

**SUMMARY OF PROPOSED COMMITTEE DRAFT:**

**Resolution 17-60**

**GRANTING A SPECIAL MANAGEMENT AREA USE PERMIT AND  
SHORELINE SETBACK VARIANCE FOR THE REDEVELOPMENT OF THE  
OUTRIGGER REEF WAIKIKI BEACH RESORT.**

**THE PROPOSED CD1** makes the following amendments:

- A. In the first WHEREAS clause: (1) clarifies the description of the Project, and (2) adds that the Project site is within the Waikiki Special District, and is zoned Resort Mixed Use Precinct.
- B. Adds a second WHEREAS clause to clarify that the Diamond Head Tower basement, stairway, landing and drainage system; and the beachside lawn area and recreation deck fall within or encroach into the 40-foot shoreline setback area.
- C. Adds February 24, 2017 as the date the Council received the DPP's findings and recommendations report, references Departmental Communication 102 (2017), and adds reference to a SSV (in addition to a SMA Use Permit).
- D. In Condition A, clarifies the description of the project, and adds reference to Exhibits A-1 to A-3.
- E. In Condition B, consistent with the DPP's recommendation, adds a provision requiring the Applicant to prepare an archaeological inventory survey for the portion of the project site beneath the location of the new porte cochere area.
- F. In Condition D, deletes duplicative language for the Hawaiian hoary bat.
- G. In Condition E, clarifies that "daytime" means during daylight hours.
- H. In Condition G, adds a provision that if white fairy tern nesting sites are discovered, the Applicant shall notify the DLNR.
- I. Consistent with the USFWS's recommendation, adds a new Condition K that requires the Applicant to use native Hawaiian plants in landscaped areas, to the extent reasonable and practicable.
- J. Labels Exhibit A-3, which inadvertently was not marked.
- K. Makes miscellaneous technical and nonsubstantive amendments.



**RESOLUTION**

**PROPOSED**

GRANTING A SPECIAL MANAGEMENT AREA USE PERMIT AND SHORELINE SETBACK VARIANCE FOR THE REDEVELOPMENT OF THE OUTRIGGER REEF WAIKIKI BEACH RESORT.

WHEREAS, on November 17, 2016, the Department of Planning and Permitting ("DPP") accepted the application (DPP Reference Numbers 2016/SMA-66 and 2016/SV-2) of Outrigger Hotels Hawaii, herein referred to as the "Applicant," for a Special Management Area ("SMA") Use Permit and a Shoreline Setback Variance ("SSV"), to make improvements to the Outrigger Reef Waikiki Beach Resort by demolishing the existing Diamond Head Tower and pool deck; constructing hotel rooms and meeting spaces within a new 150-foot beachfront tower, a beachside lawn area with a stage, and a recreation deck with pools; enhancing the beach access, hotel lobby and porte cochere, landscaping, parking garage, and retail storefront; renovating the existing Diamond Head Tower basement, stairway, and landing; and upgrading the drainage system below the Diamond Head Tower; on land within the Waikiki Special District ("WSD"), currently zoned Resort Mixed Use Precinct, located at 2169 Kalia Road, Honolulu, Oahu, and identified as Tax Map Key 2-6-004:010 (herein referred to as the "Project"); and

WHEREAS, the Project site falls entirely within the SMA. The Diamond Head Tower basement, stairway, landing, and drainage system; and the proposed beachside lawn area and recreation deck; fall within or encroach into the 40-foot shoreline setback area; and

WHEREAS, on January 26, 2017, the DPP held a public hearing, which was attended by the Agent, a representative of the Applicant, a member of the media, and two members of the public; public testimony was offered by two members of the public at the hearing; and

WHEREAS, on February 23, 2017, within 20 working days after the close of the public hearing, the DPP, having duly considered all evidence and the objectives, policies, and guidelines as established in Sections 23-1.8, 23-1.9, 25-3.1, and 25-3.2, Revised Ordinances of Honolulu 1990 ("ROH"), and Sections 205A-2 and 205A-26, Hawaii Revised Statutes ("HRS"), completed its report and transmitted its findings and recommendation of approval to the Council; and



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## RESOLUTION

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WHEREAS, the City Council, having received the findings and recommendation of the DPP on February 24, 2017, by Departmental Communication 102 (2017), and having duly considered all of the findings and reports on the matter, desires to approve the subject application for an SMA Use Permit and SSV with the conditions enumerated below; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that an SMA Use Permit and a Shoreline Setback Variance ("SSV") be issued to the Applicant under the following conditions:

- A. Improvements to the Outrigger Reef Waikiki Beach Resort must be in general conformity with the proposed Project as described in the DPP's findings and recommendations, referenced above, and as depicted in Exhibits A-1 through A-3, and Exhibits B-1 through B-17, attached hereto and incorporated by reference herein. Any change in the size or nature of the Project that has a significant effect on coastal resources addressed in ROH Chapters 23 and 25, or HRS Chapter 205A, or both, will require a new application, SMA Use Permit, and SSV. Any change that does not have a significant effect on coastal resources will be considered a minor modification and therefore permitted under this resolution, upon review and approval by the DPP Director.
- B. If, during construction, any previously unidentified archaeological sites or remains (such as artifacts, shell, bone, or charcoal deposits, human burials, rock or coral alignments, pavings, or walls) are encountered, the Applicant shall stop work and contact the Department of Land and Natural Resources ("DLNR"), State Historic Preservation Division ("SHPD") immediately. Work in the immediate area must be stopped until SHPD is able to assess the impact and make further recommendations for mitigative activity.

Prior to any site work and/or construction activities, the Applicant shall prepare an Archaeological Inventory Survey ("AIS") for the portion of the Project site beneath the location of the new porte cochere area.

- C. Artificial light from exterior light fixtures, including, but not necessarily limited to floodlights, uplights, or spotlights used for decorative or aesthetic purposes, is prohibited if the light directly illuminates or is directed to project across property boundaries toward the shoreline and ocean waters, except as may otherwise be permitted pursuant to Section 205A-71(b), HRS.



## RESOLUTION

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- D. Observations of any threatened or endangered species in the Project area during site preparation or construction must be reported to the DLNR Department of Aquatic Resources ("DAR").
- E. All site work and/or construction activities are limited to daytime (daylight) hours only.
- F. To minimize impacts to the Hawaiian hoary bat's habitat, the Applicant shall take special care when trimming or clearing woody plants greater than 15 feet tall, and woody plants greater than 15 feet in height cannot be disturbed, removed or trimmed during the bat birthing and pup rearing season (June 1 through September 15).
- G. The Applicant shall examine all trees prior to trimming, and structures prior to demolition, to determine whether nesting white fairy terns are present. If white fairy tern nesting sites are discovered, the Applicant shall notify the DLNR.
- H. Applicant shall keep areas that are currently beach lands free and clear of any fences, landscaping, and other minor structures that prevent public access to the beach area.
- I. All minor structures (i.e., irrigation, fences, planters, and stairs) must be contained and maintained within the property lines of the lot of origin, and cannot under any circumstances extend seaward of the shoreline as depicted on the certified shoreline survey for the lot dated December 19, 2014.
- J. Prior to the start of any demolition or construction activities, the Applicant shall implement infiltrative technology Best Management Practices ("BMPs") and construction processes to control erosion and sedimentation. Development permit applications, including but not limited to grading, grubbing, and building permit applications, must detail the BMPs. Upon implementation, photographs documenting the infiltrative technology BMPs and construction processes shall be submitted to the DAR, with a copy to the DPP.
- K. To the extent reasonable and practicable, the Applicant shall use native Hawaiian plants for landscaped areas.
- L. Approval of this SMA Use Permit and SSV does not constitute compliance with Land Use Ordinance ("LUO") or other governmental requirements, including building, grading, and grubbing permits. They are subject to separate review and approval. The Applicant shall be responsible for insuring that the final plans for the project approved under this SMA Use Permit and SSV comply with all applicable LUO and other governmental provisions and requirements.



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## RESOLUTION

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- M. **The Applicant shall obtain a development permit for the proposed development within two years of the date of this permit.** Failure to obtain a development permit within this period shall render this permit null and void, provided that this period may be extended as follows: The DPP Director may extend this period if the Applicant demonstrates good cause, but the period cannot be extended beyond one year from the initial deadline set by the City Council.

If the Applicant demonstrates good cause for an extension exceeding one year, the Director shall prepare and submit to the Council a report on the proposed extension, which report must include the Director's findings and recommendations thereon. The Council may approve the proposed extension or an extension for a shorter or longer period, or deny the proposed extension, by adoption of a committee report or resolution. If the Council fails to take final action on the proposed extension within the first to occur of: (1) 60 days after receipt of the Director's report; or, (2) the Applicant's then-existing deadline for obtaining a building permit, the extension will be deemed to be denied.



**RESOLUTION**

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BE IT FINALLY RESOLVED that copies of this resolution be transmitted to Christine Mendes Ruotola, G70, 925 Bethel Street, 5<sup>th</sup> Floor, Honolulu, Hawaii 96813; Outrigger Hotels Hawaii, 2375 Kuhio Avenue, Honolulu, Hawaii 96815; Kathy K. Sokugawa, Acting Director of Planning and Permitting, 650 South King Street, 7<sup>th</sup> Floor, Honolulu, Hawaii 96813; and Leo R. Asuncion, Jr., Acting Director of the Office of Planning, Attention: Coastal Zone Management Branch, P.O. Box 2359, Honolulu, Hawaii 96804.

INTRODUCED BY:

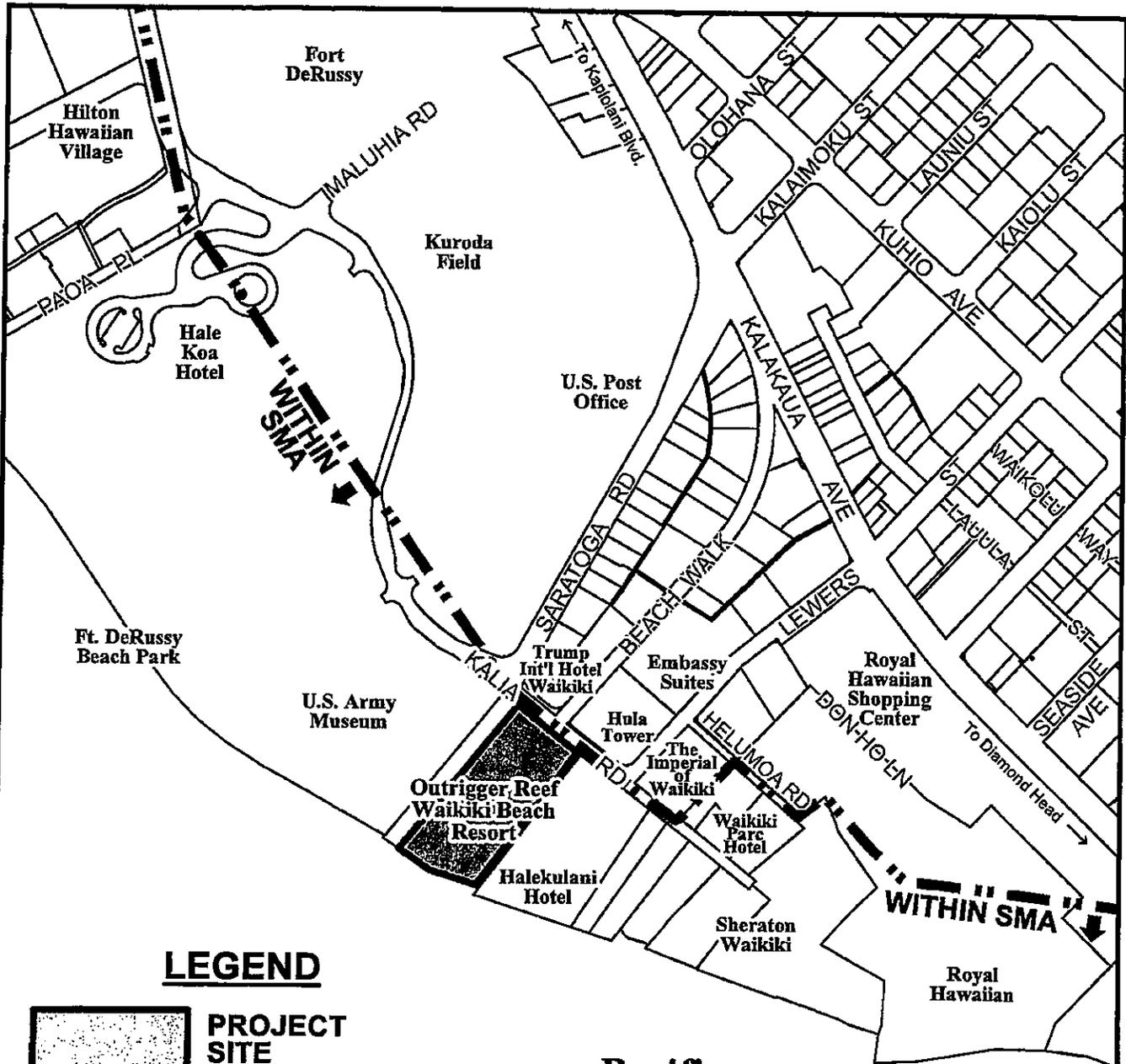
Ron Menor (br)

