REPORT OF THE COMMITTEE ON ZONING

Voting Members:
Esther Kia'āina, Chair; Tyler Dos Santos-Tam, Vice-Chair;
Radiant Cordero, Val A.Okimoto, Matt Weyer

Committee Meeting Held
April 3, 2025

Honorable Tommy Waters
Chair, City Council
City and County of Honolulu

Mr. Chair:

Your Committee on Zoning, to which was referred Resolution 25-91 entitled:

"RESOLUTION GRANTING A SPECIAL MANAGEMENT AREA (SMA) MAJOR PERMIT TO ALLOW THE HILTON HAWAIIAN VILLAGE MASTER PLAN IMPROVEMENTS, INCLUDING THE CONSTRUCTION OF A NEW HOTEL TOWER, IN WAIKĪKĪ, O'AHU,"

transmitted by Departmental Communication 213 (2025), dated March 14, 2025, from the Department of Planning and Permitting ("DPP"), reports as follows:

The purpose of Resolution 25-91 is to grant a Special Management Area ("SMA") Major Permit to Hilton Hawaiian Village Beach Resort & Spa and Park Ala Moana LLC (the "Applicant") to allow for improvements to the Hilton Hawaiian Village Planned Development-Resort Master Plan area, including the construction of a new 36-story tower (eight-story parking podium and 28-story hotel tower) with 515 hotel units, 6,051 square feet of retail space, fitness center, and recreation deck; off-street loading and parking spaces; landscaped open space, pedestrian connections, water features, and sculpture garden; and appurtenant site improvements on an approximately 0.64-acre portion of 30 zoning lots that comprise the Hilton Hawaiian Village Waikiki Beach Resort ("Hilton"), zoned Resort Mixed-Use Precinct, and located at 1831, 1835, and 1841 Ala Moana Boulevard in Waikīkī, and identified as Tax Map Keys 2-6-005:001 (portion); 2-6-008:001, 002, 003, 005, 007, 012, 019, 020, 021, 023, 024, 027, 031, 034, 037, 038, 039; 2-6-009: 001, 002, 003, 004, 005, 006, 007, 009, 010, 011, 012, and 013 (the "Project").

This SMA Major Permit is being considered concurrently with Resolution 25-92, which would approve the conceptual plan for a planned development-resort ("PD-R") to modify the Hilton's Master Plan area.

The Applicant is incorporating three newly acquired zoning lots into the Hilton's PD-R Master Plan area. The new tower is located on these three new parcels, and on portions of three other parcels that are already included in the Master Plan area. Since the Master Plan area for a PD-R is treated as one zoning lot for development purposes, the landowner acknowledgements in the Resolution cover all 30 zoning lots in the Master Plan area. Other conditions of approval pertain primarily to the Project site, such as the archaeological conditions, which relate to areas where there will be ground-disturbing and construction activities.

The Project site includes two previously identified historic properties that are listed on the State Inventory of Historic Places and include burial sites. The Applicant prepared an archaeological literature review and field inspection in 2017, and the State Historic Preservation Division ("SHPD") required the Applicant to prepare an archaeological inventory survey ("AIS"). The Applicant completed the AIS in 2024, which determined that there were five archaeological historic properties on the Project site – two that were previously identified, and three new findings, which involve two findings of human skeletal remains and one finding of infrastructure remains. The AIS concluded that an archaeological monitoring plan ("AMP") and burial treatment plan ("BTP") must be prepared and implemented during Project construction. The AMP and BTP requirements are included under Condition E in the proposed CD1.

Your Committee notes that the DPP, after a public hearing held on January 22, 2025, recommends approval of the SMA Major Permit subject to the conditions set forth in the Resolution.

At your Committee's meeting on April 3, 2025, the Applicant's Agent provided a brief presentation of the proposed Project.

A DPP representative testified in support of the CD1 version of the Resolution.

Waikiki Improvement Association and Community Advocacy Research Education Services (CARES) testified in support of the Resolution.

Your Committee received written testimony in support of the Resolution from ABC Stores, Waikiki Improvement Association, and one individual.

Your Committee has carefully reviewed the conditions recommended by the DPP for inclusion in this SMA Major Permit. Although your Committee generally finds the DPP's proposed conditions to be appropriate, your Committee recommends that certain conditions be amended or added as discussed below.

