January 27, 2012

The Honorable Gary L. Hooser, Director
Office of Environmental Quality Control
State of Hawaii
State Office Tower, Room 702
235 South Beretania Street
Honolulu, Hawaii 96813

Dear Mr. Hooser:

Subject: Chapter 343, Hawaii Revised Statutes
Draft Environmental Assessment (EA)

Project: Royal Hawaiian Market Place
Applicant: Royal Hawaiian Market Place, Inc.
Agent: Roy K. Yamamoto Architect, AIA, Inc.
(Lorena Yamamoto)
Location: 333 Royal Hawaiian Avenue – Waikiki
Tax Map Keys: 2-6-19: 13 and 14
Proposal: The construction of a new two-story commercial structure and appurtenant site improvements.

The Department of Planning and Permitting has reviewed the Draft Environmental Assessment (DEA) for the above project, and anticipates a Finding of No Significant Impact. Please include the project in the February 8, 2012 publication of the “The Environmental Notice.”

We have enclosed a completed OEQC Publication Form and one copy of the document in pdf format on a CD; and one hard copy of the DEA. As discussed, the Word file of the Publication Form will follow via email. If you have any questions, please contact Kiyomi Oyama of our staff at 768-8034.

Very truly yours,

[Signature]
David K. Tanoue, Director
Department of Planning and Permitting

DKT: nw
Enclosures: (Draft EA, hard copy and disk)
cc: Royal Hawaiian Market Place
    Roy K. Yamamoto Architect, AIA, Inc.

Doc. 884478
Project Name: Royal Hawaiian Market Place
Publication Form
The Environmental Notice
Office of Environmental Quality Control

Instructions: Please submit one hardcopy of the document along with a determination letter from the agency. On a compact disk, put an electronic copy of this publication form in MS Word and a PDF of the EA or EIS. Please make sure that your PDF documents are ADA compliant. Mahalo.

Applicable Law: Environmental Impact Statement (EIS) law
Type of Document: Environmental Assessment
Island: O’ahu
District: Waikiki Special District
TMK: 2-6-019:013 & 014
Permits Required: Waikiki Special District Permit (Major), Building Permits, Joint Development Agreement (submitted September 15, 2011), FONSI
Applicant or Proposing Agency:
Royal Hawaiian Market Place, Inc., 333 Royal Hawaiian Avenue, Honolulu, Hawai‘i 96815.
Contact: Tony D.H. Ji (808) 921-2700
Approving Agency/Accepting Authority:
Department of Planning & Permitting, City and County of Honolulu, 650 South King Street, 7th Floor, Honolulu, Hawai‘i 96813
Consultant:
Roy K. Yamamoto Architect AIA, Inc., 1580 Makaloa St. #788, Honolulu, Hawai‘i 96814.
Contact: Lorena Yamamoto (808) 942-3666 ext. 16
Project Summary: Summary of the direct, indirect, secondary, and cumulative impacts of the proposed action (less than 200 words). Please keep the summary brief and on this one page.

The development will give a temporary boost to the State’s economy with the provision of short-term construction employment and related tax impacts. The project will also positively contribute to the long term viability of the area by revitalizing and upgrading the commercial area on the project site.

The proposed action will not have a significant or permanent affect on public health or degradation of the environment. While there will be a temporary air and noise impact during construction, they will be minimized through various mitigation measures and the long term benefits of the completed construction will outweigh these temporary inconveniences by providing visitors and the community with a clean, attractive environment to dine, shop and interact. The proposed land uses are compatible with the surrounding resort and commercial uses and the proposal will help to support these uses, not to the detriment of public health.

The proposed project will not involve substantial secondary impacts, as it will essentially continue the existing commercial use on the project site.

The proposed development does not involve a commitment to larger actions nor will it result in cumulative impacts to the environment. The proposed development will not generate future developments, creating a cumulative impact.
DRAFT ENVIRONMENTAL ASSESSMENT

NEW ROYAL HAWAIIAN MARKET PLACE

for

New Royal Hawaiian Market Place, Inc.

at

333 Royal Hawaiian Avenue
Honolulu, Hawaii 96815

TAX MAP KEY: 2-6-019:013 & 014

Roy K. Yamamoto Architect, AIA, Inc.

Architecture & Planning

1580 Makaloa Street, Suite 788
Honolulu, Hawaii 96814

AGENT

Original Submittal
July 6, 2011

Revised Submittal
December 20, 2011
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I. INTRODUCTION
The applicant, Royal Hawaiian Market Place, Inc. (RHMP), proposes to remove the existing retail kiosks located at the corner of Royal Hawaiian Avenue and Lauula Street (Tax Map Key 2-6-019:013 & 014) and provide a new 2-story market place with retail spaces and food court. The redeveloped property will feature uses similar to what currently exists such as tourist oriented retail kiosks and take-out food shops. Although the building will have an increase in floor area, it will not result in significant changes because the density of kiosks and retail spaces will decrease.

This Draft Environmental Assessment for the new building, a non-accessory structure, is prepared pursuant to and in accordance with the requirements of Chapter 343, Hawaii Revised Statutes (HRS), Environmental Impact Statement (EIS) law. The action that triggers this assessment is the proposed development in the Waikiki Special District which is anticipated to require a Special District permit (major).

II. GENERAL INFORMATION
A. APPLICANT: Royal Hawaiian Market Place, Inc.
333 Royal Hawaiian Avenue
Honolulu, Hawaii 96815
Contact: Tony D.H. Ji (808) 921-2700

B. OWNER: Lion King, LLC.
3939 Old Pali Road
Honolulu, Hawaii 96817

C. APPROVING AGENCY: Department of Planning & Permitting
City and County of Honolulu
650 South King Street, 7th Floor
Honolulu, Hawaii 96813
D. TAX MAP KEY: 2-6-019:013 & 014

E. AGENT: Roy K. Yamamoto Architect, AIA, Inc.
1580 Makaloa Street, Suite 788
Honolulu, Hawaii 96814
Contact: Lorena Yamamoto (808) 942-3666 ext. 16

F. LOCATION: 333 Royal Hawaiian Avenue
Honolulu, Hawaii 96815 (Exhibit 1)

G. LOT AREA: 7,200 sq. ft. (Parcels 13 & 14 at 3,600 sq. ft. each)

H. ZONING: Resort Commercial Precinct (Exhibit 1)

I. STATE LAND USE: Urban

J. DEVELOPMENT PLAN: Primary Urban Center (Exhibit 2)

K. PUBLIC INFRASTRUCTURE: Transit Corridor along Kalakaua Avenue (Exhibit 3)

L. SPECIAL DISTRICT: Waikiki Special District (Exhibit 1)

M. EXISTING USE: Commercial

N. CONSULTED AGENCIES: Department of Planning and Permitting
Waikiki Neighborhood Board (Appendix IV)

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III. DESCRIPTION OF PROPOSED ACTION

A. GENERAL DESCRIPTION

1. History
Waikiki, long before becoming Hawaii’s tourist capital, had an extended history of political, royal and agricultural importance. Translated to “spouting water,” Waikiki was abundant with rivers and streams that provided many agricultural resources for the early Hawaiians. An irrigation system helped to take advantage of these resources and because of that system fishponds and taro patches could then thrive. Waikiki’s agricultural abundance soon led it to become the governmental center of Oahu. In the mid to late 1800’s, Waikiki often served as a vacation retreat for royalty. Waikiki’s agricultural importance eventually waned as it transitioned into the modern day vacation destination as we know it today.

