July 19, 1996

The Honorable Gary Gill, Director
Office of Environmental Quality Control
220 South King Street, 4th Floor
State of Hawaii
Honolulu, Hawaii 96813

Dear Mr. Gill:

CHAPTER 343, HRS
Environmental Assessment/Determination
Finding of No Significant Impact

Recorded Owner : Barbara M. Poovey Trust c/o ANA Kalakaua Center
Applicant : GTE Mobilnet of Hawaii, Inc.
Location : 2155 Kalakaua Avenue, Waikiki, Oahu
Tax Map Keys : 2-6-03: 17, 18 and 20
Request : Zoning Variance within the Waikiki Special District
Proposal : Installation of an equipment enclosure and three (3) antennae atop the ANA Kalakaua Center

Attached and incorporated by reference is the Final Environmental Assessment (FEA) 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.

We have enclosed a completed OEC Bulletin Publication Form and four copies of the FEA. If you have any questions, please contact Art Challacombe of our staff at 523-4107.

Very truly yours,

[Signature]
Director of Land Utilization

PTO:am
Enclosures
gtfe@hilo.hawaii.edu
Final Environmental Assessment (EA)
for
GTE Mobilnet Waikiki West Cell Site
at
ANA Kalakaua Center
Honolulu, Oahu, Hawaii
Tax Map Key: 2-6-03: 17, 18 & 20

Applicant

GTE Mobilnet of Hawaii, Inc.
733 Bishop Street, Suite 1900
Honolulu, Hawaii 96813
Telephone: (808) 536-4848

Agent

Jeffrey Mori
1314 South King Street - Suite 955
Honolulu, Hawaii 96814

July 1996
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Draft Environmental Assessment (EA)
for
GTE Mobilnet Waikiki West Cell Site
at
ANA Kalakaua Center
Honolulu, Oahu, Hawaii
Tax Map Key: 2-6-03: 17, 18 & 20

I. INTRODUCTION

A. BASIC INFORMATION

1. Owner: Barbara M. Poovey Trust
c/o ANA Kalakaua Center
2155 Kalakaua Avenue
Honolulu, Hawaii 96815

2. Applicant: GTE Mobilnet of Hawaii, Inc.
733 Bishop Street
Suite 1900
Honolulu, Hawaii 96813

3. Approving Agency: City and County of Honolulu
Department of Land Utilization
650 South King Street
Honolulu, Hawaii 96813

4. Agency Consulted: City and County of Honolulu
Department of Land Utilization
650 South King Street
Honolulu, Hawaii 96813

5. Agency Contacted: Waikiki Improvement Assn.
Suite 703
2270 Kalakaua Avenue
Honolulu, Hawaii 96815

Waikiki Oahu Visitors Assn.
Suite 477
1001 Bishop Street
Honolulu, Hawaii 96813
6. Location:

7. Tax Map Key: 2-6-03: 17, 18 & 20

8. Lot Area: 40, 256 square feet

9. Zoning: Waikiki Special District
10. Development Plan:

   Land Use Map: Resort Commercial Precinct
   Public Facilities: No improvements planned within the project site.

II. GENERAL DESCRIPTION OF THE PROPOSED ACTION

   A. TECHNICAL: The applicant proposes to install a prefabricated, free-standing, unmanned, equipment enclosure (approximately 11.5 feet wide by 15 feet in length) on the roof level of the ANA Kalakaua Center for electronic equipment and battery racks. The prefabricated, free-standing, unmanned, equipment enclosure will not be visible from the street level.

   GTE Mobilnet proposes to install three (3) antennae (See Appendix A - Antenna). These three (3) antennae will be either pole-mounted or wall-mounted on three (3) separate locations on the rooftop (See Sheet A-2). The coaxial cables and rooftop antennae will be painted to blend in with the existing building.

   B. ECONOMIC: The project cost will be approximately $150,000.00.

   C. SOCIAL: GTE Mobilnet serves the Island of Oahu with cellular telephone service. Cellular service is a critical element of the personal, public, and emergency communication network of Oahu.

   The proposed installation of the three (3) antennae at this cell site is necessary in linking cellular services with the rest of Oahu, as presently a void exists in the Waikiki area. It is believed that this service will clearly benefit the Waikiki community.
D. ENVIRONMENTAL CHARACTERISTICS: GTE Mobilnet is sensitive to visual impact. To be visually pleasing and blend with the existing building, the coaxial cables which runs from the prefabricated, free-standing, unmanned equipment enclosure to antennae will be painted to blend in with the existing building.