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DATE OF INTRODUCTION:

February 28, 2017  
Honolulu, Hawaii

\_\_\_\_\_  
Councilmembers



**LEGEND**



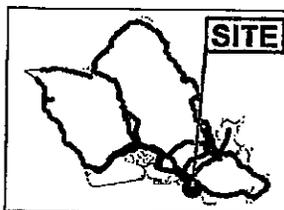
**PROJECT SITE**



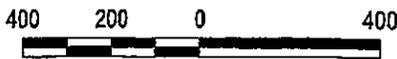
**SMA Boundary Line**

**Pacific Ocean**

**Exhibit A-1**



VICINITY MAP



Scale in Feet



**LOCATION and SPECIAL MANAGEMENT AREA MAP  
WAIKIKI**

**TAX MAP KEY(S): 2-6-04: 10**

**FOLDER NOS.: 2016/SMA-66 and 2016/SV-2**

**LEGEND**



**PROJECT SITE**



**ZONING DISTRICT BOUNDARY LINE**

25'



**ZONING HEIGHT LINE**

**Waikiki**

**Pacific Ocean**

**Special**

**District**

**Public Precinct Exhibit A-2**

SARATOGA RD

Resort Mixed Use Precinct

300'

280'

Hula Tower

Resort Mixed Use Precinct

The Imperial of Waikiki

Waikiki Parc Hotel

Resort Mixed Use Precinct

Halekulani Hotel

Sheraton Waikiki

Royal Hawaiian

Resort Mixed Use Precinct

Outrigger Reef Waikiki Beach Resort

300'

280'

25'

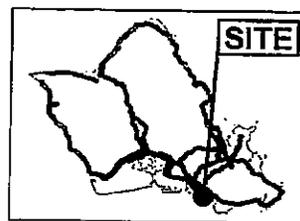
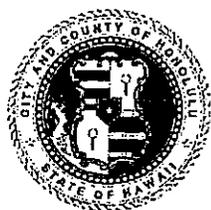
25'

BEACH WALK

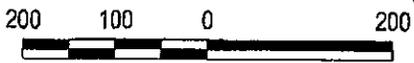
KALIA LEWERS

ST

ROAD



VICINITY MAP



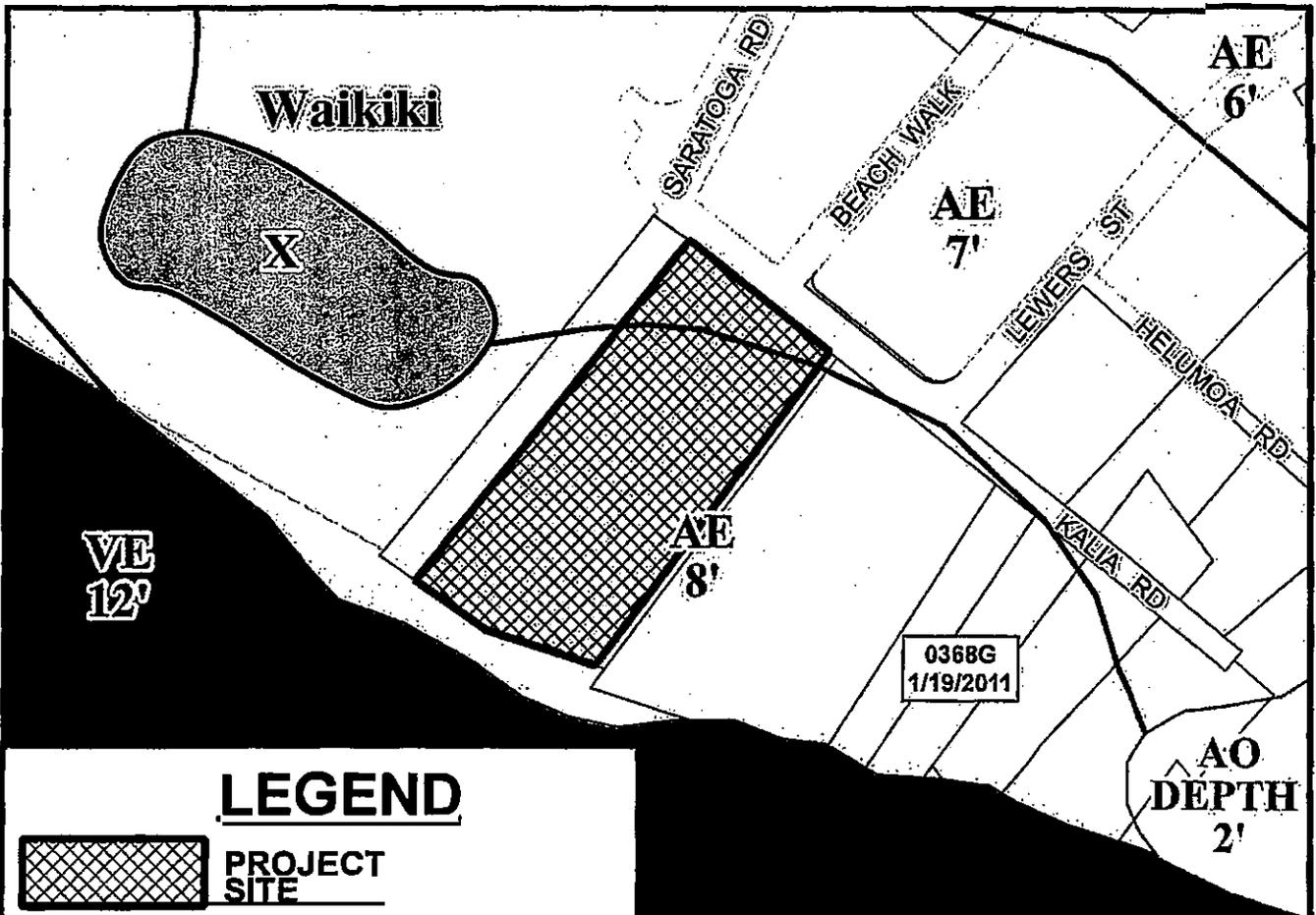
Scale in Feet

**PORTION OF ZONING MAP**

**MOILIILI - KAIMUKI**

TAX MAP KEY(S): **2-6-04: 10**

FOLDER NOs.: **2016/SMA-66**  
**2016/SV-2**



# LEGEND



**PROJECT SITE**

## FLOOD ZONES

1% Annual Chance Flood (100 Year Flood):

AE = Base Flood Elevation Determined

AO = 1 to 3 Feet, Usually Sheet Flow on Sloping Terrain

VE = Coastal Wave Action, Base Flood Elevation Determined

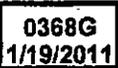
Other:

X = Outside 0.2% Annual Chance Flood Plain

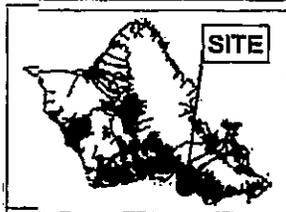
AE

7'

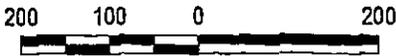
Base Flood Elevation in Feet



FIRM Panel **EXHIBIT A-3**



VICINITY MAP



Scale in Feet



# PORTION OF FLOOD HAZARD MAP

FIRM PANEL 0368G

TAX MAP KEY(S): 2-6-04: 10

FOLDER NO.: **2016/SMA-66 and 2016/SV-2**

WAIKĪKĪ BEACH WALK  
 OUTRIGGER REEF WAIKĪKĪ BEACH RESORT  
 Final Supplemental Environmental Impact Statement