2. Existing Conditions
The project site, which consists of two parcels, is located in Waikiki and surrounded by modern urban development including low to mid-rise commercial establishments and multi-family dwellings. The site currently has about 20 temporary, tarp and plywood retail kiosks, each roughly at about 10’x10’ in plan dimension. The kiosks are currently nonconforming and encroach into setbacks along Royal Hawaiian Avenue and Lauula Street. The current layout of kiosks also does not provide adequate access to and between vendors. There is an existing, 218 square foot, one-story kiosk structure at the corner which holds a money exchange/take-out food shop. This concrete masonry kiosk structure will remain in the proposed new marketplace as it is the only permanent structure on the site and still is in good condition. Photographs of parcels 13 and 14 showing the existing conditions are provided in Appendix III.

There are two existing driveways roughly 14’-7” and 13’-0” in width off Royal Hawaiian Ave. and Lauula St., respectively. The driveways are not currently being used for vehicular access. Upon recommendation from the Traffic Review Branch, these unused driveways will be reconstructed with a new curb (Appendix VIII).

Pedestrian access currently occurs at various points along Royal Hawaiian Ave. and Lauula St. by customers either walking right up to or between kiosks to access other merchants behind. There is a slight incline from Lauula St. up to the middle of the site but a majority of the lot is relatively flat.

Currently there is no parking requirement due to the exemption for ground floor use in the Waikiki Special District.
EXHIBIT 1 – LOCATION AND ZONING MAP
EXHIBIT 2 – PRIMARY URBAN CENTER DEVELOPMENT PLAN
EXHIBIT 3 – PUBLIC INFRASTRUCTURE MAP
3. Proposed Development

The proposed development calls for removal of existing kiosk structures on parcels 13 and 14 at the corner of Royal Hawaiian Avenue and Lauula Street. The new proposed structure is a two-story building for retail spaces and food court. While retaining a majority of the existing tenants, the retail and food spaces in the new market place will be geared towards visitors as Royal Hawaiian Avenue and its connection to Kalakaua Avenue provides the setting for a popular shopping area for tourists.

The design of the new project is intended to enhance the overall visual character for the site by eliminating the visual clutter of overcrowded kiosks. Existing nonconformities will be mitigated by eliminating encroachments into required yards. The new building will provide tenants with a more permanent, built space for their businesses while maintaining the merchant-visitor interaction at street side through storefronts fronting Royal Hawaiian Avenue and Lauula Street.

The storefronts along Royal Hawaiian will provide retail spaces for tourist oriented merchandise while the booth facing the ground level courtyard will have bicycle rentals. The food service spaces will be located towards the rear of the property while the ground floor courtyard and upper level deck will serve as an open air food court. These eating areas will provide a casual setting for take-out or casual courtyard dining. The bar on the ground level will serve as a juice bar while the bar on the upper level will serve alcohol drinks.

Although there will be an increase in floor area, the density will be decreased. Currently there are about 15-20 employees on site and the proposed market place plans to employ about the same number of employees. The existing operating hours are from 9:00AM to 11:00PM and will remain the same in the new market place.

New Structure

A rendering and conceptual plans showing the proposed new building are provided in Appendix II. The new structure will be two stories high with a maximum height of about 26 feet. The first floor will be about 11’-6” high, followed by a 12’-6” high second floor. The second floor will be partially covered by a roof while the remaining portion will serve as an open air, upper level deck. The ground floor area of the new proposed building is 3,395 square feet while the second story is 1,380 square feet. An awning will be provided along the street frontage facing
Royal Hawaiian Avenue and Lauula Street to provide a shading device as well as a pedestrian friendly environment.

**Existing Structure**

The existing one story, concrete masonry, kiosk structure currently housing a money exchange and take-out food shop will remain as is since it is the only permanent structure on the site and still is in good condition. This existing corner structure also is currently a prominent feature on the site and with the new market place, will continue to serve as an anchor point to help pull pedestrian traffic into the new building. The existing commercial use will be maintained, however, the proposed work is intended to organize the various retail shops and vendors so as to be in compliance.

The development will be constructed over about 4 months. Construction will begin as soon as the applicant receives approval of development permits from the City, including satisfaction of the environmental assessment requirements, approval of the project design under the Waikiki Special District provisions and building permits.

4. **Location**
The project site is located in the primary urban center as indicated on the location map, *Exhibit 1*.

5. **Surrounding Area**
The surrounding area includes numerous resorts and resort supporting amenities such as retail and restaurant establishments. These include the Duty-Free Galleria, Waikiki Shopping Plaza and Royal Hawaiian Center.

6. **Relationship to Land Use Plans, Policies and Controls**
   a. **State Land Use** – Under State land use regulations, the project site is designated as Urban. The existing establishments and proposed new establishments are consistent with this Urban designation.
   b. **Development Plan** – The Primary Urban Center (PUC) Development Plan Land Use Map designates the site as Resort. This designation is a mixed use designation that is consistent with the resort support facilities at the project site. Section 3.2.3 of the PUC Development Plan states:
“Resort districts consist primarily of resort hotels, timeshares and other apartments used as temporary visitor units (TVUs); and supporting commercial uses, such as shops, restaurants, and entertainment.”

The PUC Development Plan states that “With ongoing redevelopment and improvement, Waikiki remains the State’s largest and most popular visitor destination.” The proposed project will add to this ongoing redevelopment and improvement and enhance the attractiveness of Waikiki.

c. Land Use Ordinance, Waikiki Special District
   i. Development Standards and Special District

   The project site lies within the Waikiki Special District and is currently within the Resort Commercial Precinct with a 280 foot height limit. The proposed use is consistent with this zoning precinct, which allows commercial establishments. The existing and proposed structures will comply with the height limit and other development standards of the Land Use Ordinance.

   The applicant plans to apply for a major special district permit for “new buildings.”

   ii. Parking and Loading

   As previously stated, there is currently no parking requirement due to the exemption for ground floor use in the Waikiki Special District. Although the new building will bring an increase in floor area, Bill 52 (2011) amends Section 21-9.80-4, subsection (h) as follows:

   “(h) Parking. Off-street parking shall be provided in accordance with Article 6 and Table 21-6.3. Notwithstanding the foregoing, ground floor and basement uses, other than dwelling uses, and retail establishments and eating establishments on lots less than 10,000 square feet in area, in the Waikiki special district shall be exempt from off-street parking requirements.”

   Since the proposed new building will house retail and eating establishments on a lot less than 10,000 square
feet, the proposed project is exempt from off-street parking requirements.

Currently there are no loading spaces required. The proposed new building including the existing corner kiosk has a total floor area of 4,993 square feet so one loading space will be required. One loading space with a minimum dimension of 19 x 8 ½ feet will be provided off of Lauula Street. The loading space will be used during off-hours primarily before 9:00AM when the market place opens so that it will not interfere with pedestrian access or traffic. Since Lauula Street is a private street and is not heavily trafficked, the loading space will have no anticipated significant effect on pedestrian or vehicular traffic.

IV. PROJECT IMPACTS AND MITIGATION MEASURES

The proposed development to replace the existing retail kiosks with a new market place is not expected to result in significant environmental impacts. The project anticipates to improve and revitalize the area by providing an attractive, uncluttered street frontage along Lauula Street and Royal Hawaiian Avenue and increased landscaping.

