

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
PHONE: (808) 768-8000 • FAX: (808) 768-6041
DEPT. WEB SITE: www.honolulu.gov • CITY WEB SITE: www.honolulu.gov

FILE COPY

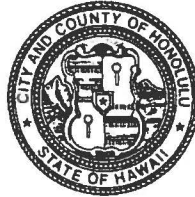
MAR 23 2019

KIRK CALDWELL
MAYOR

RECEIVED

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DEPT. OF ENVIRONMENTAL
QUALITY CONTROL



March 6, 2019

KATHY K. SOKUGAWA
ACTING DIRECTOR

TIMOTHY F. T. HIU
DEPUTY DIRECTOR

EUGENE H. TAKAHASHI
DEPUTY DIRECTOR

2018/ELOG-2460(JY)
2009/ED-11

Mr. Scott Glenn
Office of Environmental Quality Control
Department of Health, State of Hawaii
235 South Beretania Street, Room 702
Honolulu, Hawaii 96813

Dear Mr. Glenn:

SUBJECT: Chapter 343, Hawaii Revised Statutes
Supplemental Environmental Impact Statement (EIS)

Project: Princess Kaiulani Redevelopment

Owner/

Applicant: Kyo-ya Kaiulani, LLC

Agent: R.M. Towill Corporation (Keith Kurahashi)

Location: 120 Kaiulani Avenue - Waikiki

Tax Map Keys: 2-6-022: 001 and 041

Proposal: The proposed Project involves the redevelopment of the Princess Kaiulani Hotel in Waikiki. The Applicant proposes the demolition of all existing hotel buildings located at the corner of Kalakaua Avenue and Kaiulani Avenue, and the construction of a 33-story tower with 1,009 hotel rooms, a six-story commercial podium, parking structure with 695 parking stalls, amenities and support uses for the hotel, and appurtenant site improvements.

Determination: Supplemental EIS is not required.

Pursuant to Section 11-200-27, Hawaii Administrative Rules, the Department of Planning and Permitting has reviewed the Applicant's request and has determined that the previously accepted Final EIS (File No. 2009/ED-11) is valid because the proposed Project does not have substantive changes in size, scope, intensity, use, location, or timing. Please publish this determination in the next edition of The Environmental Notice on **March 23, 2019**.

19- 277

Mr. Scott Glenn
March 6, 2019
Page 2

Should you have any further questions on this matter, please contact Joette Yago, of our Urban Design Branch, at 768-8034 or jyago@honolulu.gov.

Very truly yours,



Kathy K. Sokugawa
Acting Director

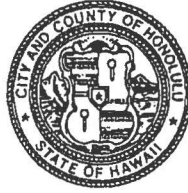
Enclosure: Applicant Notification
Publication Form

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

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DEPT. WEB SITE: www.honoluluodpp.org • CITY WEB SITE: www.honolulu.gov

File

KIRK CALDWELL
MAYOR



KATHY K. SOKUGAWA
ACTING DIRECTOR

TIMOTHY F. T. HIU
DEPUTY DIRECTOR

EUGENE H. TAKAHASHI
DEPUTY DIRECTOR

January 17, 2019

2018/ELOG-2460(JY)
2009/ED-11

Mr. David Tanoue
R.M. Towill Corporation
2024 North King Street, Suite 200
Honolulu, Hawaii 96819

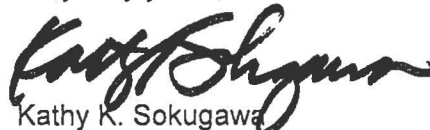
Dear Mr. Tanoue:

SUBJECT: Request for Determination
Supplemental Environmental Impact Statement
Environmental Document No. 2009/ED-11
Chapter 343, Hawaii Revised Statutes
Princess Kaiulani Redevelopment
120 Kaiulani Avenue - Waikiki
Tax Map Key 2-6-022: 001 and 041

We have reviewed your request, received December 18, 2018, for the above-mentioned Project. We are pleased to inform you that a Supplemental Environmental Impact Statement (EIS) is not required because the proposed Project does not have substantive changes in size, scope, intensity, use, location, or timing and the Final EIS remains valid (File No. 2009/ED-11). We do understand that the design of your proposal has changed, but that alone does not warrant a Supplemental Environmental Impact Statement. We look forward to your submittal for a Special District Permit, Major.