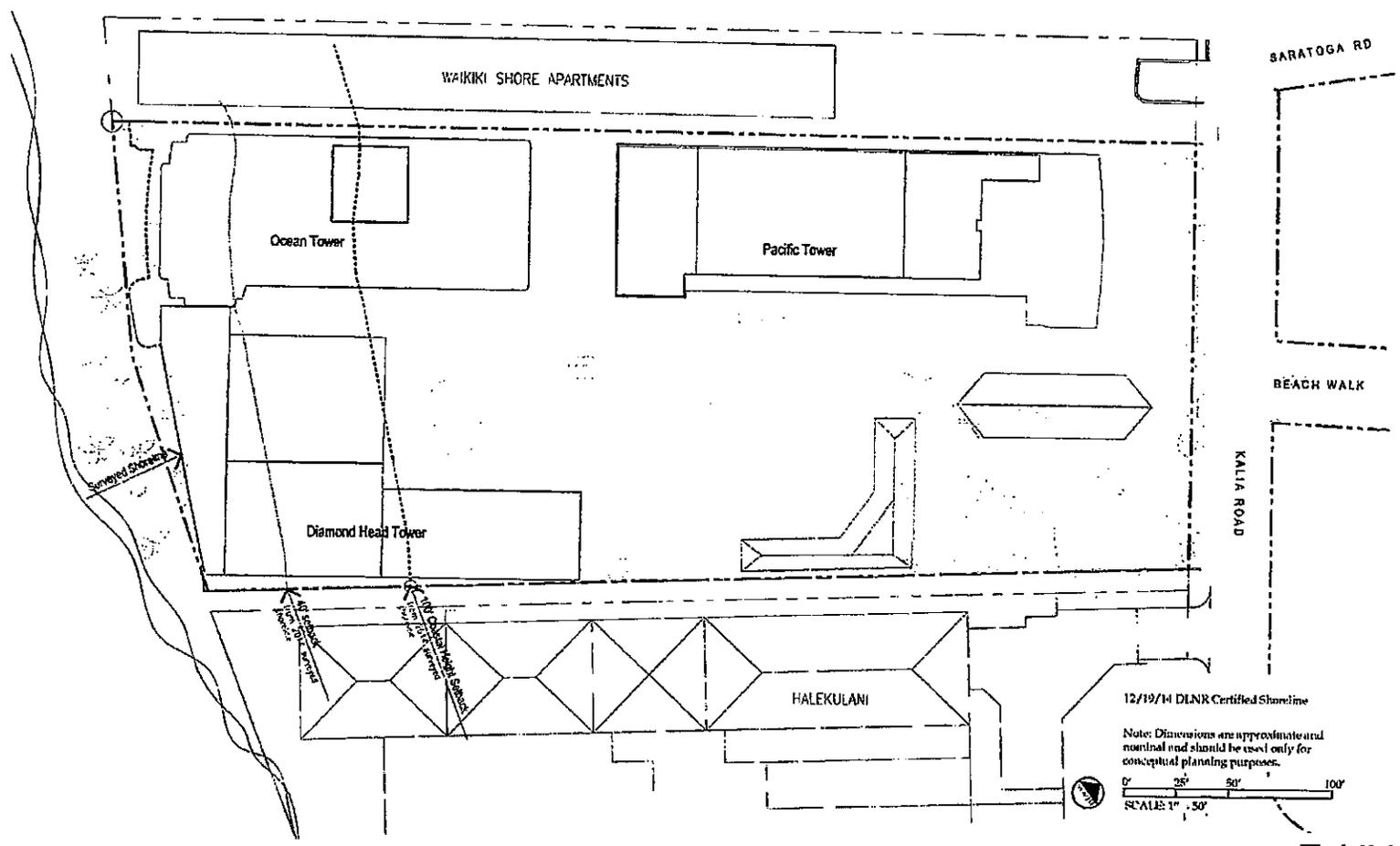


Figure 3-2 Existing Outrigger Reef Waikiki Beach Resort Plan

Exhibit B-1  
 File No. 2016/SMA-66  
 2016/SV-2

**WAIKĪKĪ BEACH WALK  
OUTRIGGER REEF WAIKĪKĪ BEACH RESORT  
Final Supplemental Environmental Impact Statement**

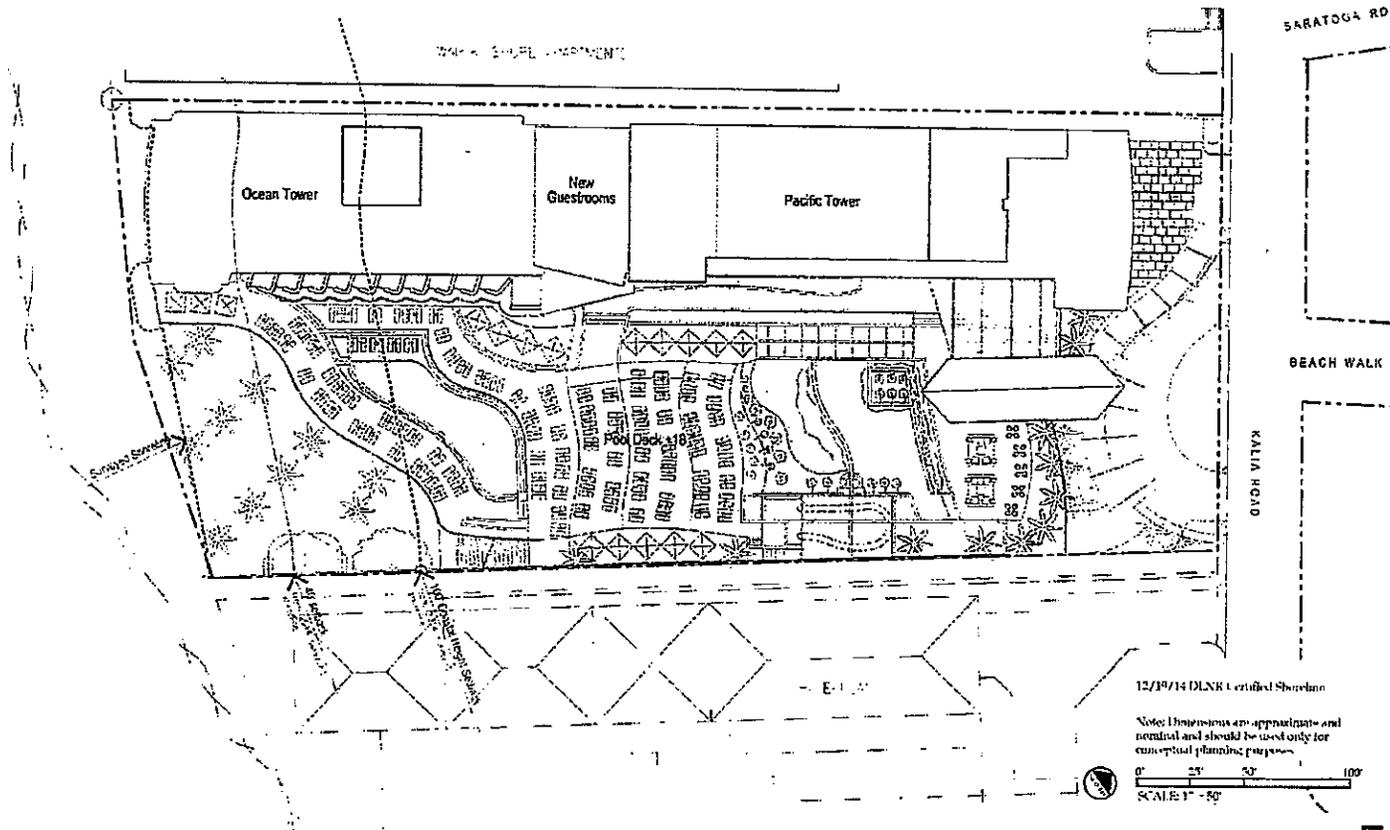
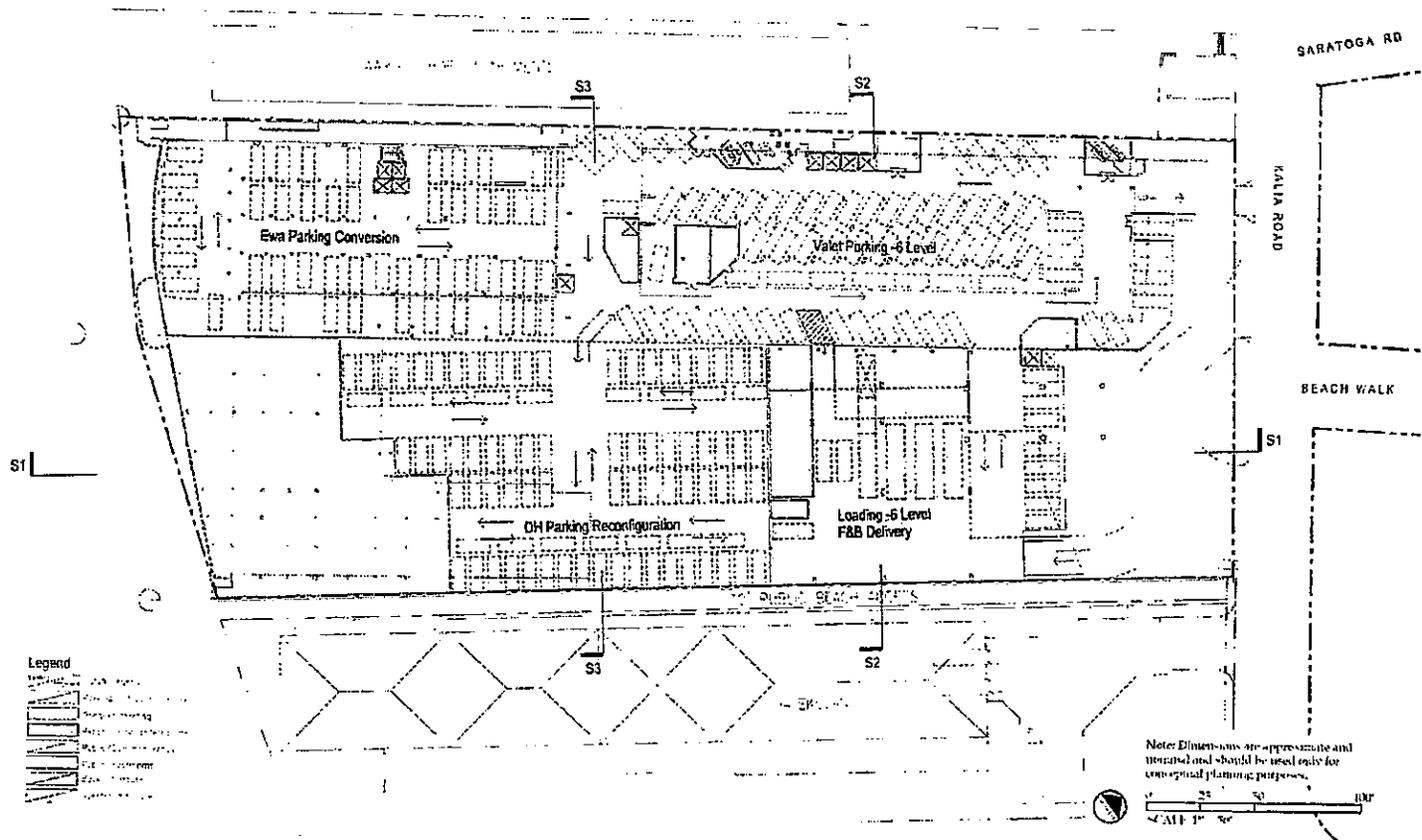


