

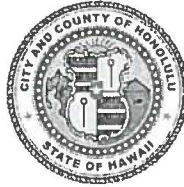
DEPARTMENT OF PLANNING AND PERMITTING  
**CITY AND COUNTY OF HONOLULU**

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

**FILE COPY**

**JUL 23 2020**

KIRK CALDWELL  
MAYOR



KATHY K. SOKUGAWA  
ACTING DIRECTOR

TIMOTHY F. T. HIU  
DEPUTY DIRECTOR

EUGENE H. TAKAHASHI  
DEPUTY DIRECTOR

July 15, 2020

2017/ED-1(JY)

Mr. Keith Kawaoka, Acting Director  
State of Hawaii  
Department of Health  
Office of Environmental Quality Control  
Department of Health, State of Hawaii  
235 South Beretania Street, Room 702  
Honolulu, Hawaii 96813

Dear Mr. Kawaoka:

SUBJECT: Chapter 343, Hawaii Revised Statutes (HRS)  
Environmental Assessment

Project: King Kalakaua Plaza Renovation

Applicant: Marriott Ownership Resorts, Inc.

Owner: ACP Waikiki Holdings LLC

Agent: Clifford Planning & Architecture LLC (Ben Lee)

Location: 2080 Kalakaua Avenue - Waikiki

Tax Map Keys: 2-6-016: 023 and 026

Proposal: The proposed Project involves the renovation of the King Kalakaua Plaza. The Applicant proposes to demolish the fourth floor of an existing four-story building and add four levels of timeshare units and appurtenant site improvements.

Determination: Additional Environmental Review is not required.

Pursuant to Section 11-200.1-11, Hawaii Administrative Rules, the Department of Planning and Permitting has reviewed the Applicant's proposal and has determined that the previous determination of a Finding of No Significant Impact satisfies Chapter 343, HRS as 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 **July 23, 2020**.

**800-18**  
**JUL 16 2020**

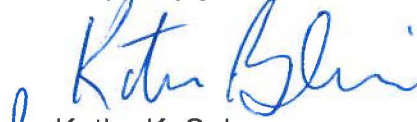
Mr. Keith Kawaoka  
July 15, 2020  
Page 2

The 2015 Final EA described the previous project as a seven-story (maximum height of 100 feet), 230-unit hotel utilizing the existing building footprint and underground parking structure. The Applicant now proposes a seven-story (115-foot high), 110-unit timeshare building which also utilizes the existing building footprint and underground parking structure. The floor area increased from 150,000 square feet in 2015 to 162,300 square feet in the current proposal. The 15-foot increase in height represents a 15 percent increase; the 120-unit decrease in hotel rooms to timeshare units results in a decrease of 52 percent; and the additional floor area results in an increase of 8.2 percent. As such, the proposed changes from the 2015 proposal are minimal.

However, it should be noted that the design of the Project will be reviewed closely through the processing of a Waikiki Special District Permit. The Applicant's proposal should not be deemed as approved.

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,

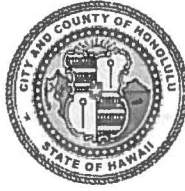
  
Kathy K. Sokugawa  
Acting Director

Enclosure: Applicant Notification

DEPARTMENT OF PLANNING AND PERMITTING  
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DEPUTY DIRECTOR

EUGENE H. TAKAHASHI  
DEPUTY DIRECTOR

July 15, 2020

2020/ELOG-1194(JY)

Mr. Ben Lee  
Clifford Planning & Architecture, LLC  
55 Merchant Street, Suite 3020  
Honolulu, Hawaii 96813

Dear Mr. Lee:

SUBJECT: Determination of Compliance with  
Chapter 343, Hawaii Revised Statutes  
Use of Prior Environmental Assessment  
King Kalakaua Plaza Renovation (Project)  
2080 Kalakaua Avenue - Waikiki  
Tax Map Keys 2-6-016: 023 and 026

This is in response to your letter (received June 23, 2020), requesting determination if the Environmental Assessment (EA) for the above-mentioned Project is valid. We are pleased to inform you that the Project is consistent with the prior Finding of No Significant Impact for the King Kalakaua Plaza Renovation and does not require further environmental review. The Project does not involve substantive changes in size, scope, intensity, use, location, or timing.

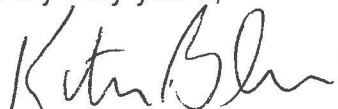
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Mr. Ben Lee  
July 15, 2020  
Page 2

Please be advised that this determination is based on the information you provided. Additionally, the Project will be reviewed closely for compliance with the Land Use Ordinance and Waikiki Special District regulations through the processing of a Special District Permit. Revisions to the Project design may be required.

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