III. SUMMARY DESCRIPTION OF THE AFFECTED ENVIRONMENT

The site is a 40,256 square foot parcel on which a 9-story structure stands. The project building is referred to as the ANA Kalakaua Center (formerly known as the Mitsukoshi Building). It is situated on the corner of Beachwalk and Kalakaua Avenue (See Appendix B-Plot Plan).

In terms of location, the site selected is suitable for the proposed use, due to its height, physical posture overlooking the area, its location in a commercial area, and the fact that the proposed improvements will barely affect the appearance of the rooftop.

The proposed rooftop antennae and telecommunication equipment enclosure will not impact public facilities, such as sewer and water and will have no impact on traffic, with preventive maintenance visits occurring approximately once a month. The roof access is restricted by a locked door.
The surrounding area is developed primarily for commercial and resort uses. There are a number of hotels and small commercial buildings surrounding the project. Other resort buildings nearby are the Bank of Hawaii Waikiki Building, Pleasant Holiday Isle, Edgewater Lanai, Waikiki Royal and the Hawaiiana Hotel, which would be the closest structures within view of the project site.

IV. SUMMARY OF THE MAJOR IMPACTS

The proposed project will not alter the character of nor will it impact the surrounding area, as the coaxial cables and rooftop antennae will be painted to blend in with the existing building.
**DB854HVH90D-SX**

Three 11.5 dB, 606-896 MHz, 90° Panel Antennas in a Single Radome

(Polarization: Rx1: Horizontal, Rx2: Vertical, Tx: Vertical)

<table>
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<tr>
<th>Model Number</th>
<th>DB854HVH90D-SX</th>
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<tr>
<td>Impedance</td>
<td>50 ohms</td>
</tr>
<tr>
<td>Termination</td>
<td>&quot;N&quot; or 7/16 DIN (F)</td>
</tr>
</tbody>
</table>
| Frequency Range | Horizontal Pol, Rx1: 606-850 MHz  
                  | Vertical Pol, Rx1: 806-850 MHz  
                  | Vertical Pol, Tx: 810-880 MHz |
| Gain         | 11.5 dB + 0.5 dB each |
| VSWR         | 1.1:1:1          |
| Beamwidth    | 90° Horizontal (H & V)  
                  | 6° Vertical (H & V) |
| Polarization | Vertical & Horizontal |
| Max. Input Power | 600 Watts |
| Other Information | Single side antenna for one cell sector. |
| Weight       | 47 lbs           |
| Wind Area    | 1970 lb          |
| Wind Load    | 647 lbs (600W) 250 HP (100 mph) |
| Max. Wind Speed | 122 mph (200 km/h) |

- **Material:**  
  - Radiator: Silverplated Brass  
  - Back Panel: Fast Aluminium  
  - Radome: ABS  
  - Mounting Harn: Galvanized Steel

- **Color, Radome:** Light Gray
- **Mounting:** Included for 0.5" max.
- **Downward Bracket (Optional):** DB8561k
- **Packing Size:** 84" x 25" x 12"
- **Shipping Weight:** 60 lbs

**Radiation Patterns (Relative Field Strength) Bandwidth**

Three 4 ft. panel antennas (2 vertically, 1 horizontally polarized) in a single 8 ft radome.

Each of the three antennas cover the same geography: 80° across the horizon and 15° in the vertical plane.

**DECIBEL PRODUCTS**

A Division of The Allen Telecom Group

8535 Sabinaro Freeway • P.O. Box 58510 • Dallas, Texas 75339-5850

214 / 631-9310 • Fax: 214 / 631-4708

APPENDIX A
CERTIFICATE FOR TELECOMMUNICATIONS ANTENNA

This form is to be submitted along with building permit applications for telecommunication antennas. It shall be signed by the building permit applicant who shall be responsible for meeting the exclusion distance (setbacks) required by the Land Use Ordinance (LUO), and the veracity of information submitted herein.

Building permit plans shall include a delineation of the exclusion distance, and shall provide any additional information to demonstrate that fencing or other measures are being taken to restrict public access within this distance.

Please type or print legibly all required information.

Tax Map Key: 2-6-03:17, 18 & 20

Applicant: GTE Mobilnet of Hawaii, Inc.
(If company, list company name)

Brief Description of the Type of Antenna: 11.5 dB Gain
(Please specify system type, etc.)

(E.g. land-mobile, paging service; mast antenna, dish. If antenna is an independent operational fixed-point microwave or receiving-only antenna, that does not qualify as an accessory use, please note this here; no other additional information is required for these antennas.)