Figure 3-3 Proposed Outrigger Reef Waikiki Beach Resort Site Plan

**Exhibit B-2**  
File No. 2016/SMA-66  
2016/SV-2

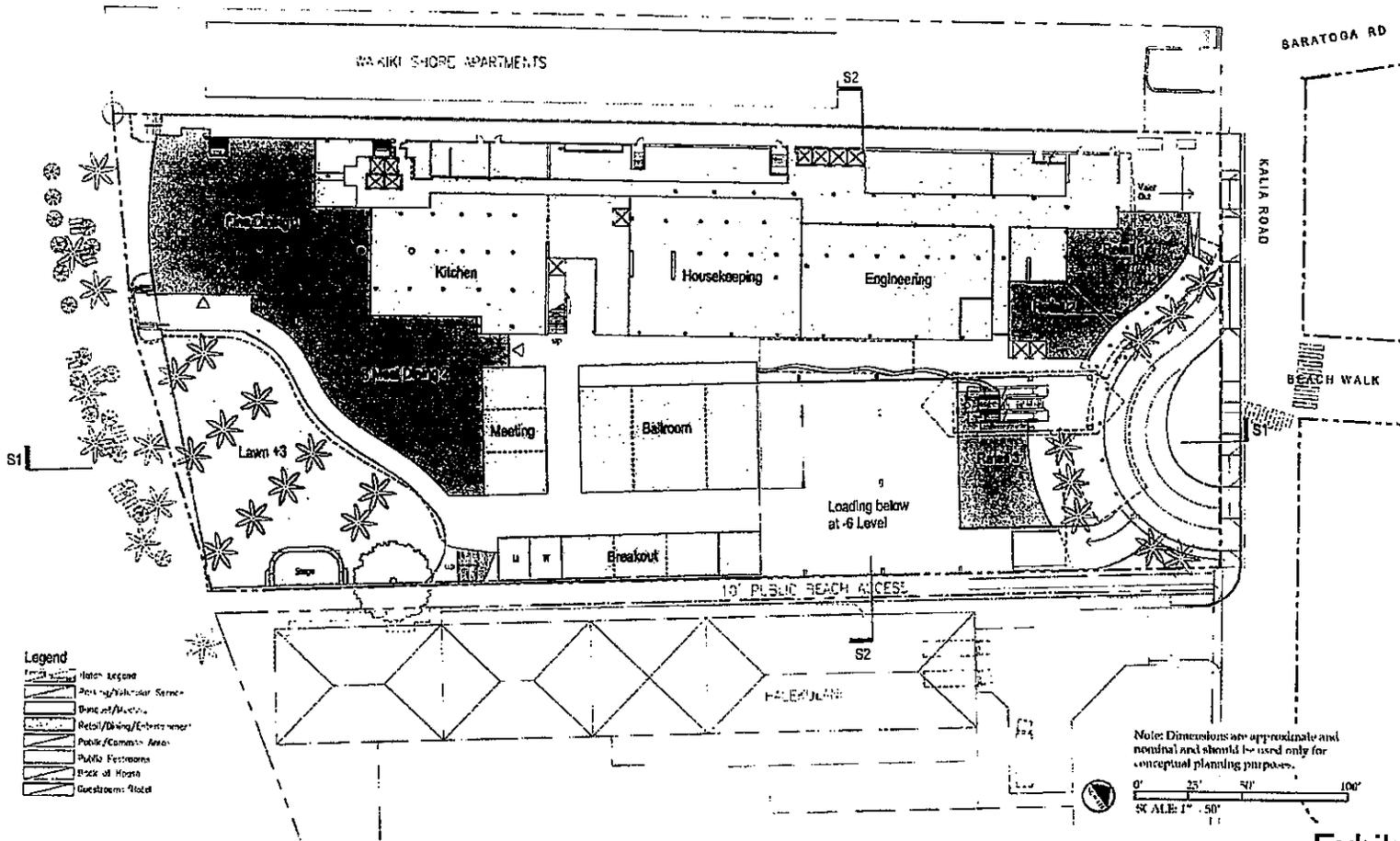
WAIKĪKĪ BEACH WALK  
 OUTRIGGER REEF WAIKĪKĪ BEACH RESORT  
 Final Supplemental Environmental Impact Statement



**Exhibit B-3**  
 File No. 2016/SMA-66  
 2016/SV-2

Figure 3-4 Floor Plan (-6 Basement Level)

**WAIKIKI BEACH WALK  
OUTRIGGER REEF WAIKIKI BEACH RESORT**  
Final Supplemental Environmental Impact Statement



- Legend**
- Water Feature
  - Pooling/Spa/Hot Tub
  - Dining/Bar/Service
  - Retail/Display/Event Space
  - Public/Comm. Area
  - Plaza/Parkway
  - Back of House
  - Guestroom/Hotel

Note: Dimensions are approximate and nominal and should be used only for conceptual planning purposes.

0' 25' 50' 100'

SCALE: 1" = 50'

**Exhibit B-4**  
File No. 2016/SMA-66  
2016/SV-2

Figure 3-5 Floor Plan (+3 Level)

**WAIKĪKĪ BEACH WALK  
OUTRIGGER REEF WAIKĪKĪ BEACH RESORT**  
Final Supplemental Environmental Impact Statement

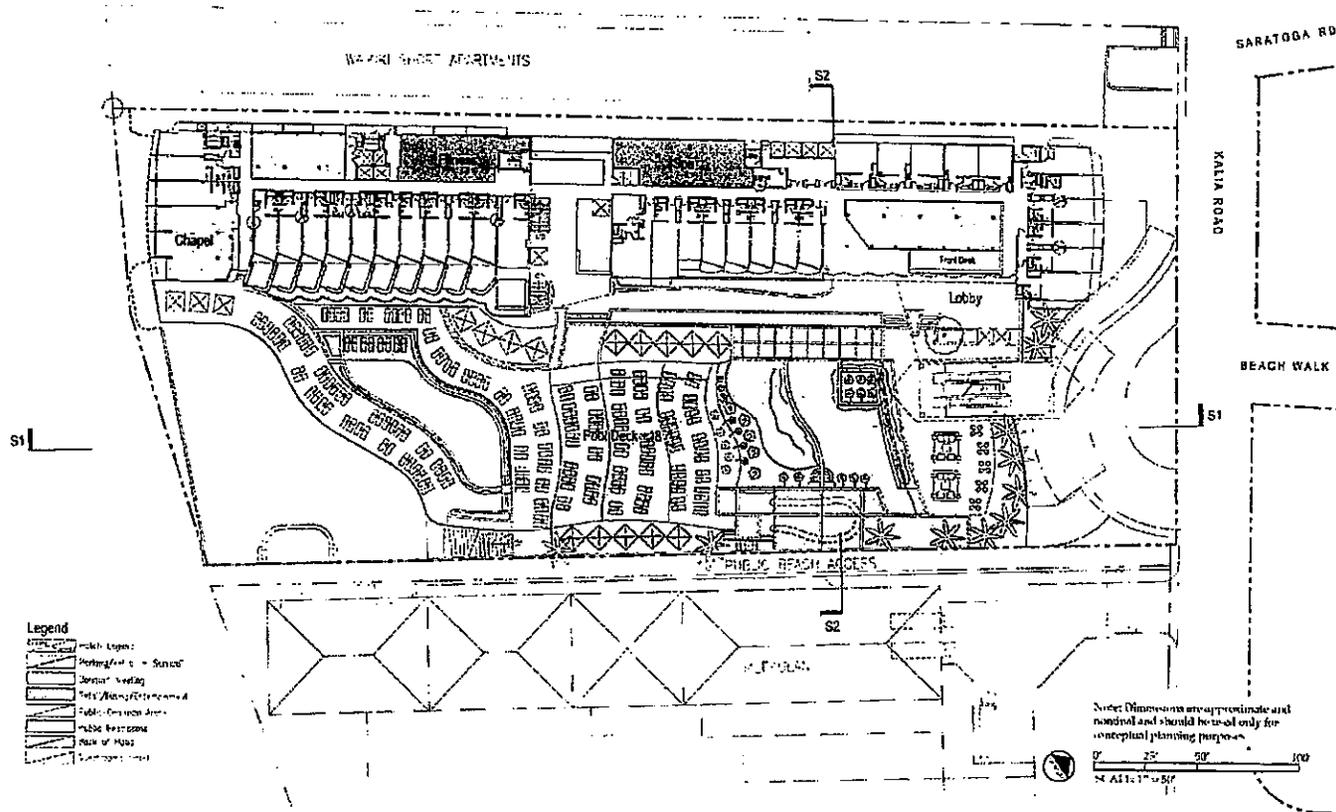


Figure 3-6 Floor Plan (+15 to +18 - Lobby/Pool Deck Level)

**Exhibit B-5**  
File No. 2016/SMA-66  
2016/SV-2

WAIKĪKĪ BEACH WALK  
 OUTRIGGER REEF WAIKĪKĪ BEACH RESORT  
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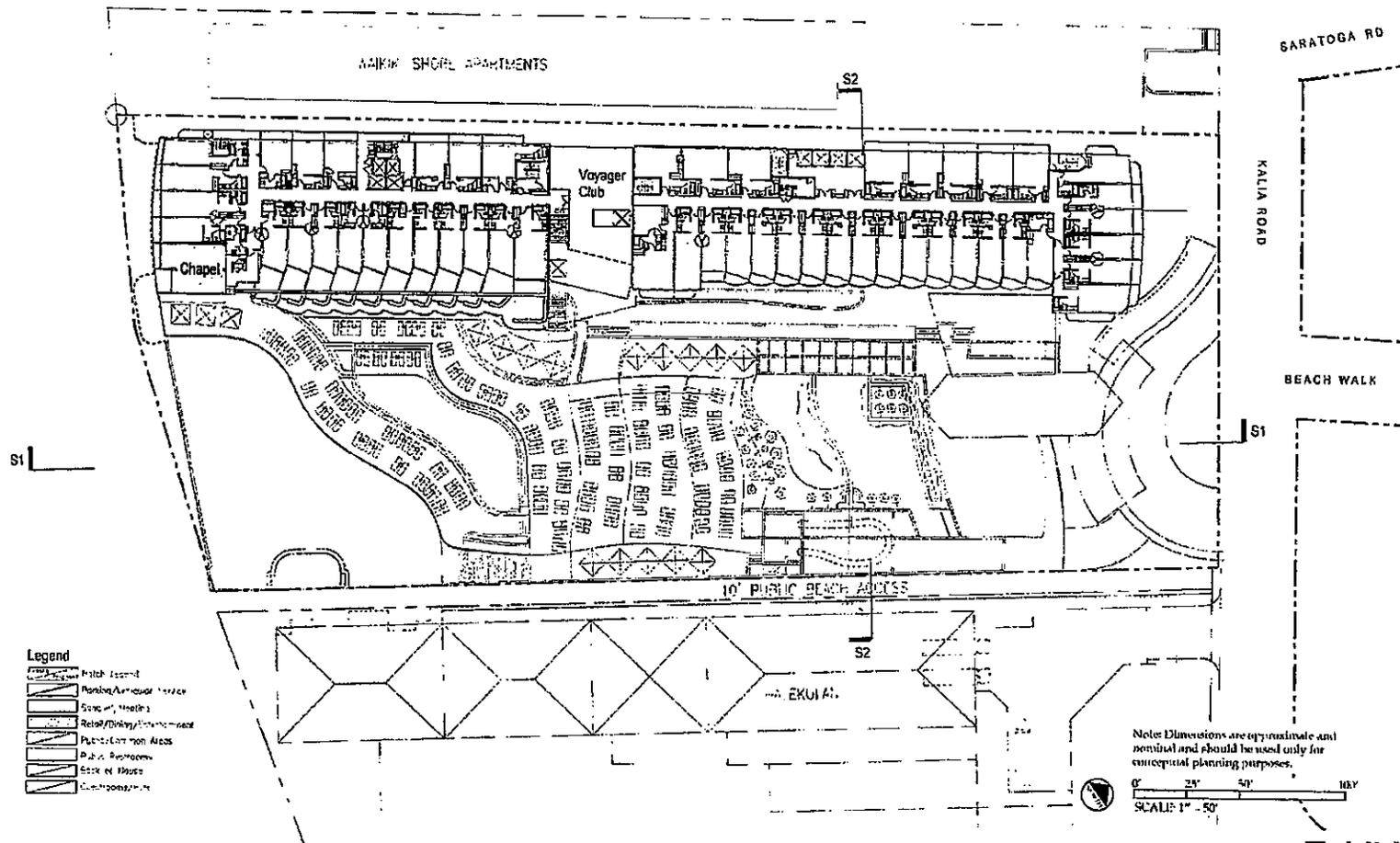
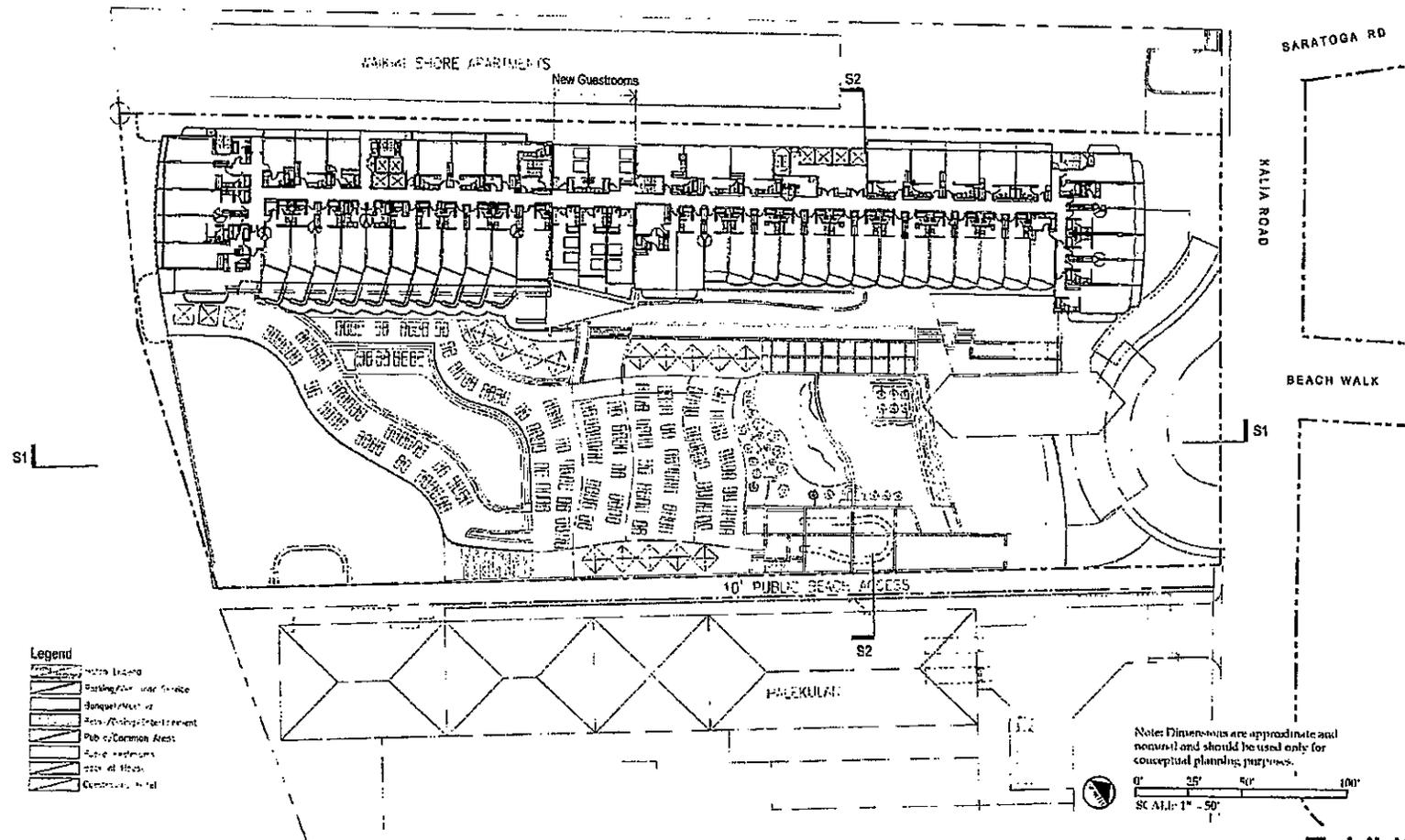