A. DEMOGRAPHIC IMPACTS

1. Residential Population

   The 2000 Census reported the Neighborhood Area 9, Waikiki, had a population of 19,720. The demographics for that population indicated that this group is generally older; a racial mix with proportionately more Caucasians and fewer Asians and Native Hawaiians or Pacific Islanders compared with Oahu as a whole.

   There are currently no residential uses on the site. The applicant does not propose to demolish or establish any residential units. Accordingly, the project is not anticipated to impact population, demographics or housing in the area.
2. **Character or Culture of the Neighborhood**

   The proposed renovation/redevelopment will conform to the character of the existing neighborhood and the surrounding resort and mixed-use developments. This development will replace and upgrade the existing commercial uses that currently occupy the property.

B. **ECONOMIC IMPACTS**

1. **Economic Growth**

   The proposal will result in a positive economic impact by providing short-term construction jobs. The development will also continue to provide direct long-term employment for employees, including retail clerks, maintenance personnel, security and jobs in the restaurant, management and retail sector.

2. **Government Revenues/Taxes**

   Tax revenues will be generated by the short-term construction work and some revenue will be provided by the projected long-term employment and retail sales.

   In addition, property tax revenues to the City will go up as a result of the anticipated increase in value of improvements on the project site with the new proposed structure versus the aged structures that will be removed.

C. **PUBLIC SERVICES**

1. **Access and Transportation**

   Currently there is no vehicular access to the project site and the new project does not propose any new vehicular access. A new loading space will be located off Lauula Street.

   The closest major thoroughfare is Kalakaua Avenue, which is a four lane roadway flowing toward the Diamond Head direction. Royal Hawaiian Avenue and Seaside Avenue form a couplet with Seaside Avenue flowing towards the mauka direction and Royal Hawaiian traffic traveling makai. Lauula Street is a private two lane roadway.

   The proposal to replace existing retail kiosks with new commercial building is not expected to impact existing traffic volumes, patterns or
traffic flow. The clientele consist primarily of foot traffic with few customers arriving by car.

2. Water
The site is served by the Honolulu Board of Water Supply (BWS). Due to the increase in water demand, a drawing set was submitted to BWS on September 14, 2011 requesting their assessment on water availability and also their review and comment. We are now awaiting their response (see Appendix V).

3. Wastewater
Due to the increase in sewer demand, a drawing set was submitted to the DPP Wastewater Division on September 13, 2011 requesting their review and comment and we are now awaiting their response (see Appendix IX).

4. Drainage
The existing site is relatively flat and the proposed project is not expected to increase existing drainage volumes. The proposal is, in fact, expected to increase the pervious surfaces by about five times the existing area. Accordingly, no significant impacts on the municipal drainage system serving the project site are anticipated.

5. Flood Plain Management
According to the Flood Insurance Rate Map, FEMA FIRM Panel 15003C0368G dated January 19, 2011, the project site is located in Zone AO, which corresponds to areas of 100-year shallow flooding (usually sheet flow on sloping terrain), with an average flood depth determined at one to three feet.

   The proposal will comply with flood hazard requirements.

6. Solid Waste Disposal
The solid waste generated by the existing development is collected by a private firm. The proposed development will continue collection by the private firm and will not impact municipal refuse services.
7. School
   The project site is located in the State Department of Education’s Honolulu District and is serviced by Ala Wai Elementary, Washington Middle School and Kaimuki High School. The project will not impact public educational services as there are no residential uses associated with the project.

8. Parks
   There are a variety of recreational opportunities located near the project site including Waikiki Beach, Ala Wai Golf Course, Kapiolani Park, Ala Wai Canal and the Honolulu Zoo.
   No impacts on the demand for recreational facilities are anticipated because the proposal does not have a residential or hotel component that would drive such a demand.

9. Police
   The project is located within the Honolulu Police Department’s District 6, which is patrolled by officers stationed at the Waikiki police substation, located at 2405 Kalakaua Avenue. This established police substation is officially named the “Duke Paoa Kahanamoku Building.”
   The proposal is not expected to result in an increased demand for police services.

10. Fire
    The Waikiki Fire Station is located approximately 1-1/2 miles away on Kapahulu Avenue and the McCully Fire Station is located just about a mile away at the corner of Date Street and University Avenue. The proposal will not impact the demand for fire protection services.
    The development will comply with all applicable requirements of the Fire Code.

11. Utilities
    a. Electric
       The Hawaiian Electric Company (HECO) has existing power lines serving this area and the applicant will coordinate the redevelopment of the site to ensure that the power lines will be adequate to support the proposed development. A drawing set
was submitted to the HECO on September 14, 2011 requesting their review and comment and we are now awaiting their response.

b. Telephone
Hawaiian Telcom has existing utility service lines in the area. It is expected that these existing lines will be used to service this proposed development. The applicant will coordinate with Hawaiian Telcom to determine if new lines will be required. No off-site work is expected.

D. ENVIRONMENTAL IMPACTS

1. Historical and Archaeological Resources
A letter seeking concurrence that no historical or archaeological resources are known to be on the project site was submitted to the State Historic Preservation Division on August 23, 2011 (Appendix VII). We received a response stating that the project will have no effect upon historic properties (Appendix X).

2. Water Resources
There are no potable or surface water resources within the project site. The project is located across the street from Waikiki Beach. The waters off the south shore of Oahu, including Waikiki, are designated Class A by the State Department of Health (DOH). Rules of the State DOH indicate that the purpose of the Class A designation is to protect these waters for recreational use and aesthetic enjoyment.

Because there are no water features on the site, the project is not anticipated to adversely impact these resources.

3. Topography and Soils
The project site is located just mauka of Kalakaua Avenue across from Waikiki Beach and is relatively flat with no unique topographic features such as sand dunes or sloped areas where erosion would be a concern.

According to the U.S. Department of Agriculture Soil Conservation Service, the natural soil deposits on the site consist of Jaucus sand,
calcareous soils developed in wind and water deposited sand from coral and seashells. Slopes for these soils generally range from 0 to 15 percent, but in most places, the slope does not exceed 7 percent. Because the project site has been graded and developed, fill material may have been imported over time.

The project does not include alterations or excavation of the existing site or modification to the topography other than for the footing for the proposed building.

4. Coastal Zone Management

Although the project is within the State's Coastal Zone Management Area, it is not in the Special Management Area, therefore, it is not subject to permit requirements.

5. Flora and Fauna

Vegetation on the site is limited and consists of introduced species. Because the site has been urbanized for many years, native endangered or threatened species do not naturally occur in this environment.

The landscape for this project will consist of street planters along the store frontage with paved openings to allow easy access for pedestrians from the sidewalk to the stores. The planters will consist of solitary rainbow shower trees as well as a combination of shrubs, groundcover and native planting. All existing trees are to remain with the exception of one rainbow shower tree which will need to be removed to allow access into the proposed market place. All landscaped areas will be irrigated with an automatic irrigation system.

6. Noise

Ambient noise levels in the vicinity of the project site can be expected to be relatively high due to the surrounding vehicular, tour bus and delivery traffic. Resort related activities including night time activities also contribute to the ambient noise.

Once developed, the project is expected to have generally the same noise levels and characteristics as the existing project. As the
project is not expected to increase existing noise levels, mitigation measure are not proposed.

During the construction phase, typical construction noises will be audible in the area. The dominant noise sources will probably be earth moving equipment, such as bulldozers and diesel powered trucks. Noise from construction activities should be short term and must comply with State of Hawaii Community Noise Control Rules and a construction noise permit issued by the State Department of Health (DOH).

