oahu 27

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These maps are not intended to show every street

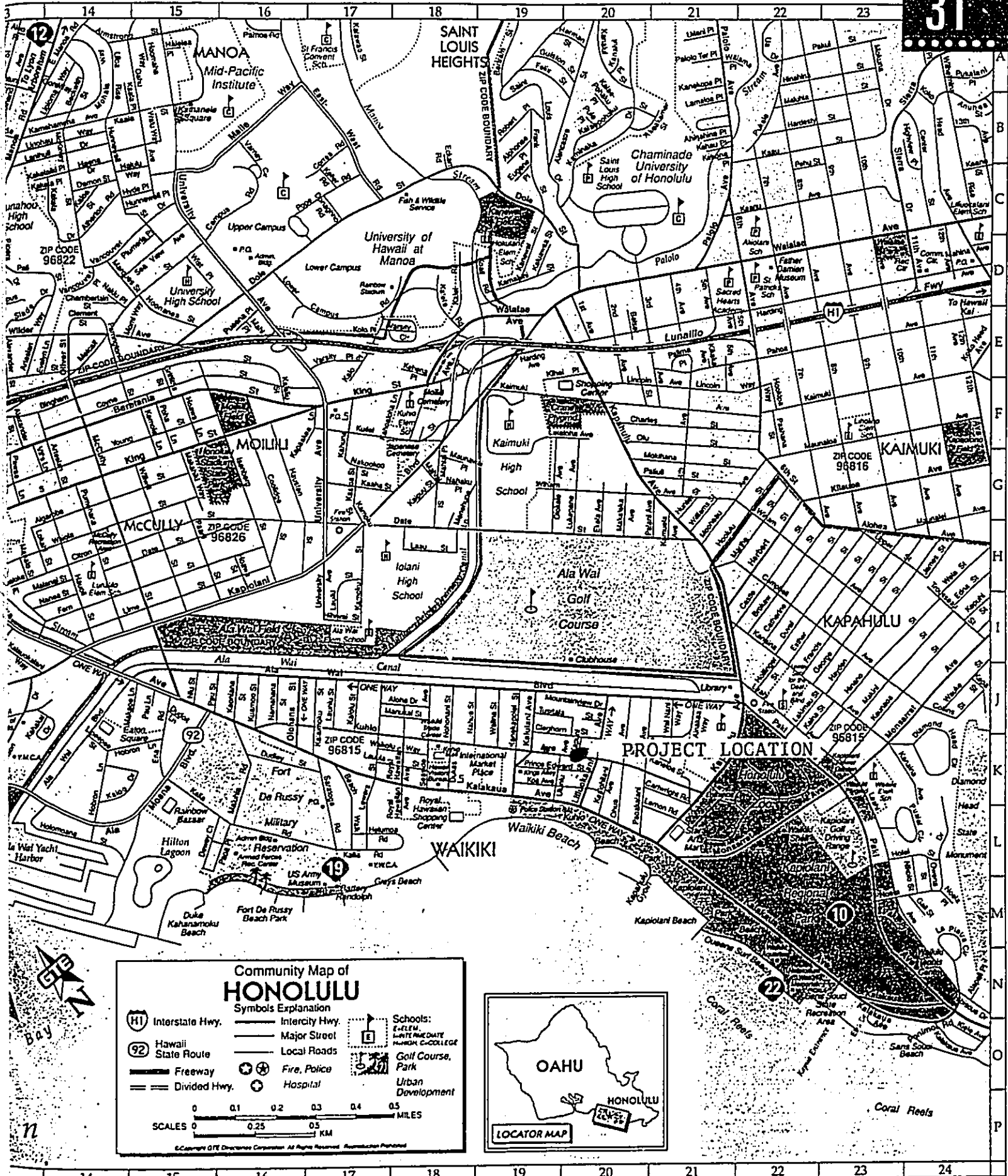
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