Panel Antennas

Effective Radiated Power (ERP) of Antenna(s): 100 watts
(If more than one antenna is being proposed, or if an antenna is being added to a site where there are already other antennas, indicate combined ERP)

Computation of Exclusion Distance (ED) in feet:

Exclusion Distance (in feet) = \[0.0325 \sqrt[3]{\text{ERP}}\]

Using the above formula, the Exclusion Distance is 9 feet

Applicant: [Signature]
(If company, authorized signature)

Date: 3/12/96

0166L.6.13.08
CITY AND COUNTY OF HONOLULU
DEPARTMENT OF LAND UTILIZATION
350 South King Street, 7th Floor
Honolulu, Hawaii 96813

DLU MASTER APPLICATION FORM

Additional data, drawings/plans, and fee requirements are listed on a separate sheet titled "Instructions for Filing."

Please ask for these instructions.

All specified materials and fees must accompany this form; incomplete applications could delay processing. You are encouraged to consult with department staff in completing the application. Please call the appropriate phone number given in the "Instructions for Filing" sheet.

Please print legibly or type the required information.

PERMIT REQUESTED (Check one or more as appropriate):

- Agricultural Cluster
- Residential Cluster
- Commercial Cluster
- Existing Use
- Flood Hazard Variance
- Conditional Use Permit
- Special Use Permit
- Shoreline Setback Variance
- Site Plan Review
- Special District Waiver
- Special Management Area Permit/Assessment
- Special Use Permit
- Subdivision
- Sunlight Refraction
- Variance from UDO Sect(s):
- Waiver (public uses/utilities)
- Zoning Adjustment, UDO Sect(s):

TAX MAP KEY(S): 2-6-03; 17, 18 & 20
LOT AREA:
STATE LAND USE DISTRICT: Urban
ZONING DISTRICT:

RECORDED FEE OWNER:
BOBWIN M. POOLEY TRUST
Mailing Address
670 ANA KALAWAO CENTER PLANTERS
1315 Kalakaua Ave., St. 502
Phone Number: (808) 924-2155
Signature

AUTHORIZED AGENT/CONTACT PERSON:
Name: OTI BUILDING SOLUTIONS, INC.
Mailing Address: 773 Bishop Street - Suite 1000
Honolulu, Hawaii 96813
Phone Number: (808) 526-2000
Signature

APPLICATION:
Name:
Mailing Address:
Phone Number:
Signature

PROJECT NAME (if any):

PROJECT PROPOSAL: Briefly describe the proposed activity or project.

FOR DEPARTMENT USE ONLY
Submitted fee amount: $ Accepted by:
Date application accepted: Date of public hearing:

Authenticated signature:

FILE NO.

THIS COPY, WHEN SIGNED BELOW, IS NOTIFICATION OF THE ACTION TAKEN.

Signature
Title

The above approval does not constitute approval of any other required permits, such as building permits.
**A BUILDING INFORMATION**

- Tax Map Key: 2-6-3-17, 18 & 19
- Address: 2155 Kalakaua Avenue, Honolulu, Hawaii, 96815
- Zoning: Walkable Special District, Rest/Commercial Freestore
- Principal Use: Office Building
- Net Area: 60,064 Square Feet
- Building Height: 6 Stories @ 115 ft

**B GENERAL NOTES**

1. All work to conform to 1991 edition of UBC and all codes and ordinances.
2. All work is to be performed in accordance with these plans and project specifications.
3. All wood in contact with concrete or masonry shall be pressure-treated wood of any species or foundation grade cedar or spruce, all treated by an approved testing agency.
4. Contractor shall be responsible for verifying all existing conditions and dimensions in the field and coordinating all new work with existing conditions.
5. Contractor shall be responsible for any damage to existing work to remove. When existing work and items are removed, smooth existing adjusted materials and provide complete smooth transitions from existing to new finishes.
6. All applied surface materials and finishes shall conform to Building Department files and specifications.
7. Notify Architect of any conflicts or changes to these drawings or specifications.
GTE MOBILNET WAIKIKI WEST CELL SITE
ANA KALAKAU CENTER
Tax Map Keys: 2-6-3, 17, 18 & 20

C SOUTH SIDE ELEVATION

A NORTH SIDE ELEVATION (Kalakaua Avenue)
Patrick K. Onishi, Director  
Department of Land Utilization  
650 South King Street  
Honolulu, Hawaii 96813

Attention: Art Challacombe

Dear Mr. Onishi:

RE: Draft Environmental Assessment (EA) for GTE Mobilnet Site at ANA  
Kalakaua Center, Waikiki; TMK 2-6-3: 17, 18 & 20

In the final EA please indicate the status of the permit(s) if the project is located in  
the Special Management Area or in the Shoreline Setback.