In order to mitigate construction noise, the contractor can undertake reasonable and standard practices, such as using mufflers on diesel and gasoline engines, using properly tuned and balanced machines, etc.

7. Air Quality

Air quality in the vicinity of the project area is mostly affected by air pollutants from motor vehicles. After construction of the proposed project is completed and operational, carbon monoxide levels, which are of primary concern among the various air pollutants will remain unchanged. Accordingly, implementing of air quality mitigation measures for long-term traffic-related impacts is probably unnecessary and none are proposed.

E. VISUAL IMPACT

The proposed structure will have the same location but occupy a smaller footprint than the existing structures. Surrounding structures are of a similar or higher elevation. The existing development does not affect any important view planes in the area of Waikiki. Public views are provided from the Ala Wai Canal Promenade on the north side of the Ala Wai Canal and from the sidewalk area on the south side of the canal.

The proposed structure will be setback and stepped back from Royal Hawaiian Avenue and was designed to appear less imposing from the public right of ways. The proposed structure will be adjacent to existing two and three story structures on neighboring sites and will not affect public views from Kalakaua Avenue or Royal Hawaiian Avenue.
The project is not near the major view corridors that are identified in the Waikiki Special District Design Guidelines or the Coastal View Study that was published in 1987 by the City and County of Honolulu.

V. MAJOR IMPACTS AND ALTERNATIVES CONSIDERED

As mentioned throughout this report, the proposed structure at the project site will not have a significant impact on the surrounding area in terms of public services and the environment. Although the new commercial area is slightly more than the existing commercial floor area, the density of the various tenants within the space will have decreased.

Positive socio-economic and revitalization impacts are projected with the development, with increases in short term employment and long term increased demand for improved retail services.

A. NO ACTION

This alternative will forego implementation of the proposed improvements and not achieve the objectives of redevelopment of the proposed site and the removal of older non-conforming structures at the corner of Royal Hawaiian Avenue and Lauula Street. Currently there are a variety of kiosks and the owner now desires to upgrade by providing a cohesive, built market place to enhance the overall appearance of the property and promote the objectives of the Waikiki Special District.

B. RENOVATION

Renovation of the existing kiosks would not only produce the undesired effect of an unorganized, disjointed retail frontage but also would be an unwise investment as the kiosks are merely temporary stands and platforms, not suitable for any reliable, long term use. A renovation option would also reduce the potential for minimizing the clutter of kiosks and for integration with the neighboring structures as well as the existing corner kiosk.

VI. GOVERNMENT PERMITS AND APPROVALS REQUIRED

The development will require the following governmental permits or approvals:

- Finding of No Significant Impact for the Final Environmental Assessment
- Waikiki Special District Permit, Major
• Building Permits
• Joint Development Agreement – An application for Joint Development was submitted September 15, 2011.

VII. WAIKIKI SPECIAL DISTRICT

Although still in the preliminary design phase, the following describes some elements of compliance with the Waikiki Special District design requirements. The proposed development will satisfy the objectives and standards of the Waikiki Special District as follows:

A. OBJECTIVES

1. Promote a Hawaiian Sense of Place
The proposed 333 Royal Hawaiian Avenue project will provide more cohesive and integrated street frontage along Royal Hawaiian Avenue and Lauula Street. The pedestrian experience will be enhanced with greater yard area, increased landscaping and unique indoor/outdoor experiences. The applicant’s architectural consultant will continue to work with the Department of Planning and Permitting to develop a design that meets the Special District goals of providing “rich texture, contrasting light and shadow, and using elements with a recognizable symbolic relationship to Hawaii’s culture.”

Some of the features that have been incorporated into the design of the building to achieve a Hawaiian sense of place are the following:

• Varied building heights and step backs along Royal Hawaiian Avenue
• Hip roof form to reduce building scale and blend in with neighboring structures
• Outdoor lanai area on upper floor for interaction with the environment
• Awnings and umbrellas for weather protection and casting shadows.
• Use of Hawaiian motifs in design of various building components such as in the design of the wood guardrail at the upper level deck that will be a prominent feature on both street elevations.
2. District Guidelines
   a. Building Design
      i. Orientation and Form

      The proposed market place will be a low-rise building which will compliment the mixture of various mid to high-rise buildings in the project’s vicinity. The new building will be situated with the long axis facing Royal Hawaiian Avenue. The new, two-story structure will stand at a height of 24 feet towards the rear of the property and step down to about 15 feet at the open upper level deck to preserve mauka/makai views and create a pedestrian scale along the street. The new structure will comply with the required front setback of 15 feet along Royal Hawaiian Avenue and Lauula Street.

      The height of the newly proposed structure is considerably below the 280-foot maximum allowable height limit.

      Due to the combination of plan stepping, elevation differentiation and façade articulation, the building’s form is graduated and scaled to be sensitive to the pedestrian experience. The existing corner kiosk will continue to serve as a prominent anchor point on the site as well as help pull pedestrian traffic into the new market place.

      ii. Open Space

         There is currently no open space at the existing site and will remain that way in the proposed development.

      iii. Parking Facilities

         No parking structures exist and none are proposed.

      iv. Articulation, Scale, Material and Color
The building façade will be articulated as indicated in the provided plans. The proposed design will not only step in elevation but in plan as well to help create a rich and varied façade. The use of awnings at the storefront entrances and umbrellas at the upper level food court will help to add visual interest and contrast as well as provide a shading device for the occupants and visitors. The applicant will utilize a stepped building form, hipped roof and awnings with a scale that is consistent with the Waikiki Special District Design Guidelines.

The applicant will be utilizing muted green and beige colors to soften the building's exterior appearance and allow it to blend in with the surrounding environment. The awning elements at street level and the umbrellas on the upper deck will be more vibrant in color to accent the store entrances and outdoor dining terrace.

As requested by the Waikiki Neighborhood Board at the meeting held July 12, 2011, all storefront glass will be non-reflective and all materials are to be of natural substance or color, including wood, stucco and stone (Appendix IV).

These elements of articulation, material and color will be in keeping with the recommendations of the "Waikiki Special District Design Guidelines."

b. Ground Level Features

i. Entries, Courtyards and Arcades

The open air courtyard on the ground level of the newly proposed structure will provide access to tenant spaces with entrances to the courtyard from both Royal Hawaiian Avenue and Lauula Street. The retail entrances on the ground level are oriented towards the street as well as towards the courtyard to provide visual interest for pedestrians, inviting them into the market place.

ii. Visual Links
The proposed project is not located between a public space and a shoreline, mountain view, open space or landmark.

c. Features in Required Yards
   i. Front Yard Averaging
      We have consulted with the Department of Planning & Permitting regarding the front yard averaging predominantly along Royal Hawaiian Avenue. The plan stepping along this façade helps to provide more variation and visual interest in building form.

   ii. Porte-cochere
      There is no porte-cochere currently on the site and none are proposed at this time. One new curb cut/driveway is planned for the loading space off Lauula Street.

   iii. Walls and Fences
      The applicant has no plans to erect walls or fences other than along the rear/side property lines.

   iv. Shading Devices
      An awning will be provided at each retail entrance along the street to help articulate the building as well as extend the interior spaces to the outdoors. Umbrellas will be provided at the upper level food court to provide shade for patrons dining on the deck.