Should you have any further questions on this matter, please contact Joette Yago, of our Urban Design Branch, at 768-8034 or [jyago@honolulu.gov](mailto: jyago@honolulu.gov).

Very truly yours,


Kathy K. Sokugawa
Acting Director

cc: Kyo-ya Kaiulani, LLC

APPLICANT PUBLICATION FORM

Project Name:	Princess Kaiulani Redevelopment
Project Short Name:	
HRS §343-5 Trigger(s):	(5) Propose any use within the Waikiki area of Oahu
Island(s):	Oahu
Judicial District(s):	Honolulu
TMK(s):	(1) 2-6-022: 001 and 041
Permit(s)/Approval(s):	Planned Development-Resort, Waikiki Special District, Building Permits
Approving Agency:	City and County of Honolulu, Department of Planning and Permitting
Contact Name, Email, Telephone, Address	Joette Yago; jyago@honolulu.gov; (808) 768-8034 650 South King Street, 7 th Floor; Honolulu, Hawaii 96813
Applicant:	Kyo-ya Kaiulani, LLC
Contact Name, Email, Telephone, Address	Michael Takayama; mtakayama@kyo-yaco.com; (808) 931-8621 2255 Kalakaua Avenue, Suite 4F; Honolulu, Hawaii 96815
Consultant:	R.M. Towill Corporation
Contact Name, Email, Telephone, Address	Keith Kurahashi; keithk@rmtowill.com; (808) 842-1133 2024 North King Street, Suite 200; Honolulu, Hawaii 96819

Status (select one) DEA-AFNSI**Submittal Requirements**

Submit 1) the approving agency notice of determination/transmittal letter on agency letterhead, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the DEA, and 4) a searchable PDF of the DEA; a 30-day comment period follows from the date of publication in the Notice.

 FEA-FONSI

Submit 1) the approving agency notice of determination/transmittal letter on agency letterhead, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the FEA, and 4) a searchable PDF of the FEA; no comment period follows from publication in the Notice.

 FEA-EISPN

Submit 1) the approving agency notice of determination/transmittal letter on agency letterhead, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the FEA, and 4) a searchable PDF of the FEA; a 30-day comment period follows from the date of publication in the Notice.

 Act 172-12 EISPN
("Direct to EIS")

Submit 1) the approving agency notice of determination letter on agency letterhead and 2) this completed OEQC publication form as a Word file; no EA is required and a 30-day comment period follows from the date of publication in the Notice.

 DEIS

Submit 1) a transmittal letter to the OEQC and to the approving agency, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the DEIS, 4) a searchable PDF of the DEIS, and 5) a searchable PDF of the distribution list; a 45-day comment period follows from the date of publication in the Notice.

 FEIS

Submit 1) a transmittal letter to the OEQC and to the approving agency, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the FEIS, 4) a searchable PDF of the FEIS, and 5) a searchable PDF of the distribution list; no comment period follows from publication in the Notice.

 FEIS Acceptance
Determination

The approving agency simultaneously transmits to both the OEQC and the applicant a letter of its determination of acceptance or nonacceptance (pursuant to Section 11-200-23, HAR) of the FEIS; no comment period ensues upon publication in the Notice.

 FEIS Statutory
Acceptance

The approving agency simultaneously transmits to both the OEQC and the applicant a notice that it did not make a timely determination on the acceptance or nonacceptance of the applicant's FEIS under Section 343-5(c), HRS, and therefore the applicant's FEIS is deemed accepted as a matter of law.

 Supplemental EIS
Determination

The approving agency simultaneously transmits its notice to both the applicant and the OEQC that it has reviewed (pursuant to Section 11-200-27, HAR) the previously accepted FEIS and determines that a supplemental EIS is or is not required; no EA is required and no comment period ensues upon publication in the Notice.

- Withdrawal Identify the specific document(s) to withdraw and explain in the project summary section.
- Other Contact the OEQC if your action is not one of the above items.

Project Summary

Provide a description of the proposed action and purpose and need in 200 words or less.

The proposed Project involves the redevelopment of the Princess Kaiulani Hotel in Waikiki. The Applicant proposes the demolition of all the existing hotel buildings located at the corner of Kalakaua Avenue and Kaiulani Avenue, and the construction of a 33-story tower with 1,009 hotel rooms; a six-story commercial podium, parking structure with 695 parking stalls, amenities and support uses for the hotel, and appurtenant site improvements.