Your Committee has prepared a CD1 version of the Resolution that makes the following amendments:

A. Amends the resolution title to read as follows:

"GRANTING A SPECIAL MANAGEMENT AREA MAJOR PERMIT TO ALLOW FOR IMPROVEMENTS TO THE HILTON HAWAIIAN VILLAGE PLANNED DEVELOPMENT-RESORT MASTER PLAN AREA, INCLUDING THE CONSTRUCTION OF A NEW HOTEL TOWER, IN WAIKĪKĪ, O'AHU."

B. Amends the first WHEREAS clause to clarify the description of the Project.

C. Combines the second and third WHEREAS clauses and clarifies that on March 14, 2025, within 52 calendar days after the close of the public hearing (the Applicant agreed to an extension of the 45-calendar-day administrative deadline to process the application), the DPP completed its report and transmitted its findings and recommendation of approval to the Council.

D. Adds a new Condition B.2, to include a landowner acknowledgement relating to coastal hazards to read as follows:

"The landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that portions of Tax Map Keys 2-6-005: 001 (portion); 2-6-008:001, 002, 003, 005, 007, 012, 019, 020, 021, 023, 024, 027, 031, 034, 037, 038, 039; 2-6-009:001, 002, 003, 004, 005, 006, 007, 009, 010, 011, 012, and 013 are projected to be impacted by 3.2 feet of sea level rise by the year 2100. The landowner agrees to assume all risk and liability for any harm to or loss of life and property due to development within the 3.2-foot sea level rise exposure area. The landowner further agrees to accept all responsibility for the cost and physical removal of materials and structures lost or damaged as a result of coastal hazards, including the cleanup and restoration of the Project site."

E. In Condition E, relating to archaeological, historic, and cultural resources:

1. Amends Condition E.1 to require that the archaeological monitoring plan ("AMP") include the onsite presence of a SHPD-approved archaeologist during excavation work, and require the Applicant to implement the AMP during ground-disturbing activity and Project construction.

2. Amends Condition E.2 to require the Applicant to prepare the burial treatment plan ("BTP") in consultation with the Oahu Island Burial Council ("OIBC") and SHPD; and require the Applicant to implement the BTP if any iwi kūpuna are discovered on the Project site.

3. Adds a new Condition E.3 to require that prior to the issuance of any construction permit or building permit for the Project, the Applicant submit to the DPP copies of SHPD's acceptance letters for the Project's AMP (moved from Condition E.1) and BTP (moved from Condition E.2), and any required mitigation protocols.

4. Adds a new Condition E.4 to require the Applicant to consult with the OIBC and SHPD regarding mitigation protocols, and to implement all mitigation protocols approved by or otherwise required by the OIBC or SHPD. Also requires that a coordination meeting be held among the Project's archaeological consultants, the construction contractor, and applicable subcontractors to ensure that the construction contractor and applicable subcontractors have been informed of required mitigation protocols. Renumbers the subsequent condition in Condition E.

F. In Condition F, relating to minimizing impacts to endangered, threatened, or protected avian, marine, and terrestrial fauna:

1. Moves Condition F.7 (relating to the use of native plant species for new landscaping), and Condition F.8 (relating to preventing the spread of the coconut rhinoceros beetle) to Conditions G.1 and G.2, respectively. Renumbers subsequent conditions in Condition F.

2. In renumbered Condition F.8, clarifies the requirement for a survey to be conducted prior to trimming, cutting, or removing any trees on the Project site, to determine whether any Manu-o-Kū (white tern) nesting areas, eggs, or chicks are present. If any nesting areas, eggs, or chicks are discovered, the Applicant is required to contact the State Department of Land and Natural Resources Division of Fish and Wildlife, and the tree may not be trimmed, cut, or removed until the chicks have fully fledged.

3. In renumbered Condition F.9, clarifies the requirement that during Project construction, if nests, eggs, or broods are discovered, or if a downed seabird is discovered, the Applicant is required to contact the U.S. Fish and Wildlife Service, and all work must cease within a minimum radius of 100 feet of the nesting area (if a nesting area with eggs is discovered a minimum of 60 days, and if a nesting area with chicks is discovered a minimum of 30 days or until the chicks have fully fledged).

4. In renumbered Condition F.10, clarifies that prior to any Project ground-disturbing or construction activity, the Applicant is required to provide seabird fallout information to all Project contractors, subcontractors, and other personnel.

G. In Condition G, relating to minimizing the spread of invasive pathogens, pests, or plants:

1. Moves former Condition F.7 (relating to the use of native plant species for new landscaping), and former Condition F.8 (relating to preventing the spread of the coconut rhinoceros beetle) to Conditions G.1 and G.2, respectively. Renumbers subsequent conditions in Condition G.