Figure 3-7 Floor Plan (+23.5 Level - 3rd Floor of Hotel Towers)

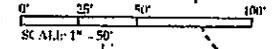
Exhibit B-6

File No. 2016/SMA-66  
 2016/SV-2

WAIKĪKĪ BEACH WALK  
 OUTRIGGER REEF WAIKĪKĪ BEACH RESORT  
 Final Supplemental Environmental Impact Statement



Note: Dimensions are approximate and nominal and should be used only for conceptual planning purposes.



**Exhibit B-7**  
 File No. 2016/SMA-66  
 2016/SV-2

Figure 3-8 Floor Plan (Typical Guestroom Level – Floors 5 through 10)

**WAIKĪKI BEACH WALK  
OUTRIGGER REEF WAIKĪKI BEACH RESORT  
Final Supplemental Environmental Impact Statement**

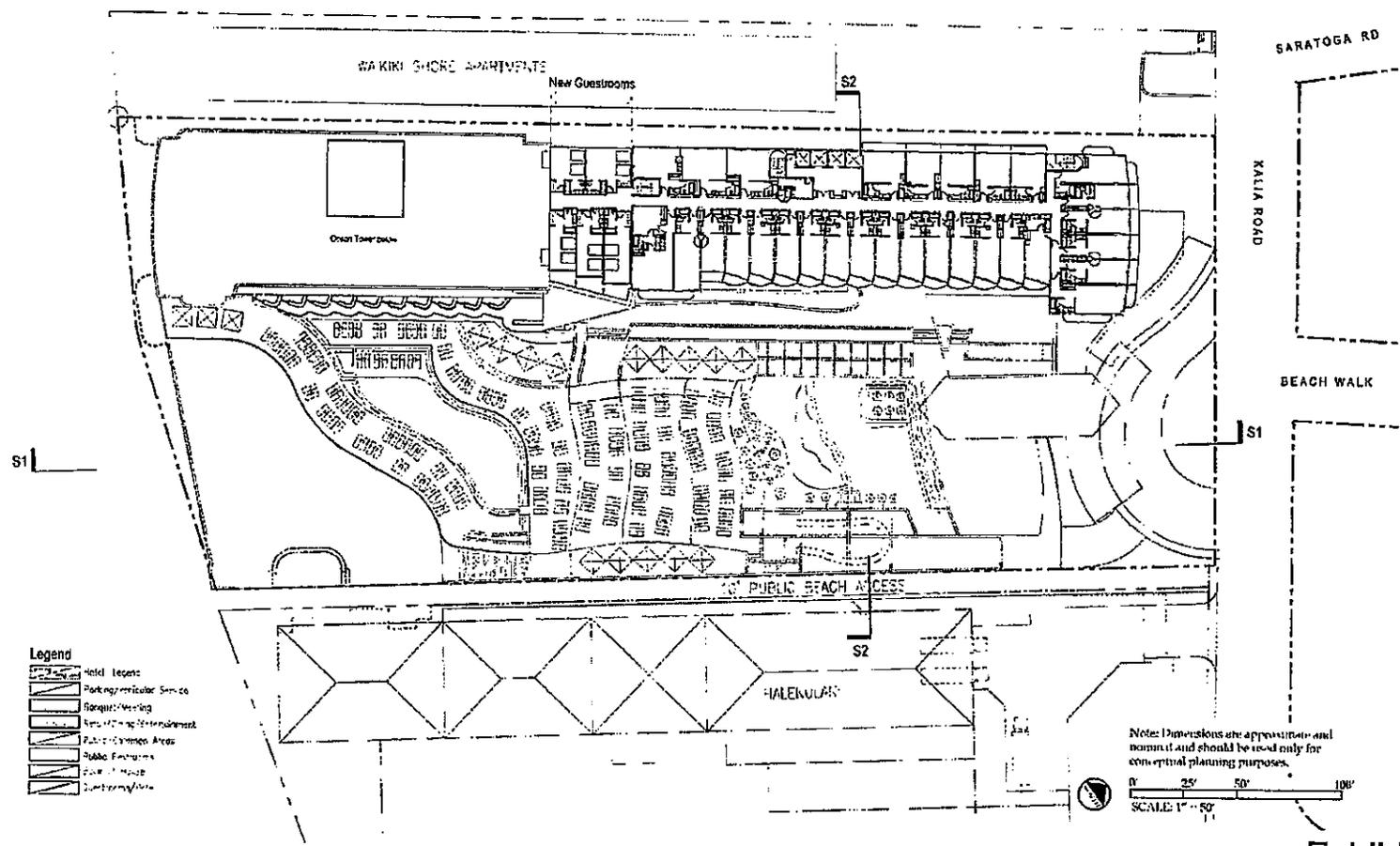


Figure 3-9 Floor Plan (+91.5 Level - 11<sup>th</sup> Floor of Hotel Tower)

**Exhibit B-8**  
File No. 2016/SMA-66  
2016/SV-2

WAIKĪKĪ BEACH WALK  
 OUTRIGGER REEF WAIKĪKĪ BEACH RESORT  
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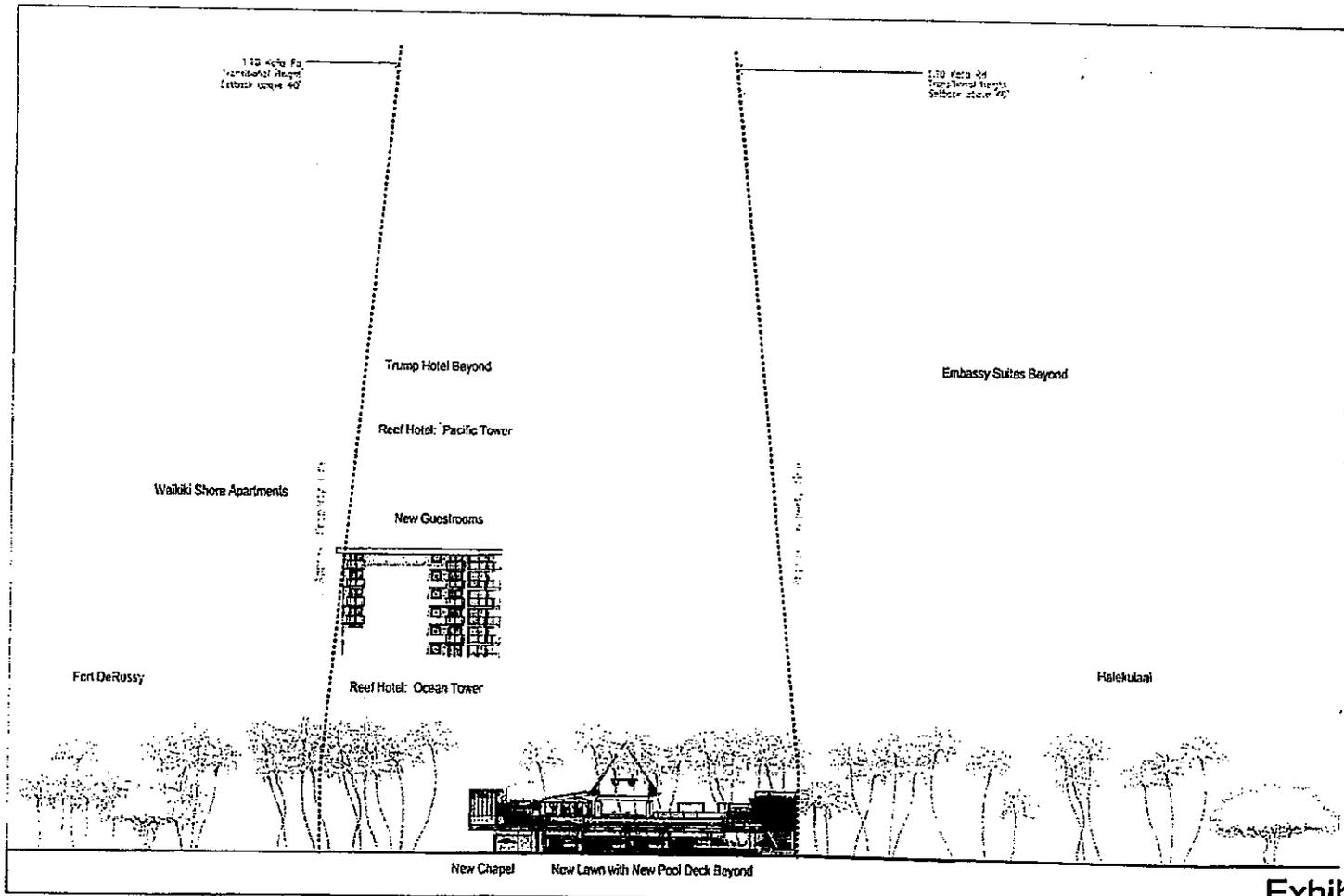