   v. Roof Design and Equipment Screening
      Rooftop machinery, equipment and utility installations which may be needed to support the proposal will either be located in dedicated equipment rooms or be screened as suggested by the Waikiki Special District Guidelines.

d. Landscaping
   The existing landscaping on the site consists of solitary coconut trees and rainbow shower trees as indicated in the photographs provided in Appendix III and on the plans provided in Appendix II. Generally the existing streetscape landscaping will be maintained with the exception of one existing rainbow shower tree along
Royal Hawaiian Avenue that will be removed to provide access into the new market place. One new rainbow shower tree will be added along Royal Hawaiian Avenue.

i. Water Features and Artwork
   There are no water features on the existing site at this time. There are currently limited options for accommodating water features or art work.

ii. Sidewalks and Paving
   As indicated in the photos and the survey, the existing sidewalks and paving surrounding the project site consist of concrete sidewalk and brick pavers. The sidewalks fronting the proposed project will be developed with patterned and/or textured paving materials with more landscaped areas introduced. This will provide a sense of scale and rhythm appropriate to the surrounding buildings and will comply with Waikiki Special District Design Guidelines. This will also enhance the pedestrian experience along the two frontages that currently have pattern sidewalks.

e. Signage
   The applicant has not designed any sign for the project at this time.

f. Lighting
   Addressing concerns raised by the Waikiki Neighborhood Board, lighting will be utilized to contribute to public safety and to enhance the nighttime ambiance of the outdoor areas (Appendix IV). Outdoor lighting will be subdued or shielded so as not to provide spillage onto surrounding properties or public right-of-ways.
B. URBAN DESIGN CONTROLS

1. Waikiki Gateways
   The project site is located in the middle of Waikiki not near any of the Waikiki Gateway areas identified in the Waikiki Special District Design Guidelines.

2. Fort DeRussy
   The project will not impact the existing Fort DeRussy and the large landscaped, tropical open space elements that exist there.

3. Major Streets
   The project is located near Kalakaua Avenue, which is identified as a major street on the Urban Design Controls Map. The project will be designed in a manner that will promote the objectives of the Waikiki Special District.

4. Waikiki Promenade
   The newly proposed Royal Hawaiian Market Place does not front Ala Wai Boulevard or the Ala Wai Canal, which is the closest segment of the Waikiki Promenade.

5. Coastal Height Setback
   The proposed development is not situated along the shoreline and is not subject to the coastal height setback.

6. Mini Parks
   The proposal does not impact any of the existing mini parks in Waikiki.

7. Significant Public Views
   The newly proposed Royal Hawaiian Market Place will not impact significant public views as identified in the Waikiki Special Design District Guidelines or the LUO.

8. Public Pedestrian Access
   The proposed project provides opportunities for public pedestrian access as encouraged in the “Waikiki Special District Design Guidelines.” The paved walkways around and into the proposed market place will be complemented with landscaping, courtyards and storefront entrances inviting to pedestrians. The retail entrances and open air food court area
will be supplemented with shading devices to create a more pleasant experience for visitors.

9. **Historic Structures, Significant Sites and Landmarks**

The structures to be demolished are retail kiosks and are not listed on the State National Register of Historic Places nor are they identified by the Waikiki Special District Design Guidelines as structures having scenic, cultural, historic or architectural significance.

**XI. SIGNIFICANCE CRITERIA**

The following review of significance criteria indicates that the development will not have a significant impact on the environment.

- **Involves an irrevocable commitment to loss or destruction of any natural or cultural resource**
  
  As indicated above, there are no known natural or cultural resources on the site. Accordingly, there will be no irrevocable commitment to loss or destruction of any natural or cultural resources that would result from implementation of the project.

- **Curtail the range of beneficial uses of the environment**

  The proposed development will not curtail, but will instead enhance the range of beneficial uses of the environment. The entire portion of the existing commercial property will be redeveloped enhancing uses that currently exist.

- **Conflict with the State’s long-term environmental policies or goals and guidelines as expressed in Chapter 344, HRS, and any revisions thereof and amendments thereto, court decisions, or executive orders**

  The State’s environmental policies and guidelines are set forth in Chapter 344, Hawaii Revised Statutes, “State Environmental Policy.” The broad policies set forth include conservation of natural resources and enhancement of the quality of life. As discussed previously, there may be some short term adverse impacts associated with construction-related activities. The project does not affect significant natural or historical resources and will enhance the existing commercial site in Waikiki; contributing to the viability of Hawaii’s tourist industry and the State’s economy.

- **Substantially affects the economic or social welfare of the community or state**
The development will give a temporary boost to the State’s economy with the provision of short-term construction employment and related tax impacts. The project will also positively contribute to the long term viability of the area by revitalizing and upgrading the commercial area on the project site.

- **Substantially affect public health**
  
  The proposed action will not have a significant or permanent affect on public health. While there will be a temporary air and noise impact during construction, the long term benefits of the completed construction will outweigh these temporary inconveniences by providing visitors and the community with a clean, attractive environment to dine, shop and interact. The proposed land uses are compatible with the surrounding resort and commercial uses and the proposal will help to support these uses, not to the detriment of public health.

- **Involves substantial secondary impacts, such as population changes or effects on public facilities**
  
  The proposed project will not involve substantial secondary impacts, as it will essentially continue the existing commercial use on the project site.

- **Involves a substantial degradation of environmental quality**
  
  The development will not result in a substantial degradation of the environment. Only minimal impact is projected during the construction phase. Noise, air quality and possibly traffic impacts are expected to be short term, construction related and minimized through mitigation measure noted in the mitigation section of this Draft EA.

- **Is individually limited but cumulatively has considerable effect upon the environment or involves a commitment for larger actions**
  
  The proposed development does not involve a commitment to larger actions nor will it result in cumulative impacts to the environment. The proposed development will not generate future developments, creating a cumulative impact.

- **Substantially affects a rare, threatened, or endangered species, or its habitat**
  
  There are no known, threatened or endangered flora or fauna or associated habitats on or within the vicinity of the project site. Accordingly, such sites are not anticipated to be affected by the proposal.

- **Detrimentally affects air or water quality or ambient noise levels**
  
  Best Management Practices (BMP’s) will be implemented to eliminate or minimize detrimental effects on air and water quality. Short term impacts on air quality are expected to be primarily related to dust generated by the construction activity. Dust
will be generated in the course of demolition of the existing structures. Dust control measures appropriate to the situation will be employed by the contractor including, where appropriate, frequent watering, erection of dust screens, a stabilized construction entrance, exit tire washing, street sweeping and vacuuming, and other methods for minimizing dust. Vegetation and gravel will be established as early as possible to reduce the potential for dust to become airborne.

BMP’s will also be utilized to protect water quality. In order to minimize runoff from entering the municipal storm water system during construction, grading will occur immediately before construction begins to minimize soil exposure. Silt fences or barriers, swales and ditches, sediment traps and inlet protection will be utilized to minimize adverse effects on water quality.

Short term noise impacts at construction sites are a normal result of construction activity. These noises would temporarily elevate ambient noise levels. The State Department of Health administers rules and regulations relating to the hours during which construction is permitted and the noise levels permitted during those hours. The contractor will be required to apply for a permit from the State Department of Health should noise from construction activities exceed regulatory limits. The contractor will abide by the noise regulations incorporated into the permit.

Ambient noise levels are not anticipated to significantly increase as the hours of operation for the new market place will remain as is at 9AM to 11PM. Long term noise impact from the proposed development can be minimized by proper siting of mechanical and electrical equipment.