2. In renumbered Condition G.3, provides that no importation of soil or structural fill material is currently proposed.

H. Adds a new standard Condition H to require the Applicant to obtain a construction permit or building permit for the Project within 60 months after the effective date of the SMA Major Permit, with the possibility of extensions if the Applicant demonstrates good cause.

I. Makes miscellaneous technical and nonsubstantive amendments.

REPORT OF THE COMMITTEE ON ZONING

Voting Members:
Esther Kia'āina, Chair; Tyler Dos Santos-Tam, Vice-Chair;
Radiant Cordero, Val A. Okimoto, Matt Weyer

Your Committee finds, pursuant to § 205A-26, Hawaii Revised Statutes ("HRS"), and § 25-4.1, Revised Ordinances of Honolulu 2021 ("ROH"), and in agreement with the conclusion of the DPP in Departmental Communication 213 (2025), that:

1. The development, as conditioned, will not have any significant adverse environmental or ecological effect, either alone or cumulatively with other projects.

2. The development, as conditioned, is consistent with the objectives and policies set forth in HRS § 205A-2 and ROH § 25-3.1, and the review guidelines contained in HRS § 205A-26 and ROH § 25-4.1.

3. The development, as conditioned, is consistent with the County General Plan, development plans, zoning, and other applicable ordinances.

Your Committee further finds that based on efforts to identify whether there are cultural, historic, or natural resources, or Native Hawaiian traditional and customary rights on the Project site, the Council is not aware of any existing cultural, historic, or natural resources, or Native Hawaiian traditional and customary practices on the Project site.

Your Committee on Zoning is in accord with the intent and purpose of Resolution 25-91, as amended herein, and recommends its adoption in the form attached hereto as Resolution 25-91, CD1. (Ayes: Cordero, Dos Santos-Tam, Kia'āina, Okimoto, Weyer – 5; Noes: None.)

Respectfully submitted,

Esther Kia'āina
Committee Chair

HONOLULU CITY COUNCIL
Ke Kanihela o ke Kalana o Honolulu
CITY AND COUNTY OF HONOLULU

ADOPTED ON APR 16 2025

COMMITTEE REPORT NO. 132

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No. **25-91, CD1**

RESOLUTION

GRANTING A SPECIAL MANAGEMENT AREA MAJOR PERMIT TO ALLOW FOR IMPROVEMENTS TO THE HILTON HAWAIIAN VILLAGE PLANNED DEVELOPMENT-RESORT MASTER PLAN AREA, INCLUDING THE CONSTRUCTION OF A NEW HOTEL TOWER, IN WAIKĪKĪ, O'AHU.

WHEREAS, on October 2, 2024, the Department of Planning and Permitting ("DPP") accepted the application (DPP File No. 2024/SMA-104) from Group 70 ("Agent") on behalf of Hilton Hawaiian Village Beach Resort & Spa and Park Ala Moana LLC ("Applicant") for an Special Management Area ("SMA") Major Permit to allow for improvements to the Hilton Hawaiian Village Planned Development-Resort Master Plan area, including the construction of a new 36-story tower (eight-story parking podium and 28-story hotel tower) with 515 hotel units, 6,051 square feet of retail space, fitness center, and recreation deck; new landscaping, pedestrian connections, water features, and sculpture garden; and appurtenant site improvements on an approximately 0.64-acre portion of 30 zoning lots that comprise the Hilton Hawaiian Village Waikiki Beach Resort, zoned Resort Mixed-Use Precinct, located at 1831, 1835, and 1841 Ala Moana Boulevard, and identified as Tax Map Keys ("TMK") 2-6-005:001 (portion); 2-6-008:001, 002, 003, 005, 007, 012, 019, 020, 021, 023, 024, 027, 031, 034, 037, 038, 039; 2-6-009:001, 002, 003, 004, 005, 006, 007, 009, 010, 011, 012, and 013 (the "Project"); and

WHEREAS, on October 14, 2024, the Applicant submitted a request to waive the requirement for the DPP to hold a public hearing within 60 days of acceptance of the Project's SMA Major Permit application, which was accepted by the DPP on October 17, 2024; on January 22, 2025, the DPP held a public hearing at the Fasi Municipal Building sixth floor conference room, which was attended by the Applicant, the Applicant's Agent, DPP staff, and approximately 34 members of the public; and