Figure 3-10 Site Elevation 1 (Makai Looking Mauka)

Exhibit B-9

File No. 2016/SMA-66  
 2016/SV-2

WAIKĪKĪ BEACH WALK  
 OUTRIGGER REEF WAIKĪKĪ BEACH RESORT  
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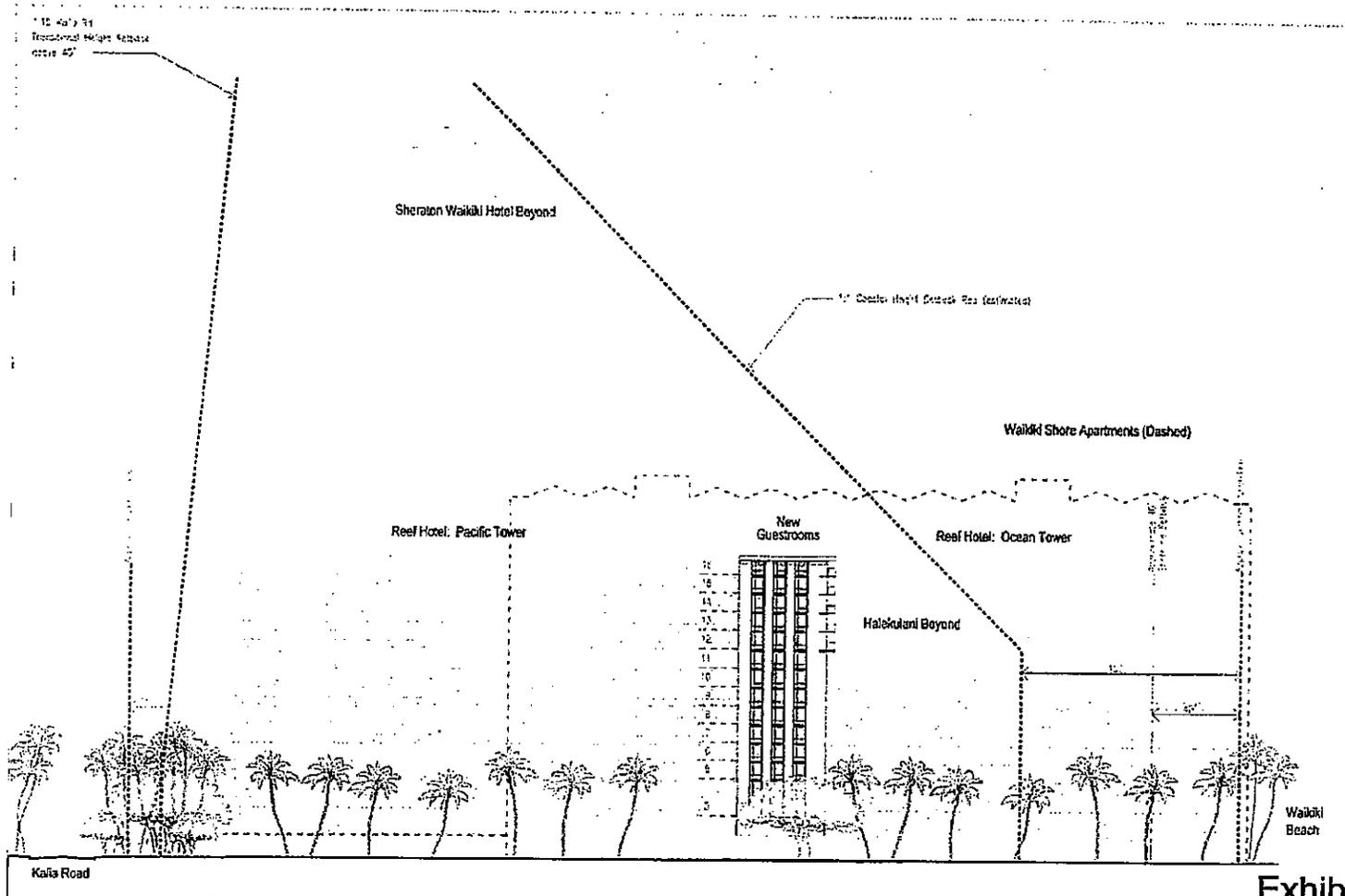
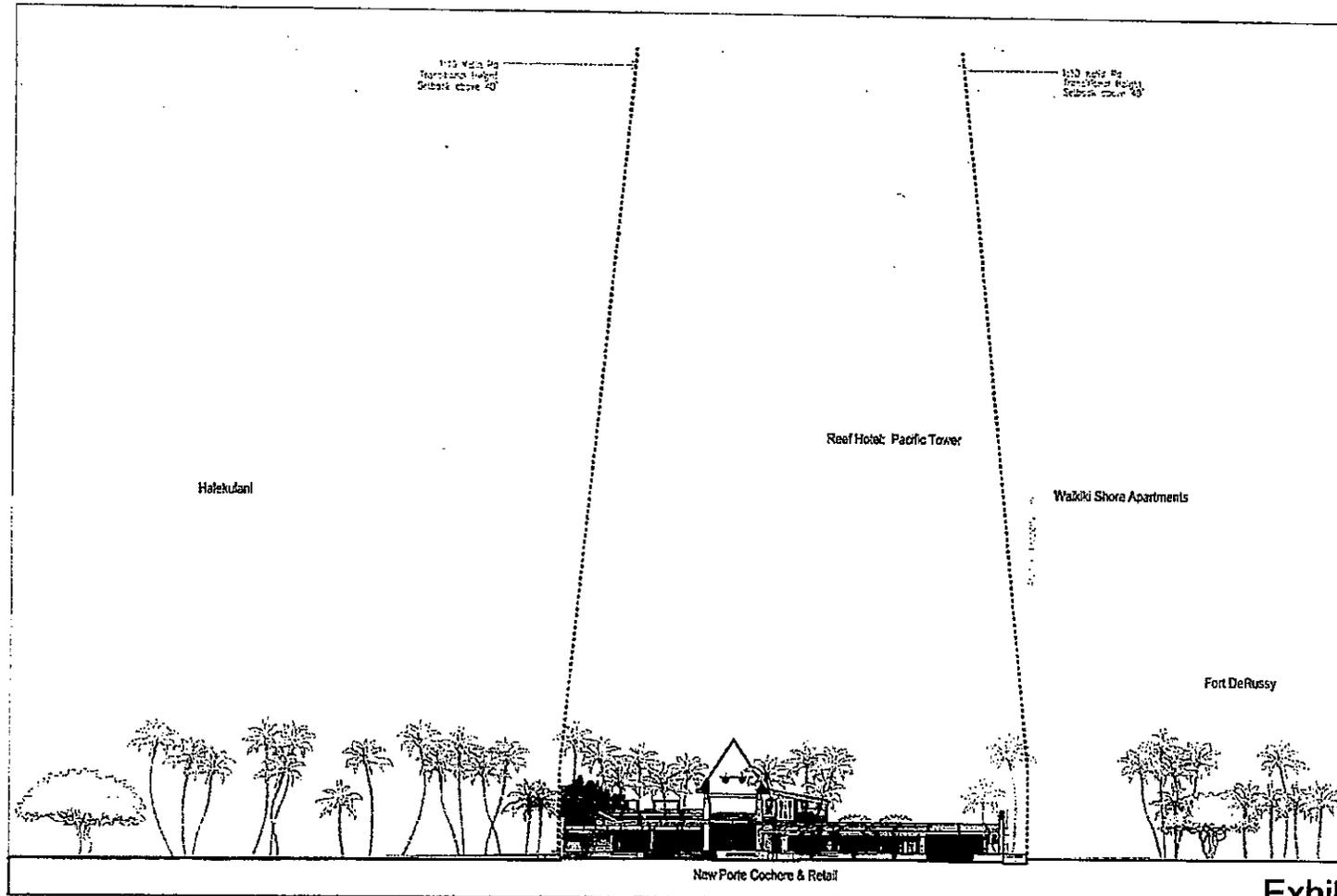


Figure 3-11 Site Elevation 2 (Ewa Looking Diamond Head)

Exhibit B-10  
 File No. 2016/SMA-66  
 2016/SV-2

WAIKĪKĪ BEACH WALK  
 OUTRIGGER REEF WAIKĪKĪ BEACH RESORT  
 Final Supplemental Environmental Impact Statement



**Exhibit B-11**  
 File No. 2016/SMA-66  
 2016/SV-2

Figure 3-12 Site Elevation 3 (Kāhā Road Looking Makai)

WAIKIKI BEACH WALK  
 OUTRIGGER REEF WAIKIKI BEACH RESORT  
 Final Supplemental Environmental Impact Statement

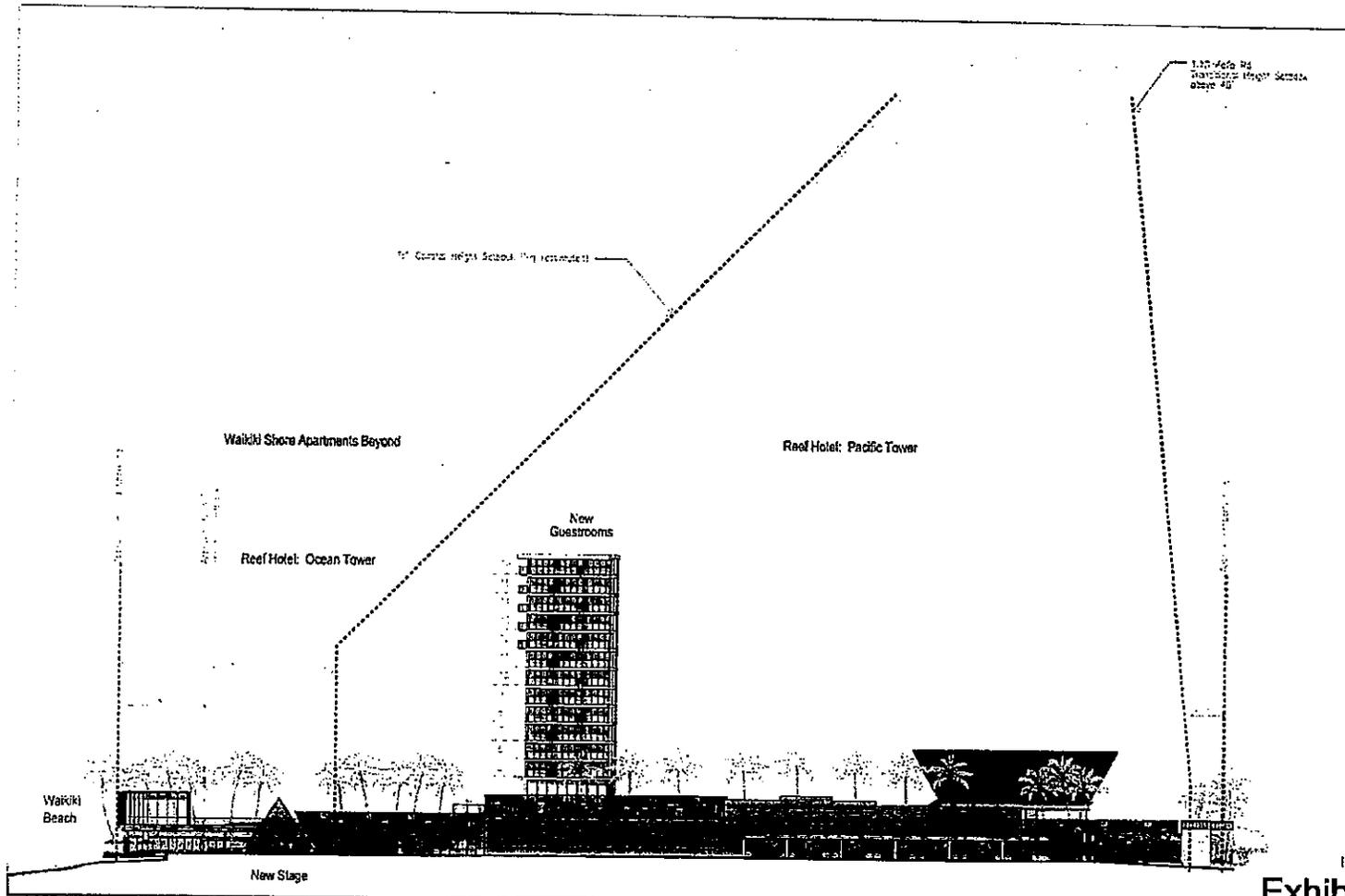


Figure 3-13 Site Elevation 4 (Diamond Head Looking 'Ewa)