- **Affects or is likely to suffer damage by being located in an environmentally sensitive area such as a flood plain**

  According to the Flood Insurance Rate Map of the City and County of Honolulu, map number 15003C0368G dated January 19, 2011, the project site is located in Zone AO, Special Flood Hazard Areas Inundated by 100-year Flood, with an average flood depth determined at one to three feet. The characteristics of flooding in AO Zones are usually sheet flow on sloping terrain. Since the property sits higher than the street level, especially on the Lauula Street side, significant impacts are not anticipated during minor flooding. For moderate to major flooding, the proposed design will take all necessary precautions by providing an adequate foundation system and elevating vital electrical and mechanical equipment.
Since the development lies in a tsunami evacuation zone, there are both horizontal and vertical evacuation strategies that can be implemented. Evacuees can seek shelter at the Hawaii School for the Deaf and Blind, about a mile and half away on Leahi Avenue between Hollinger and Lakimau Streets. Vertical evacuation is also possible in the upper floors (3rd floor or above) of any neighboring heavy concrete and steel building of at least six stories. The site is surrounded by a number of buildings of this nature.

The proposed project will not affect erosion-prone areas, geologically hazardous land, estuaries, fresh water or coastal waters.

- **Substantially affects scenic vistas and view planes identified in county or state plans or studies**
  The proposed development will not impact on important coastal views described in the 1987 Department of Land Utilization Coastal View Study. No coastal views are available along this stretch of Royal Hawaiian Avenue. The proposed development will not affect significant public views identified in Section 21-9.80-3 of the Land Use Ordinance.

- **Requires substantial energy consumption**
  Development and operation of the project will not require substantial increases in energy consumption as the proposal generally seeks to replace and improve existing structures.

  The Hawaiian Electric Company has existing power lines serving this area and the applicant will coordinate development to ensure that the power lines will be adequate to support the proposed condominium or timeshare development. The applicant will consider the use of energy saving appliances and fixtures in the design of the project.

**X. RECOMMENDATION**

Based on this Environmental Impact Preparation Notice, a Finding of No Significant Impact (FONSI) for the proposed development of the Royal Hawaiian Market Place is anticipated.
APPENDIX I

SITE SURVEY
APPENDIX II

CONCEPTUAL DRAWINGS
SITE CALCULATIONS

Lot Area: 7,200 sq. ft. + 3,800 sq. ft. (1/2 of abutting right-of-way) = 11,000 sq. ft.
FAR: 1.75

Allowable Floor Area (FAR): 19,250 sq. ft.

Proposed Floor Area:
- Existing Kiosk: 218 sq. ft.
- Ground Level: 3,395 sq. ft.
- Upper Level: 1,380 sq. ft.

TOTAL: 4,993 sq. ft.

Max. Allowable Building Height: 12 stories, 280'
Min. Construction Type: Type I-B (2 hr) with automatic fire sprinkler system

Proposed Building Height: 2 stories, approx. 25'-4"

Parking:
- Lots less than 10,000 square feet in Waikiki Special District exempt (Bill 52, 2011)
- None required, none provided

Loading:
- Floor area = 4,993 sq. ft. → 1 stall required, 1 stall provided
SITE & GROUND LEVEL PLAN
Scale: 1/16" = 1'-0"
UPPER LEVEL PLAN
Scale: 1/16" = 1'-0"
EXTERIOR ELEVATIONS
Scale: 1/16" = 1'-0"
**SITE INFORMATION**

**Location:** 333 Royal Hawaiian Avenue

**Zoning Information:**

- **T.M.K.:** 2-6-019:013
- **Lot Area:** 3,600 sq. ft.
- **Special District:** Waikiki Special District
- **State Land Use:** Urban District
- **Zoning:** Resort Commercial Precinct
- **Height Limit:** 280 feet

- **T.M.K.:** 2-6-019:014
- **Lot Area:** 3,600 sq. ft.
- **Special District:** Waikiki Special District
- **State Land Use:** Urban District
- **Zoning:** Resort Commercial Precinct
- **Height Limit:** 280 feet
Existing Site Photo

Rendering of proposed design
APPENDIX III

PHOTOGRAPHS
PHOTO KEY PLAN
Photograph No. 1 – Existing structures, corner of Royal Hawaiian Avenue and Lauula Street

Photograph No. 2 – View from site across Royal Hawaiian Avenue (Duty-Free Galleria)
Photograph No. 3 – Existing Waikiki Shopping Plaza garage, across from site on Lauula St.

Photograph No. 4 – View from Waikiki Shopping Plaza garage to existing neighboring structure
Photograph No. 5 – View down makai side boundary of site

Photograph No. 6 – Existing neighboring structure along Royal Hawaiian Avenue
### INITIAL CONVENING MEETING AGENDA

Tuesday, July 12, 2011
Waikiki Community Center
310 Paoakalani Avenue
7:00 P.M. – 9:30 P.M.

**Rules of Speaking:** Anyone wishing to speak is asked to raise their hand, and when recognized by the Chair, to address comments to the Chair. Speakers are encouraged to keep their comments under 2 minutes, and those giving reports are urged to keep their reports under 3 minutes. Please silence all electronic devices.

**Note:** The Board may take action on any agenda item. As required by the State Sunshine Law (HRS 92), specific issues not noted on this agenda cannot be voted on, unless added to the agenda.

**Privacy:** This meeting is being recorded for future telecast. Comments made will be part of the video presentation.

**Times:** Times on this agenda are a guide only to keep the meeting within the time allotted for use of the facility.

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<thead>
<tr>
<th>I. CALL TO ORDER – Chair Pro Tem ROBERT FINLEY</th>
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<tr>
<td>a. Member Swear In</td>
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<td>b. Introduce all Board Members</td>
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<th>II. FILL VACANCY IN SUB DISTRICT 2 – ROBERT FINLEY</th>
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<th>III. CITY MONTHLY REPORTS (Limited to 3 minutes each)</th>
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<td>a. Honolulu Fire Department</td>
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<td>b. Honolulu Police Department</td>
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<td>c. Board of Water Supply – Dominic Dias</td>
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<td>d. APEC Update – Deferred until August 9, 2011</td>
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<th>IV. ELECT OFFICERS – Vice Chair LOUIS ERTESCHIK</th>
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<td>a. Day, Time and Location for monthly meetings.</td>
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<td>b. Recess in December</td>
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<td>c. Video Contract for 2011-2012</td>
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<th>VI. RESIDENTS'/COMMUNITY CONCERNS (Limited to 2 minutes each)</th>
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<th>VII. Elected Officials and Others</th>
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<td>a. Mayor's Representative – LORI NISHIMURA</td>
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<td>b. Warning Siren Status – Civil Defense</td>
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<td>c. Council Member STANLEY CHANG</td>
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<td>d. Governor's Representative</td>
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<td>e. Senator BRICKWOOD GALUTERIA</td>
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<td>f. Representative TOM BROWER</td>
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<td>g. Representative SCOTT NISHIMOTO</td>
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<td>h. Waikiki Improvement Association – RICK EGGED</td>
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VIII. APPROVAL OF MINUTES: June 14, 2011 8:40PM