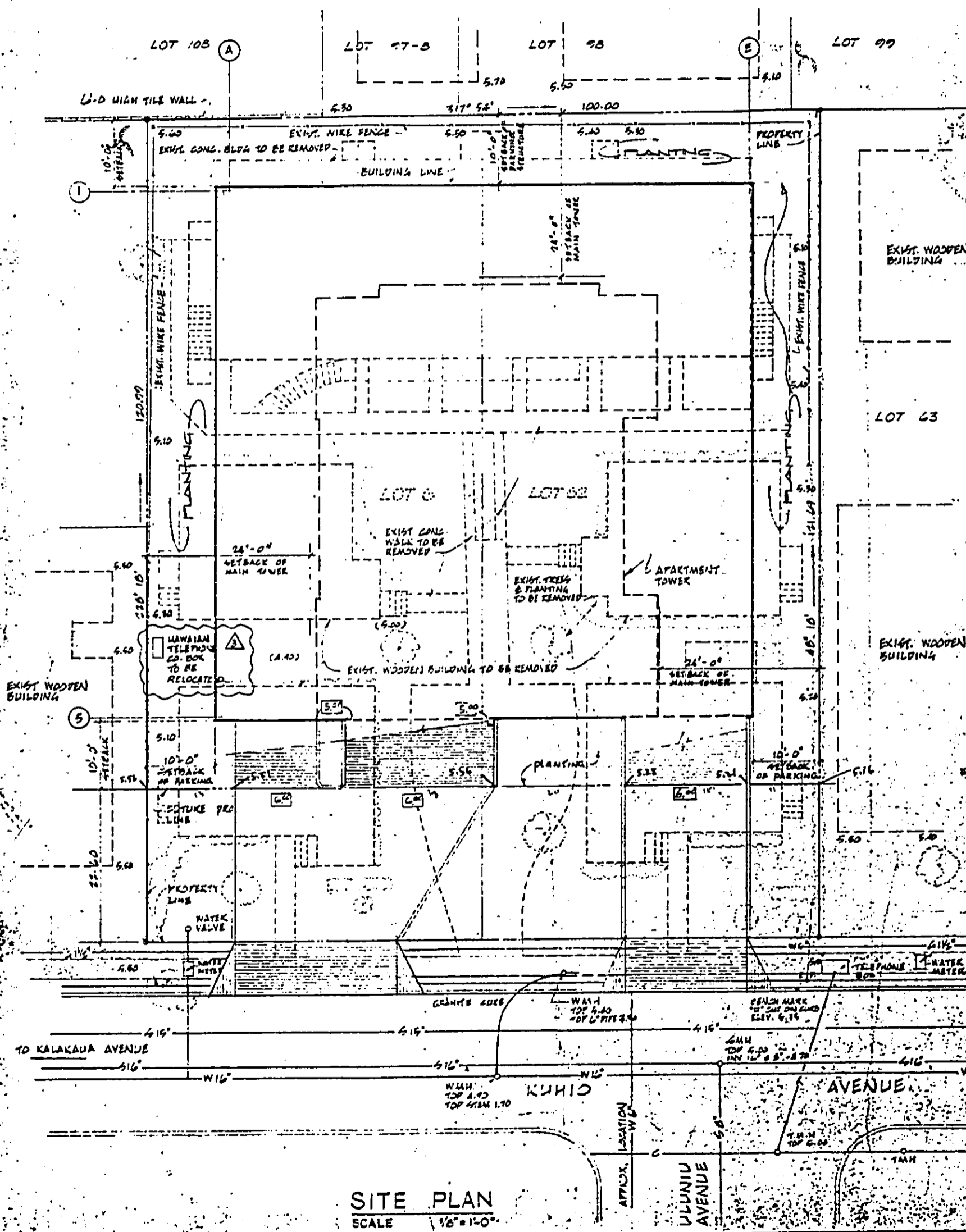
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Use this book to locate the points of interest in the island guide section on the maps on pages 29-40.