WHEREAS, on March 14, 2025, within 52 calendar days after the close of the public hearing (the Applicant agreed to an extension of the 45-calendar-day administrative deadline to process the application), the DPP, having duly considered all evidence and the objectives, policies, and guidelines, as established in §§ 25-3.1 and 25-4.1, Revised Ordinances of Honolulu 2021 ("ROH"), and §§ 205A-2 and 205A-26, Hawaii Revised Statutes ("HRS"), completed its report and transmitted its findings and recommendation of approval to the City Council ("Council"); and

RESOLUTION

WHEREAS, the Council, having received the findings and recommendation of the DPP on March 14, 2025, by Departmental Communication 213 (2025), and having duly considered all of the findings and reports on the matter, desires to approve the subject application for an SMA Major Permit, with the conditions enumerated below; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that an SMA Major Permit be issued to the Applicant for the Project, subject to the following conditions:

A. Development must be in general conformity with the Project as described in the DPP's findings and recommendation, referenced above, and as depicted in Exhibits A, B, C-1 through C-5, and D through O, and P-1 through P-16, and Q, attached hereto and incorporated by reference herein. Any change in the size or nature of the Project that may have a significant effect on coastal resources, as addressed in ROH Chapter 25 or HRS Chapter 205A, or both, will require a new application and SMA Major Permit. Any change that does not have a significant effect on coastal resources may be considered a minor modification and may be permitted under this resolution, upon review and approval by the DPP Director.

B. To recognize the potential for adverse impacts related to coastal hazards, including but not limited to sea level rise, coastal erosion, flooding, wave action, and storm surge, by proceeding with the Project, the landowner acknowledges the following declarations, which must be clearly stated under "Landowner Acknowledgements" on all Project building permit plans:

   1. *"The landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that Tax Map Keys 2-6-005: 001 (portion); 2-6-008:001, 002, 003, 005, 007, 012, 019, 020, 021, 023, 024, 027, 031, 034, 037, 038, 039; 2-6-009:001, 002, 003, 004, 005, 006, 007, 009, 010, 011, 012, and 013 are susceptible to coastal hazards, which may result in harm to or loss of life and property."*

2. *"The landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that portions of Tax Map Keys 2-6-005:001 (portion); 2-6-008:001, 002, 003, 005, 007, 012, 019, 020, 021, 023, 024, 027, 031, 034, 037, 038, 039; 2-6-009:001, 002, 003, 004, 005, 006, 007, 009, 010, 011, 012, and 013 are projected to be impacted by 3.2 feet of sea level rise by the year 2100. The landowner agrees to assume all risk and liability for any harm to or loss of life and property due to development within the 3.2-foot sea level rise exposure area. The landowner further agrees to accept all responsibility for the cost and physical removal of materials and structures lost or damaged as a result of coastal hazards, including the cleanup and restoration of the Project site."*

C. To account for the potential shift of land from the State Land Use Urban District to the State Land Use Conservation District due to anticipated coastal erosion, by proceeding with the Project, the landowner acknowledges the following declaration, which must be clearly stated under "Landowner Acknowledgements" on all Project building permit plans:

"In choosing to implement construction activities at Tax Map Keys 2-6-005:001 (portion); 2-6-008:001, 002, 003, 005, 007, 012, 019, 020, 021, 023, 024, 027, 031, 034, 037, 038, 039; 2-6-009:001, 002, 003, 004, 005, 006, 007, 009, 010, 011, 012, and 013, the Landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that land makai of the regulatory shoreline is State public land, falls within the State Land Use Conservation District, and must remain available for public use and recreational activities. The landowner further acknowledges that should any portion of a structure encroach into State public land, the State Board of Land and Natural Resources may require the removal of the structure or a lease for encroachments extending into the State public land. As a result of this acknowledgement, successor owners and interested parties are hereby notified of this same information and the landowner shall hold harmless and indemnify the City of any responsibility that may result from adverse impacts associated with sea level rise and coastal erosion."