IX. BOARD BUSINESS
   • Construction at 333 Royal Hawaiian Ave. – Lorena Yamamoto 8:45PM

X. REPORTS (Limited to 3 minutes each)
   a. Treasurer's Report 9:00PM
   b. District 1 Report 9:02PM
   d. Sub District 2 Report 9:03PM
   e. Sub District 3 Report 9:05PM
   f. Chair Report 9:06PM

XI. ANNOUNCEMENTS 9:10PM
   Next Meeting Tuesday, August 9, 2011 at 7:00PM
   View this Meeting on Oeloa Channel 49 at 9:00PM the 3rd Monday each month and on Oeloa Channel 54 at 9:00AM the 2nd and 4th Friday of each month.
   View on line at: http://olelo.granicus.com/ViewPublisher.php?view_id=2

XII. ADJOURNMENT 9:15PM

A mailing list is maintained for interested persons and agencies to receive this Board’s agenda and minutes. Additions, corrections, and deletions to the mailing list may be directed to the Neighborhood Commission Office (NCO), Honolulu Hale, 530 South King Street, Room 406, Honolulu, Hawaii 96813; Telephone (808) 768-3710 or Fax (808) 768-3711; or call Neighborhood Assistant Gloria Gaines at 768-3718. Agendas and minutes are also available on the Internet at www.honolulu.gov/nco.

Any individual wishing to attend a Neighborhood Board meeting who has questions about accommodations for a physical disability or a special physical need should call the NCO at 768-3710 between 8:00 a.m. and 4:00 p.m., at least 24-hours before the scheduled meeting.
BOARD BUSINESS:

Construction of 333 Royal Hawaiian Avenue – Lorena Yamamoto provided a story board description display of the proposed project located at the corner of Royal Hawaiian Avenue and Lauulu Street. This project would be a new two-story market place building for retail spaces and food courts. The existing kiosks on the site will be removed. The ground floor will consist of retail spaces. The second floor will be an open-air dining terrace. The project used the Special District Design for Waikiki as a guide for elevation and setbacks to minimize impact of scale.

Chair Finley called a five minute recess for Members and residents who took a closer look at the project plans. The meeting resumed. A discussion followed noting that there was adequate lighting; that only one Kiosk will remain on the site; that no night club is planned on the second floor; and liquor may be considered at a later time. **Merz moved and Amond seconded that the Waikiki Neighborhood Board No. 9 support the project at 333 Royal Hawaiian Avenue as presented by Lorena Yamamoto. The motion WAS ADOPTED UNANIMOUSLY, 14-0-0 (AYES: Adams, Among, Apaka, Dew, Erteschik, Finley, Flood, Hendricks, Merz, Moore, Personius, Poole, Simmons, and Simpson; NAYES: None; ABSTENTIONS: None). Chair Finley asked that if plans change, that Ms. Yamamoto return to the Board and provide an update.**

REPORTS:

Treasurer’s Report – Treasurer Simmons reported for June 2011 the Board had a previous balance of $405.90 with $98.14 expended for facility rental, printing and postage of agenda and minutes, leaving current operating balance of $307.76. The previous publicity balance was $1,187.38 and $400.00 was expended for videotaping April and May 2011. The currently publicity balance is $787.38. The report was filed.

District 1 Report – Member Simmons provided members with a Kalakaua Avenue Sidewalk Improvement Project update report and highlighted the following:

- **Tony Roma** – The sidewalk improvements at Tony Romy Restaurant are completed.
- **Beachwalk to Lewers Street (Mauka Side)** – The private work to be completed by Friday July 15, 2011. The City portion of the sidewalk is currently ongoing with demolition and underground utility work.
- **Lewers to Royal Hawaiian Avenue (Mauka Side)** – On Wednesday, July 13, 2011 the Galleria private work will be completed and the remaining City portion will begin demolition of the sidewalk. The City portion fronting Louis Vuitton will also begin tile installation Wednesday, July 13, 2011.
- **Royal Hawaiian to Seaside Avenue (Mauka Side)** – All work along Kalakaua Avenue is completed. The private work along Royal Hawaiian Avenue is 80 percent completed and the private work along Seaside Avenue is 60 percent completed.
- **Seaside to Duke’s Lane (Mauka Side)** – Sidewalk improvements are completed in front of the business plaza. The driveway in front of the Beachcomber Hotel is also completed. A small portion of the sidewalk will be tiled within the next two weeks.
- **Kaiulani to Ulunlu Street (Mauka Side)** – Demolition and waterproofing work is currently ongoing at the Hyatt Resort private portion of the sidewalk.

- **Note** – Completed work does not include landscape work as this is to be done last. There are also a few areas involving electric utility box adjustment that is ongoing.

Sub District 2 Report – Member Flood reported the illegal lunch wagons at the corner of Kaiolu and Kuhio Avenue were evicted and is finally gone.

Sub District 3 Report – Member Merz reported revisions to Oahu Metropolitan Planning Organization’s Transportation Vulnerability Due to Climate Change Report and what the impacts would be.

Chair Report – Chair Finley stated that he is working on a list of Committee Chairs for next Board meeting.

ANNOUNCEMENTS:

- **Next Meeting** – The next meeting will be Tuesday, August 9, 2011 at Waikiki Community Center at 7:00 p.m.
September 14, 2011

Mr. Dean Nakano, Acting Manager
Board of Water Supply
City and County of Honolulu
630 S. Beretania Street
Honolulu, Hawaii 96843

RE: DPP Project Reference No. 2011/ED-5
Royal Hawaiian Market Place, Inc.
333 Royal Hawaiian Avenue – Waikiki

Dear Mr. Nakano:

We are requesting your assessment of water availability and the Board of Water Supply’s review and comment as requested by the Department of Planning and Permitting in conjunction with the draft environmental assessment submittal for the subject project.

Here is the information which will assist you in assessing water availability for the proposed project:

1. **Tax Map Key:** 2-6-019:013 & 014
   - **Location:** 333 Royal Hawaiian Avenue, Honolulu, Hawaii 96815
   - **Property Acreage:** 0.17 acres
2. **Type of Development:** Low-rise retail and dining establishment
3. **Location of Access to Property:** off Royal Hawaiian Avenue and Lauula Street
4. **Elevations/Contours of Property:** relatively flat
5. **Building/Street/Lot Layouts:** (see enclosed drawings)
6. **Name of Owner/Developer:** Royal Hawaiian Market Place, Inc.
7. **Contact Person Name, Address and Phone Number:**
   - Lorena Yamamoto
   - Roy K. Yamamoto Architect AIA, Inc.
   - 1580 Makaloa St., Suite #788
   - Honolulu, Hawaii 96814
   - (808) 942-3666 ext. 16

Enclosed please find a set of plans for your use, review and comment.

Please feel free to contact me if any questions arise or if any other items are needed for your review.

Sincerely,

[Signature]

Lorena S. Yamamoto, Assoc. AIA
September 13, 2011

Hawaiian Electric Company
900 Richards Street
Honolulu, Hawaii 96813

RE: DPP Project Reference No. 2011/ED-5
Royal Hawaiian Market Place, Inc.
333 Royal Hawaiian Avenue – Waikiki
Tax Map Key 2-6-019:013 and 14

To Whom It May Concern:

We are seeking HECO’s review and comment as requested by the Department of Planning and Permitting in conjunction with the draft environmental assessment submittal for the subject project. Please find enclosed a set of plans for your use, review and comment.

Please feel free to contact me if any questions arise or if any other items are needed for your review.