Exhibit B-12  
 File No. 2016/SMA-66  
 2016/SV-2

WAIKĪKĪ BEACH WALK  
 OUTRIGGER REEF WAIKĪKĪ BEACH RESORT  
 Final Supplemental Environmental Impact Statement

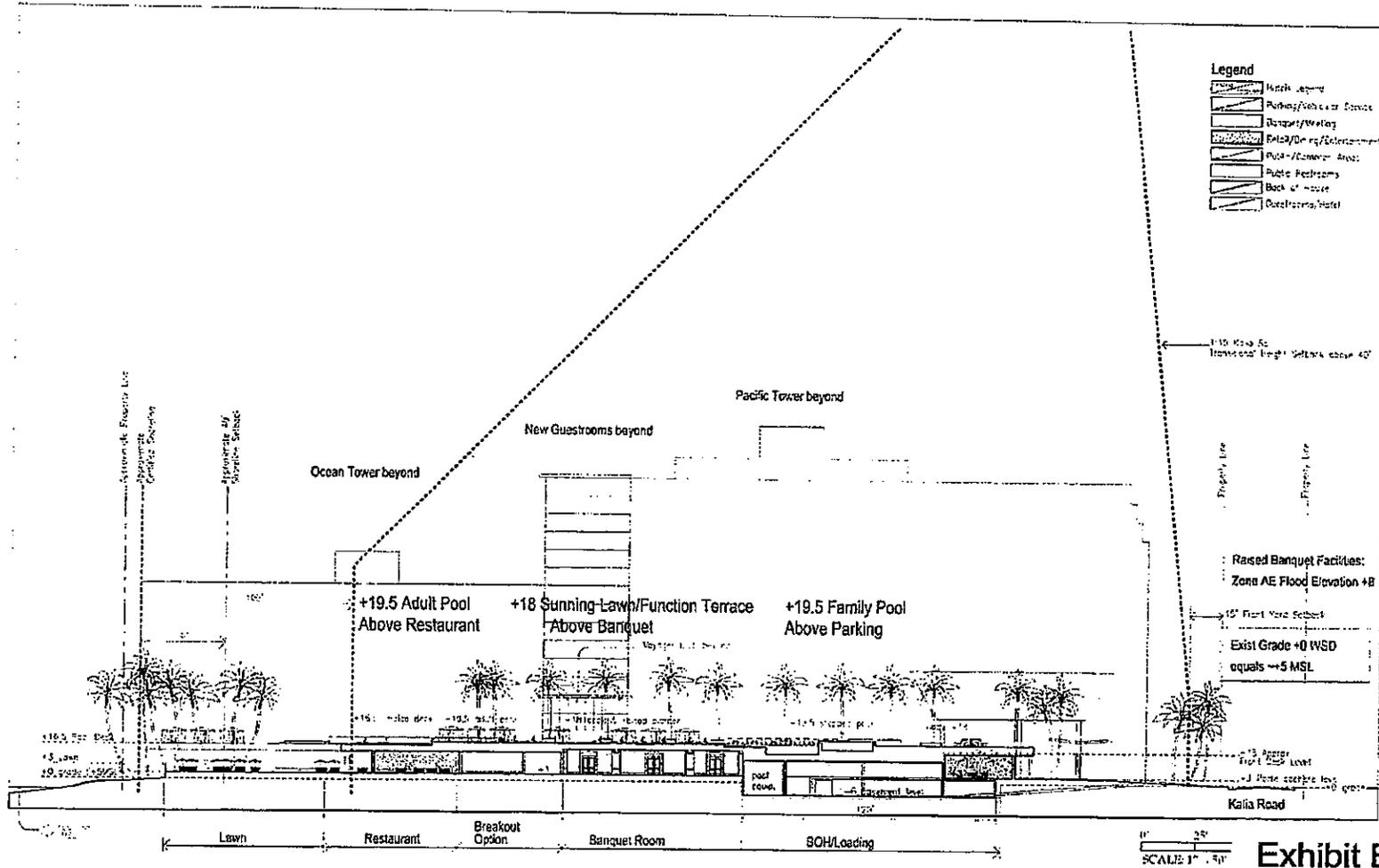


Figure 3-14 Section 1 (Diamond Head Looking 'Ewa)

Exhibit B-13  
 File No. 2016/SMA-66  
 2016/SV-2

**WAIKĪKĪ BEACH WALK  
OUTRIGGER REEF WAIKĪKĪ BEACH RESORT**  
Final Supplemental Environmental Impact Statement

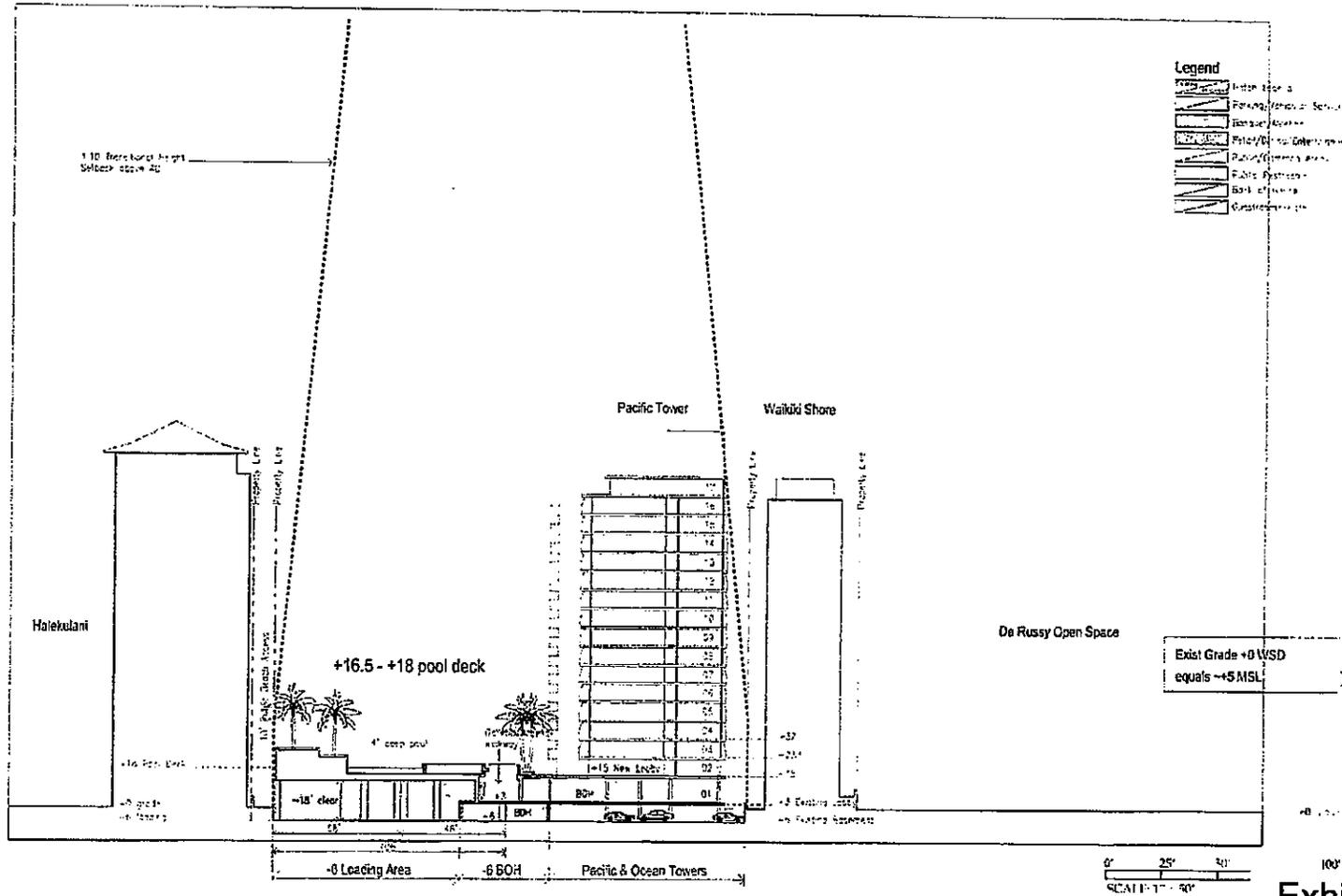
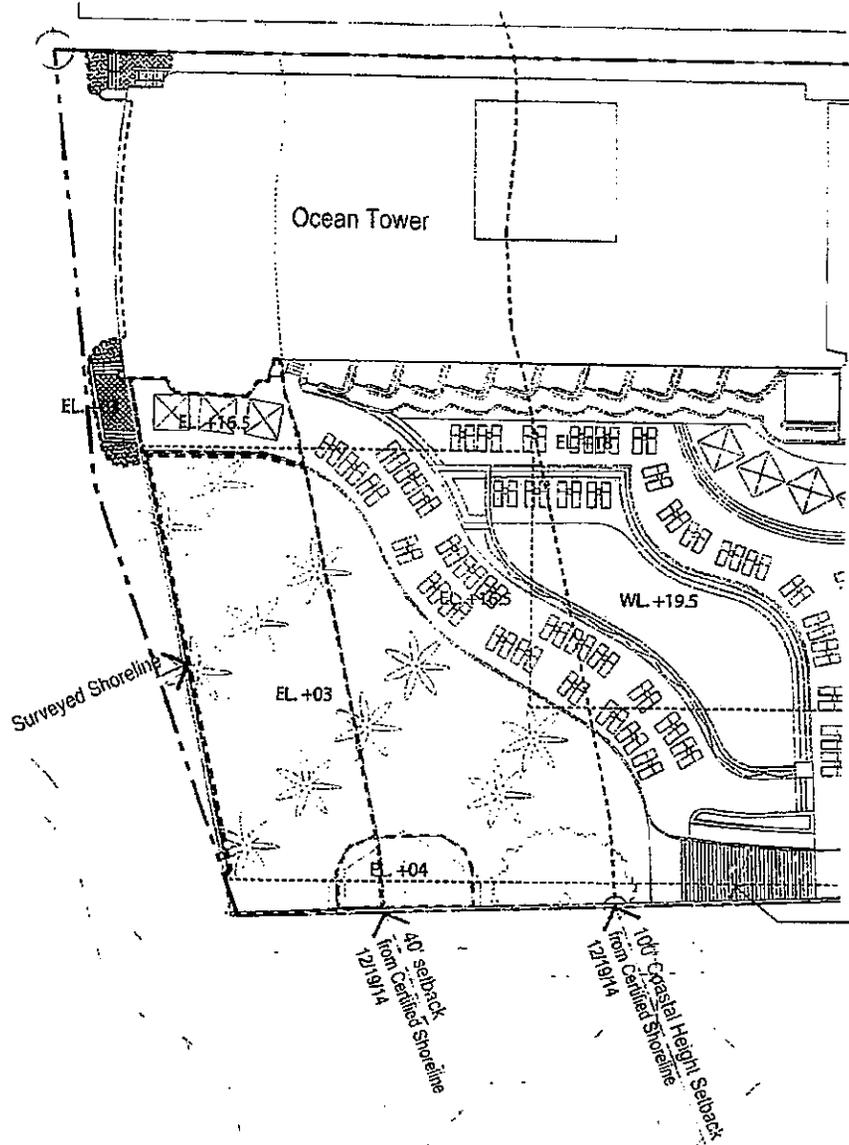


Figure 3-15 Section 2 (Looking Makai)

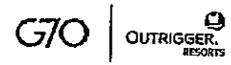
**Exhibit B-14**  
File No. 2016/SMA-66  
2016/SV-2



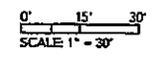
-  New Stair Improvements
-  Approximately 720 sf (18' x 40') of Pool Deck in shoreline setback
-  Approximately 4,700 sf (40' x 118') of Lawn in shoreline setback
-  Approximately 195 sf (13' x 15') of Stage in shoreline setback (35' x 17' x 27' tall - entire structure)

Outline of Existing Diamond Head Tower  
4,645 sf in shoreline setback

Note: Dimensions are approximate and nominal and should be used only for conceptual/planning purposes.