D. Following approval of this SMA Major Permit, neither the current landowner, nor any successor owner or interested party, may claim hardship due to erosion, sea level rise, or any other coastal hazard, in order to obtain approval for a Shoreline Setback Variance for a new shoreline protection structure. By proceeding with the Project, the landowner acknowledges the following declaration, which must be clearly stated under "Landowner Acknowledgements" on all Project building permit plans:

> *"In choosing to undertake the development at Tax Map Keys 2-6-005:001 (portion); 2-6-008: 001, 002, 003, 005, 007, 012, 019, 020, 021, 023, 024, 027, 031, 034, 037, 038, 039; 2-6-009:001, 002, 003, 004, 005, 006, 007, 009, 010, 011, 012, and 013, the landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that no claim of hardship due to erosion, sea level rise, or any other coastal hazard may be asserted in order to obtain approval for a Shoreline Setback Variance for a new shoreline protection structure."*

E. In order to minimize impacts to known and unknown archaeological, historic, and cultural resources that may be present at the Project site, the Applicant shall comply with the following:

1. Prior to the issuance of any construction permit or building permit for the Project, the Applicant, in consultation with SHPD, shall prepare an archaeological monitoring plan ("AMP") that meets the standards of Chapter 13-279, Hawaii Administrative Rules ("HAR"). The AMP must include the onsite presence of a SHPD-approved archaeologist during excavation work to ensure that any discoveries of iwi kūpuna or other historic or cultural resources are appropriately handled. The Applicant shall implement the AMP during ground-disturbing activity and Project construction to ensure that archaeological historic and cultural resources are properly identified and treated.

2. Prior to the issuance of any construction permit or building permit for the Project, the Applicant, in consultation with the O'ahu Island Burial Council ("OIBC") and SHPD, shall prepare a burial treatment plan ("BTP") that meets the standards of HAR § 13-300-33. The Applicant shall implement the BTP if any iwi kūpuna are discovered on the Project site.

3. Prior to the issuance of any construction permit or building permit for the Project, the Applicant shall submit to the DPP copies of SHPD's acceptance letters for the Project's AMP and BTP, and any required mitigation protocols.

4. The Applicant shall consult with the OIBC and SHPD regarding mitigation protocols, and shall implement all mitigation protocols approved or otherwise required by the OIBC or SHPD. Prior to the commencement of ground-disturbing activity and Project construction, a coordination meeting must be conducted among the Project's archaeological consultants, the construction contractor, and applicable subcontractors to ensure that the construction contractor and applicable subcontractors have been informed of required mitigation protocols.

5. 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, protect the find from further disturbance, and contact 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.

The requirements enumerated in this condition, and all mitigation protocols approved or otherwise required by the OIBC or SHPD, must be clearly stated under "Environmental Notes" on all Project construction permit plans and building permit plans.

F. To minimize impacts to endangered, threatened, or protected avian, marine, and terrestrial fauna that may frequent or traverse the vicinity of the Project site, the Applicant is responsible for the following:

1. All new and replacement outdoor light fixtures and lamps must not exceed a color temperature of 3,000 degrees kelvin.

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

3. Exterior light fixtures on the Project site must be fully shielded using full cutoff fixtures with the light directed downward so that the light bulb is only visible from below the light fixture.

4. All Project site work and construction activities are limited to daylight hours (sunrise to sunset).

5. Barbless fencing must be used for all fence construction to avoid the entanglement of Hawaiian hoary hats.

6. Woody plants greater than 15 feet in height may not be disturbed, removed, or trimmed during the Hawaiian hoary bat birthing and pup rearing season (June 1 through September 15).

7. The presence of non-native predators, such as cats, rodents, and mongooses must be minimized to the extent practicable.

8. Prior to trimming, cutting, or removing any trees on the Project site, a survey must be conducted to determine whether any Manu-o-Kū (white tern) nesting areas, eggs, or chicks are present, especially during the breeding season from January through June. If any nesting areas, eggs, or chicks are discovered, the Applicant shall contact the State Department of Land and Natural Resources' Division of Fish and Wildlife, and the tree may not be trimmed, cut, or removed until the chicks have fully fledged.

9. To protect endangered, threatened, or protected Hawaiian seabirds (including but not limited to the Band-Rumped Storm-Petrel, Hawaiian Petrel, and Newell's Shearwater), and the Manu-o-Kū (white tern), during Project construction, if nests, eggs, or broods are discovered, or if a downed seabird is discovered, the Applicant shall contact the U.S. Department of Fish and Wildlife Service, and all work within a minimum radius of 100 feet of the nesting area must cease as follows:

a. If a nesting area with eggs is discovered, for a minimum of 60 calendar days; and

b. If a nesting area with chicks is discovered, for a minimum of 30 calendar days, or until the chicks have fully fledged.

10. Prior to any Project ground-disturbing or construction activity, the Applicant shall provide seabird fallout information to all Project contractors, subcontractors, and other personnel.