Sincerely,

Lorena S. Yamamoto, Assoc. AIA

APPENDIX VI
August 23, 2011

Melanie A. Chinen, Administrator
State Historic Preservation Division
601 Kamokila Blvd., #555
Kapolei, Hawai‘i 96707

RE: ROYAL HAWAIIAN MARKET PLACE (T.M.K. 2-6-019:013 & 014)

Dear Melanie,

We would like to request a Letter of Determination from the State Historic Preservation Division to seek concurrence that no historical or cultural resources are known to be on our project site. Below is the necessary information for our project site:

I. GENERAL INFORMATION

a. Agency/Organization Overseeing Project:
   Royal Hawaiian Market Place, Inc.

b. Return Address:
   333 Royal Hawaiian Avenue
   Honolulu, HI 96815

c. Contact from Agency/Organization:
   Tony D.H. Ji
   Tel: (808) 921-2700
   Email: tonyji_royal@hotmail.com

d. Additional contact persons:
   Lorena Yamamoto
   Tel: (808) 942-3666 ext. 16
   Email: lorena@rkyarchitect.com

e. Project Name:
   Royal Hawaiian Market Place

f. Project Street Address:
   333 Royal Hawaiian Avenue

g. County, City, Zip code:
   City and County of Honolulu, Honolulu 96815

h. Tax Map Key, Ahupua’a, Island:
   2-6-019:013 & 014, Waikiki, O‘ahu

i. Area of Potential Effect (APE): Please see Exhibits 1 and 2.

j. Project Description: Please see Exhibit 3.
k. Identification of consulting parties: Waikiki Neighborhood Board (please see Exhibit 4 for meeting notes)

II. IDENTIFICATION OF HISTORIC PLACES

Select one:

_____ a. Historic Properties are located within the project APE.

_____ i. Attach supporting materials (photographs, archaeological assessment of inventory survey, date(s) of construction for existing structure(s)).

_____ ii. National Historic Landmark located within the APE.

_X_ b. Historic Properties are not located within the project APE because:

_____ i. intensive cultivation has altered the land.

_X_ ii. residential development/urbanization has altered the land.

_X_ iii. previous grubbing/grading has altered the land.

_____ iv. an acceptable archaeological assessment or inventory survey found no historic properties.

_X_ v. the existing structure is less than 50 years old (date(s) of construction).

Various temporary kiosks have been constructed on the site over the past 20 years. The only permanent structure on site is the corner kiosk which was built in 1993.

_____ vi. other:

III. DETERMINATION OF EFFECT

Select one:

_X_ a. The determination for the project will be 'no historic properties affected' (i.e., none is present or there are historic properties present but the project will have no effect upon them. Attach supporting documentation).

Project site not listed on Hawaii and National Register of Historic Places.

_____ b. The determination for the project will be 'no adverse effects' (federal) located within the project APE. Attach supporting documentation.
c. The proposed undertaking will result in 'an adverse effect' (federal) / 'effect, with proposed mitigation commitments' (state, city and county) to one or more historic properties and the applicant, or other federally authorized representative, will consult with the SHPO and other consulting parties to resolve the adverse effect. Attach supporting documentation and proposed plan to resolve adverse effect(s).

Please let us know if you have any questions or need additional information.

Sincerely,

[Signature]

Roy K. Yamamoto, AIA
September 13, 2011

Mel Hirayama
Traffic Review Branch
City and County of Honolulu
650 S. King Street, 6th Floor
Honolulu, Hawaii 96813

RE: DPP Project Reference No. 2011/ED-5
Royal Hawaiian Market Place, Inc.
333 Royal Hawaiian Avenue – Waikiki
Tax Map Key 2-6-019:013 and 14

Dear Mr. Hirayama:

We are seeking the Traffic Review Branch’s review and comment as requested by the Department of Planning and Permitting in conjunction with the draft environmental assessment submittal for the subject project. Please find enclosed a set of plans for your use, review and comment.

Please feel free to contact me if any questions arise or if any other items are needed for your review.

Sincerely,

Lorena S. Yamamoto, Assoc. AIA
Phone Conversation Notes

Date: September 14, 2011
Agency: Traffic Review Branch
Representative: Mel Hirayama

- Based on the relatively small size of the proposed project, the Traffic Review Branch's preliminary comments focus more on the project’s immediate surroundings rather than addressing any external effects to the surrounding neighborhood.

- Existing driveways off of Royal Hawaiian Avenue and Lauula Street will have to be reconstructed with a new curb.

- Corner rounding at the intersection of Royal Hawaiian Avenue and Lauula Street should be a 30-foot radius.

  Upon further study of this, a 30-foot radius corner would not be possible since it would interfere with the existing corner kiosk. This recommendation was given by the Traffic Review Branch before it was confirmed with Land Division that Lauula Street is a private street.

- New corner rounding will cause the existing wheelchair ramp to be reconstructed.
September 13, 2011

Attn: Jay Hamai  
Wastewater Division  
City and County of Honolulu  
650 South King Street, 14th Floor  
Honolulu, Hawaii 96813

RE: DPP Project Reference No. 2011/ED-5  
Royal Hawaiian Market Place, Inc.  
333 Royal Hawaiian Avenue – Waikiki  
Tax Map Key 2-6-019:013 and 14

Dear Mr. Hamai,

We are seeking the Wastewater Division’s review and comment as requested by the Department of Planning and Permitting in conjunction with the draft environmental assessment submittal for the subject project. Please find enclosed a set of plans for your use, review and comment.

Please feel free to contact me if any questions arise or if any other items are needed for your review.

Sincerely,

Lorena S. Yamamoto, Assoc. AIA

[Signature]

Lorena S. Yamamoto, Assoc. AIA
APPENDIX X

DATE: October 19, 2011

TO: Roy Yamamoto
1580 Makalapa Street, Suite 788
Honolulu, HI 96814

SUBJECT: Section 6E-42 Historic Preservation Review
Project: Royal Hawaiian Market Place
Owner: Royal Hawaiian Market Place
Location: 333 Royal Hawaiian Avenue, Waikiki
Tax Map Key: (1) 2-6-019: 013 and 014

This letter is in response to your transmittal of August 23, 2011, which was received in the Hawaii State Historic Preservation Division on September 19, 2011. The proposed undertaking involves the demolition of an existing commercial complex and the construction of a new commercial complex.

The Area of Potential Effect (APE) for this project is the entire parcel on which the proposed building will stand. According to the City and County Tax Office records the buildings on the property were constructed in 1984. Currently on the property there are a number of single story concessionaire booths of a mixture of designs and materials. The buildings presently on the property do not meet the criteria for listing in the Hawaii and National Registers of Historic Places as they are not at least fifty years old.

In reviewing this project the State Historic Preservation Office examined the materials attached to your transmittal including the site plans, photographs of the existing buildings and the rendering of the proposed structure. In addition City and County tax records were consulted.

Based on the materials reviewed, the State Historic Preservation determines this proposed project will have no effect upon historic properties.

Any questions should be addressed to Lorraine Minatoishi, at (808) 942-7474 (office), (808) 285-1184 (cell) or lm@mahawaii.com.

Mahalo for the opportunity to comment.

Angie Westfall
Architecture Branch Chief, Hawaii Historic Preservation Division

In the event that historic resources, including human skeletal remains, lava tubes, and lava blisters/bubbles are identified during construction activities, all work should cease in the immediate vicinity of the find; the find should be protected from additional disturbance, and the State Historic Preservation Division should be contacted immediately at (808) 692-801.