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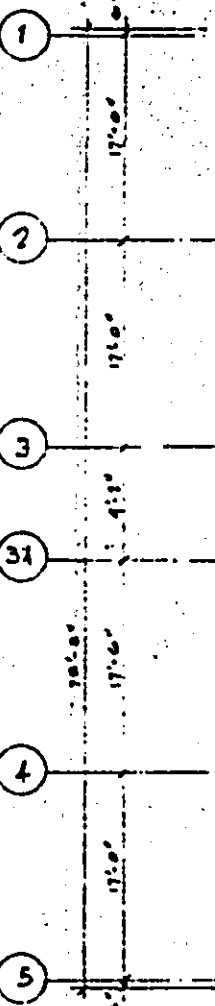
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CITY & COUNTY OF HONOLULU



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CITY & COUNTY OF HONOLULU

THE BOARD OF ARCHITECTS OF THE STATE OF HAWAII
REGISTERED ARCHITECT
NO. 1001

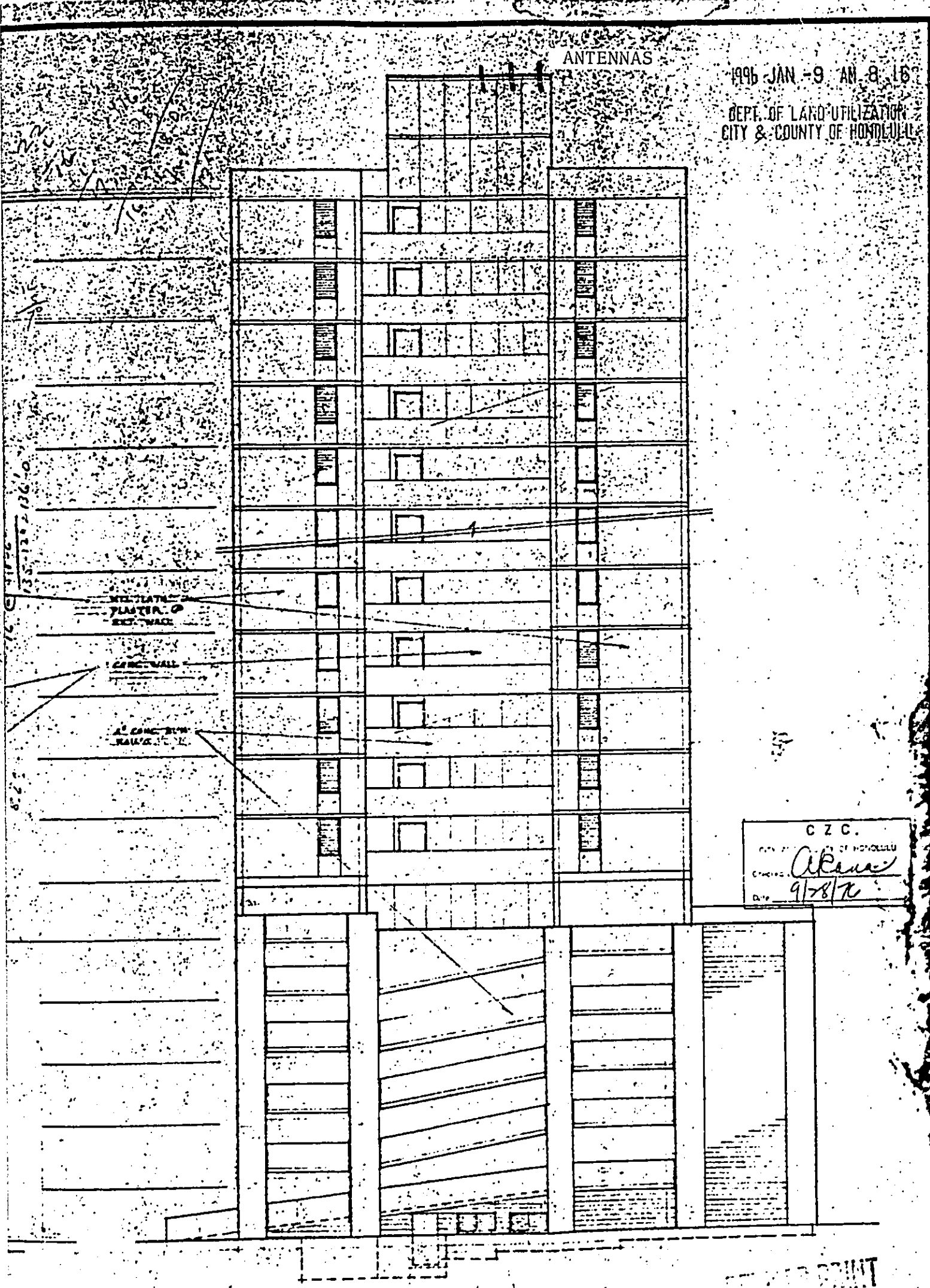


PETER HUI ASSOCIATES, INC.
REGISTERED PROFESSIONAL ENGINEERS
617 ALA MOANA DRIVE, SUITE 1175, HONOLULU, HI 96813-4878
TEL: 808-551-1175

DATE: 1/8/96
BY: [Signature]