**Exhibit B-15**  
File No. 2016/SMA-66  
2016/SV-2

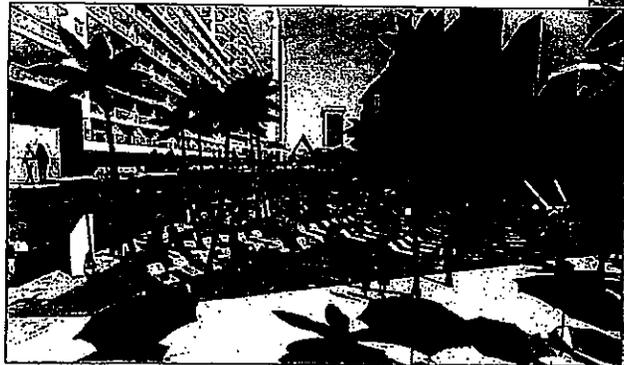


ADDITIONAL INFO  
ADDITIONAL INFORMATION FOR 2016/SMA-66 & 2016/SV-2  
OUTRIGGER REEF WAIKIKI BEACH RESORT

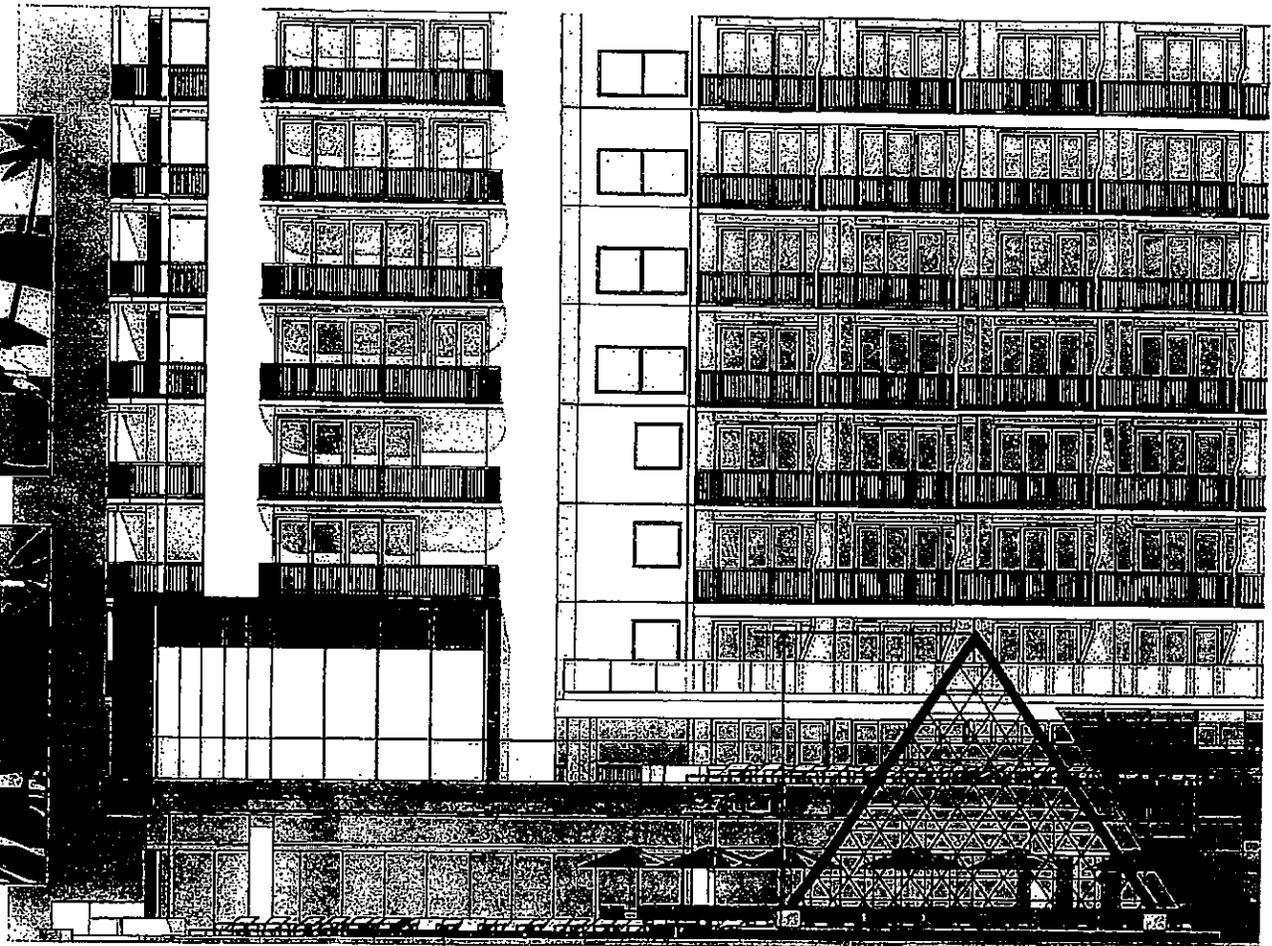
**1R**  
12.2016



View looking Diamond Head from pool deck

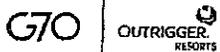


View looking Mauka from beach



Elevation looking Ewa

Note: Dimensions are approximate and intended and should be used only for conceptual planning purposes.



## Exhibit B-16

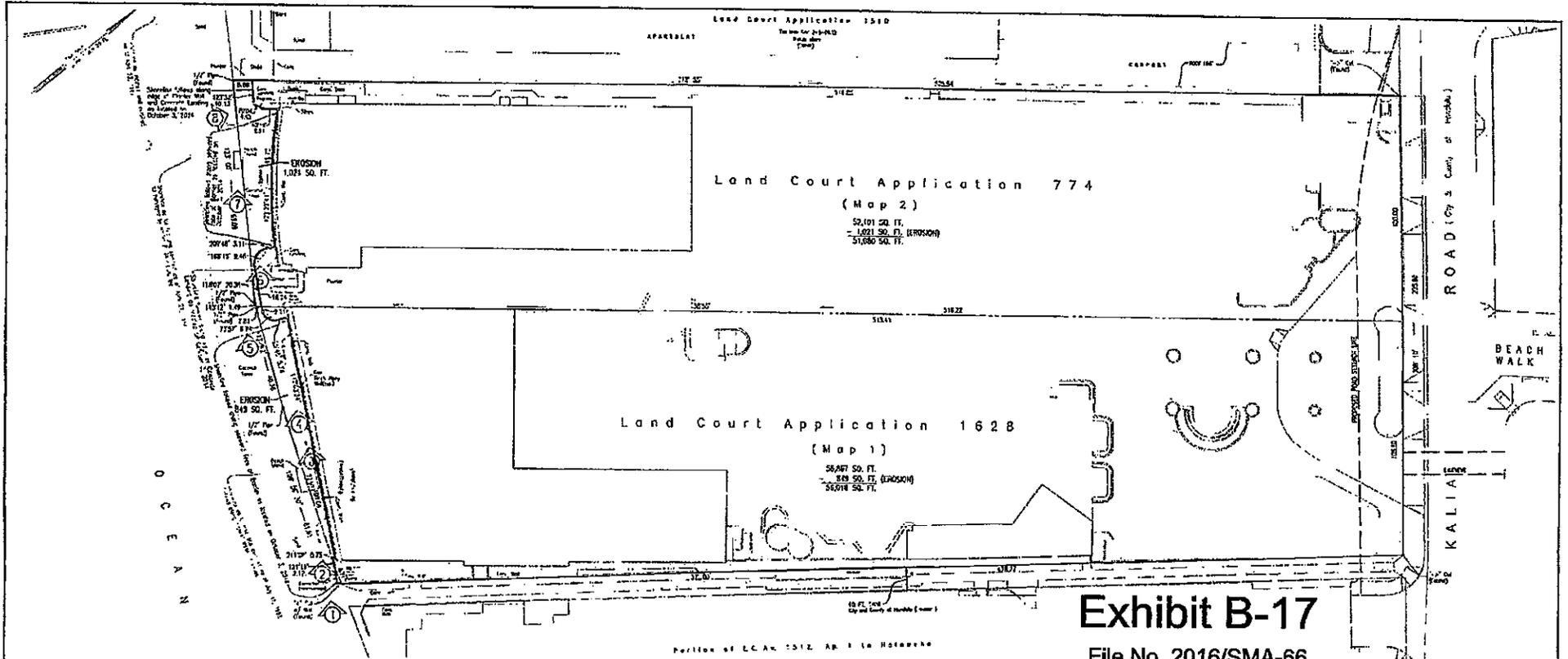
File No. 2016/SMA-66

2016/SV-2

ADDITIONAL INFO

ADDITIONAL INFORMATION FOR 2016/SMA-66 & 2016/SV-2  
OUTRIGGER REEF WAIKIKI BEACH RESORT

2R  
12.2016



# Exhibit B-17

File No. 2016/SMA-66  
2016/SV-2

## SHORELINE SURVEY OUTRIGGER REEF HOTEL

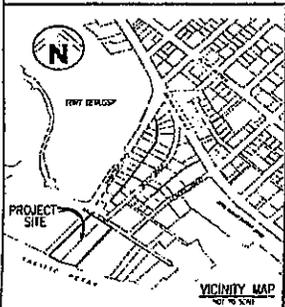
TNR: (1) 2-6-04: 10 COMPRISED OF  
Land Court Application 774 (Map 2)  
and  
Land Court Application 1628 (Map 1)  
at Kalia, Waikiki, Honolulu, Oahu, Hawaii



Property Address:  
Outrigger Reef on the Beach Hotel  
7055 Kalia Road  
Honolulu, Hawaii 96815-1387



The seal was applied by me  
to verify my work on this project.



PHOTOS TAKEN OCTOBER 3, 2014 AT 7:00 AM

CONTROLPOINT SURVEYING, INC.  
1110 South King Street, Suite 200  
Honolulu, Hawaii 96813