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

Sincerely,

[Signature]

GARY GILL  
Director

c: Jeffrey Mori
June 4, 1996

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

Attention: Mr. Gary Gill
Director

Subject: Final Environmental Assessment (EA) for GTE MobilnetWaiiki West Cell Site at ANA Kalakaua Center, Waikiki
TMK: 2-6-3: 17, 18 & 20

Gentlemen:

We are in receipt of copy of your letter addressed to the Department of Land Utilization dated 6/5/96. We offer the following response to your comment:

Comment #1. The project location is not located within the Special Management Area or Shoreline Setback.

If you have any questions, please call.

Sincerely,

ARTHUR Y. MORI & ASSOCIATES, INC.

[Signature]

Jeffrey Y. Mori, A.I.A.
PART II: GENERAL DESCRIPTION OF THE PROPOSED ACTION

A. TECHNICAL: The applicant proposes to install a prefabricated, free-standing, unmanned, equipment enclosure on the roof level of the ANA Kalakaua Center for electronic equipment and battery racks.

There are two types of cellular technologies available, analog and digital. GTE Mobilnet’s cellular network is based on analog technology.

The quantity of analog electronic equipment and battery racks are determined by the area being served. The resulting prefabricated equipment enclosure (approximately 11.5 feet wide by 15 feet in length) is designed and sized to a minimum to accommodate the analog equipment and battery racks. In addition, minimum clearances as required by the National Electric Code (NEC) are also accounted for in design and sizing of this prefabricated equipment enclosure.

The prefabricated equipment enclosure will be positioned so as not to be visible from the street level.

The height of the prefabricated equipment enclosure will not exceed the highest structure on the roof which is the existing elevator machine room.

Addendum A - 1
GTE Mobilnet also proposes to install three (3) antennae (See Appendix A- Antenna). These three (3) antennae will be either pole-mounted or wall-mounted on three (3) separate locations on the rooftop (See Sheet A-2). The coaxial cables and rooftop antennae will be painted to blend in with the existing building.

VARIANCE

A. BACKGROUND: GTE Mobilnet of Hawaii is requesting a variance to Sections 7.80-5, 7.80-6 and 7.80-7 of the LUO pertaining to use regulations and density for its proposed cell Site at the ANA Kalakaua Center in the Waikiki District.

A variance for use is needed because the DLU has classified the proposed cell site as a Type B - Utility Installation which is neither a permitted nor conditional use in the Waikiki District.

A variance for density is also needed because the proposed equipment storage structure related to the cell site will increase the floor area at the project site which already exceeds the allowable FAR or Floor Area Ratio.

To support our request we offer the following information in response to the three “Tests of Hardship” required before a variance is granted.

B. USE VARIANCE: Cellular telephone service fulfills a public need and is a critical element of the personal, public and emergency communications network of Oahu. Establishment of the proposed cell site will allow GTE Mobilnet to adequately serve the West Waikiki area.

Addendum A - 2
The ANA Kalakaua site was selected because of its height and central location in Waikiki which will allow the best coverage for cellular service.

The related prefabricated equipment storage structure and three antennae are small, will not exceed the maximum allowable height of 280 feet and will not be visible from the street.

The equipment storage structure will be unmanned and will not produce noise nor have any impact to traffic.

The proposed facility has been classified a Type B - Utility Installation and is a permitted use in most zoning districts by Conditional Use Permit - Type 1.

However, in the Waikiki District, Type B - Utility Installations are not permitted in any precinct.

The applicant would be denied reasonable use if not allowed a Type B - Utility Installation.

The request is due to unique circumstances and will not alter the essential character of the neighborhood.

C. DENSITY VARIANCE: There are two types of cellular networks available, analog and digital.

GTE Mobilnet's cellular network is based on analog technology. Digital technology allows the use of small cabinets for its cell sites. Analog technology will not allow these similar sized cabinets to be used.
Instead the storage structure’s footprint or floor area which is required to house and protect the analog electronic equipment racks is sized based on the quantity of equipment racks which is determined by the area being served with cellular service.

The resulting prefabricated equipment storage structure with dimensions of approximately 11'-6" wide x 15'-0" long x 9'-6" high is designed to a minimum to accommodate the analog equipment racks and the required minimum clearances as found in the National Electric Code (NEC).

It is important to note that cellular networks using digital technology in order to provide the same area coverage for cellular service provided by this cell site would require many more sites, equipment and antennae than this one site proposed by GTE Mobilnet.

In addition, the prefabricated equipment storage structure will be positioned so as not to be visible from the street level and the height of the prefabricated equipment storage structure will not exceed the highest structure on the roof which is the existing elevator machine room.

Based on this, the applicant would be denied reasonable use if not allowed a variance to density.

The request is due to unique circumstances and will not alter the essential character of the neighborhood.