CONTINENTAL
MEMO AVE HONOLULU
SOUTH & EAST ELEVATION

SHEET NO:
A2-1
OF SHEETS



3 EAST (O. HEAD) ELEVATION
SCALE: 1/8" = 1'-0"

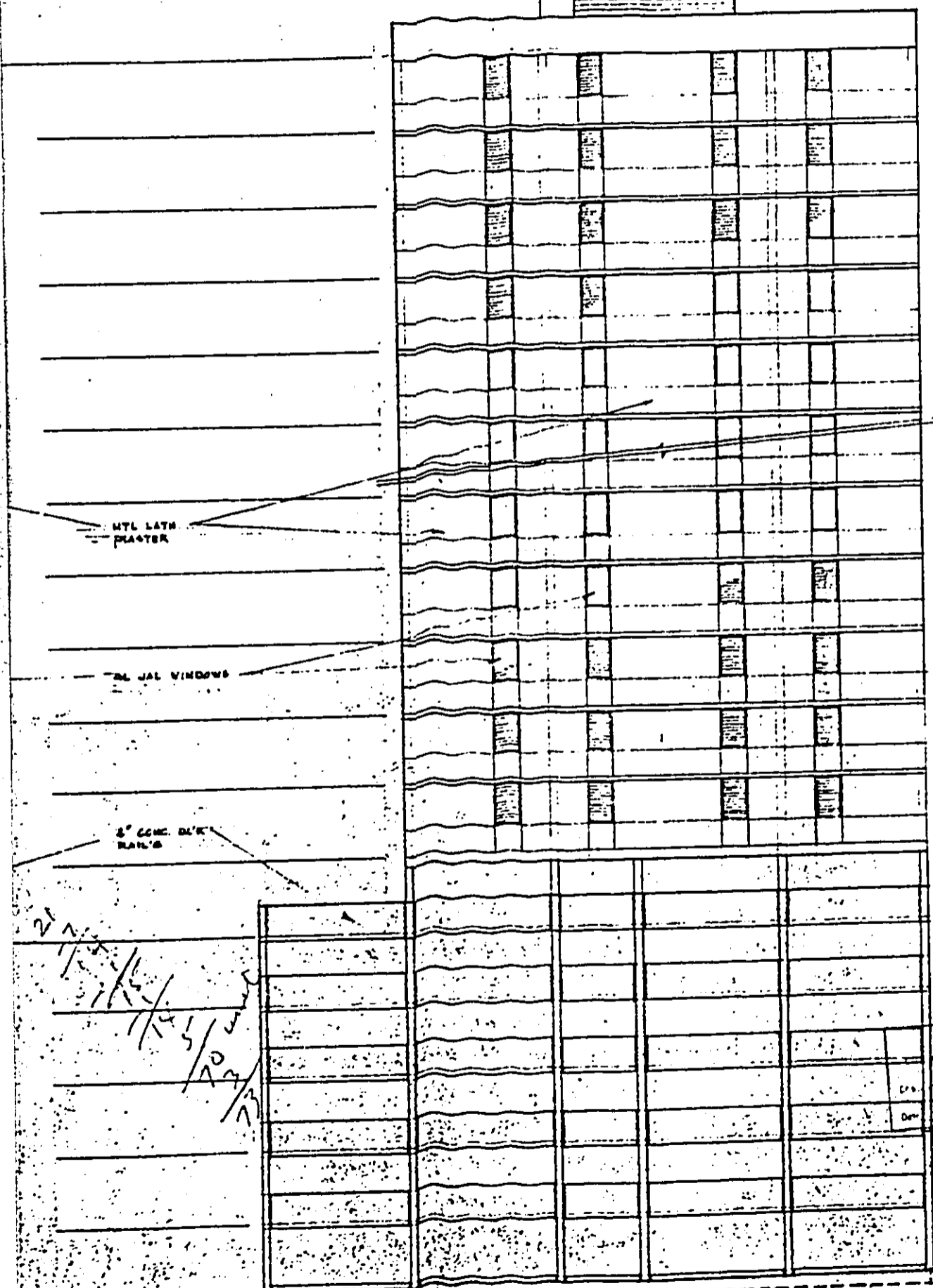
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CITY & COUNTY OF HONOLULU



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 REGISTERED PROFESSIONAL ENGINEER
 IN THE STATE OF HAWAII
 LICENSE NO. 11111



PETER HSI ASSOCIATES, INC.
 REGISTERED PROFESSIONAL ENGINEERS
 1001 ALA MOANA BLVD, SUITE 400, HONOLULU, HI 96813-4000
 TEL: 808-531-1111 FAX: 808-531-1112

DATE	1/9/96
BY	PH
SCALE	AS SHOWN
PROJECT	ALAMO
NO.	001

PROJECT: ALAMO
 LOCATION: NORTH & WEST
 SHEET: A2-2

C 2 C
 CITY OF HONOLULU
[Signature]
 9/28/76

WEST (EVAL) ELEVATION
 SCALE: 1/8" = 1'-0"

A2-2
 SHEETS

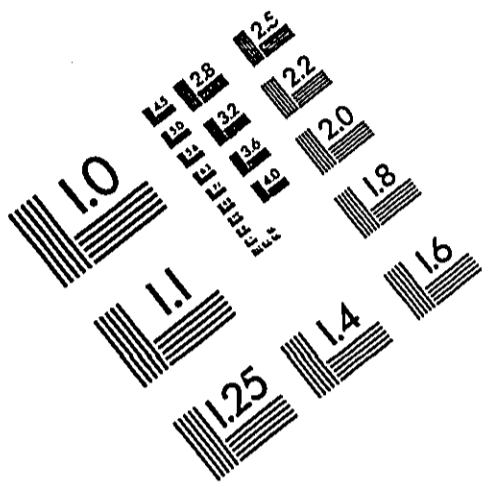
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CERTIFICATION

**I HEREBY CERTIFY THAT THE MICROPHOTOGRAPH APPEARING IN THIS REEL OF
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2004
DATE

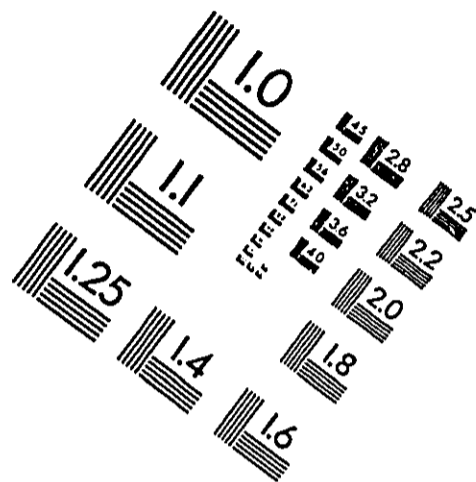
Jelle Kadi
SIGNATURE OF OPERATOR



AIM

Association for Information and Image Management

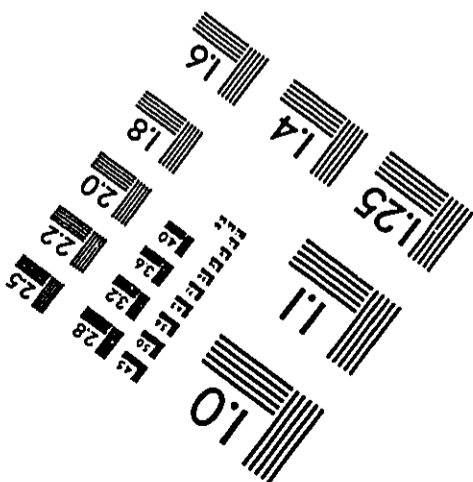
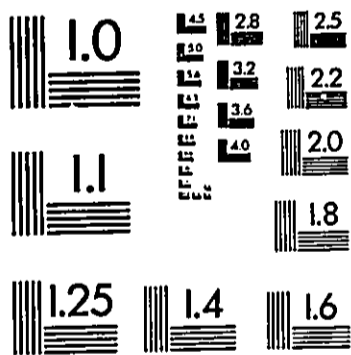
1100 Wayne Avenue, Suite 1100
Silver Spring, Maryland 20910
301/587-8202



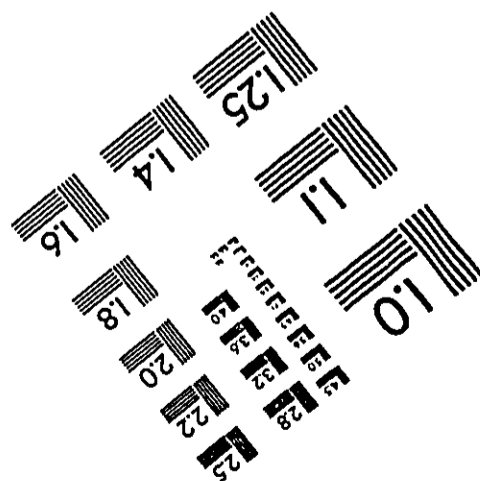
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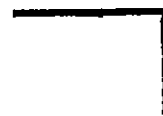
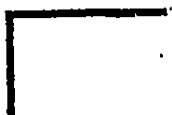
Inches



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DENSITY TARGET



DENSITY TARGET