The requirements enumerated in this condition must be clearly stated under "Environmental Notes" on all Project construction permit plans and building permit plans.

G. To minimize the spread of invasive pathogens, pests, or plants that may harm native species and ecosystems, the Applicant is responsible for the following:

1. To the extent practicable, native Hawaiian plant species appropriate for the area must be used for new Project landscaping, with no use of invasive species (a good reference link is the publication *Native Hawaiian Plants for Landscaping, Conservation, and Reforestation*, at https://www.ctahr.hawaii.edu/oc/freepubs/pdf/of-30.pdf).

2. To manage host materials and plants that may contain the coconut rhinoceros beetle (in any stage of life), the Applicant shall comply with the State Department of Agriculture's Plant Quarantine Interim Rule restricting the movement of coconut rhinoceros beetle host material.

3. The Applicant shall minimize the importation of fill material to the extent possible. No importation of soil or structural fill material is currently proposed.

4. The Applicant shall minimize the movement of plant or soil material on the Project site, and all Project construction equipment, materials, and personnel must be cleaned of excess soil and debris prior to entering and leaving a Project worksite, in accordance with the current recommendations from the O'ahu Invasive Species Council ("OISC").

5. Prior to the commencement of any ground-disturbing or construction activities, and upon the arrival of any new workers to the Project site, a copy of the most recently updated OISC "Decontamination Protocols for Prevention of Invasive Species" ("Protocols") must be distributed to all workers who will be present on the Project site, or the Protocols must be posted on the Project site in a visible location accessible to all Project workers (including delivery and haul-out contractors), or both the distribution and posting of the Protocols. All onsite Project workers must be instructed to review the invasive species photos and all Protocols prior to commencing any ground-disturbing or construction activities.

6. If, at any time, species listed on the OISC current target website at https://www.oahuisc.org/current-targets/, or any successor website or list provided by the OISC, are discovered on the Project site, the Applicant shall immediately contact the OISC to report the discovery. The current email and phone number for the OISC must be visibly posted at the Project site during pre-construction and construction activities. The Applicant shall implement any measures recommended by the OISC and any responsible federal or State of Hawai'i agency charged with the eradication and management of invasive species.

The requirements enumerated in this condition must be clearly stated under "Environmental Notes" on all Project construction permit plans and building permit plans.

H. The Applicant shall obtain a construction permit or building permit for the Project within 60 months after the effective date of this SMA Major Permit. Failure to obtain a construction permit or building permit within this period will render this SMA Major Permit null and void; provided that this period may be extended as follows:

1. The DPP Director may extend this period if the Applicant demonstrates good cause; provided that the DPP Director may not extend the period beyond one year from the initial deadline set by the Council.

2. If the Applicant demonstrates good cause for an extension exceeding one year, the DPP Director shall prepare and submit to the Council a report on the proposed extension that includes the DPP Director's findings and recommendations thereon. The Council may approve the proposed

extension, approve an extension for a shorter or longer period, or deny the proposed extension, by adoption of a committee report or resolution.

3. If the Council fails to take final action on the proposed extension within the first to occur of:

   a. Sixty days after receipt of the DPP Director's report; or

   b. The Applicant's then-existing deadline for obtaining a construction permit or building permit;

   the extension will be deemed to be denied.

I. Approval of this SMA Major Permit does not constitute compliance with other City ordinances, including but not limited to the Land Use Ordinance ("LUO") and building and construction codes, or other governmental requirements, including but not limited to LUO-related approvals, and building, grading, and grubbing permit approvals, which are subject to separate review and approval. The Applicant is responsible for ensuring that the final plans for the Project approved under this SMA Major Permit comply with all applicable City ordinances and other governmental provisions and requirements; and

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No. **25-91, CD1**

RESOLUTION

BE IT FINALLY RESOLVED that copies of this resolution be transmitted to Thomas J. Baltimore, Jr., President, Park Hotels & Resorts, Inc., 1775 Tysons Boulevard, 7th Floor, Tysons, VA 22102; Jeffrey Overton, Group 70, 111 South King Street, Suite 170, Honolulu, Hawai'i 96813; Dawn Takeuchi Apuna, Director of Planning and Permitting, 650 South King Street, 7th Floor, Honolulu, Hawai'i 96813; and Mary Alice Evans, Director of the State Office of Planning and Sustainable Development, Attention: Coastal Zone Management Branch, P.O. Box 2359, Honolulu, Hawai'i 96804-2359.

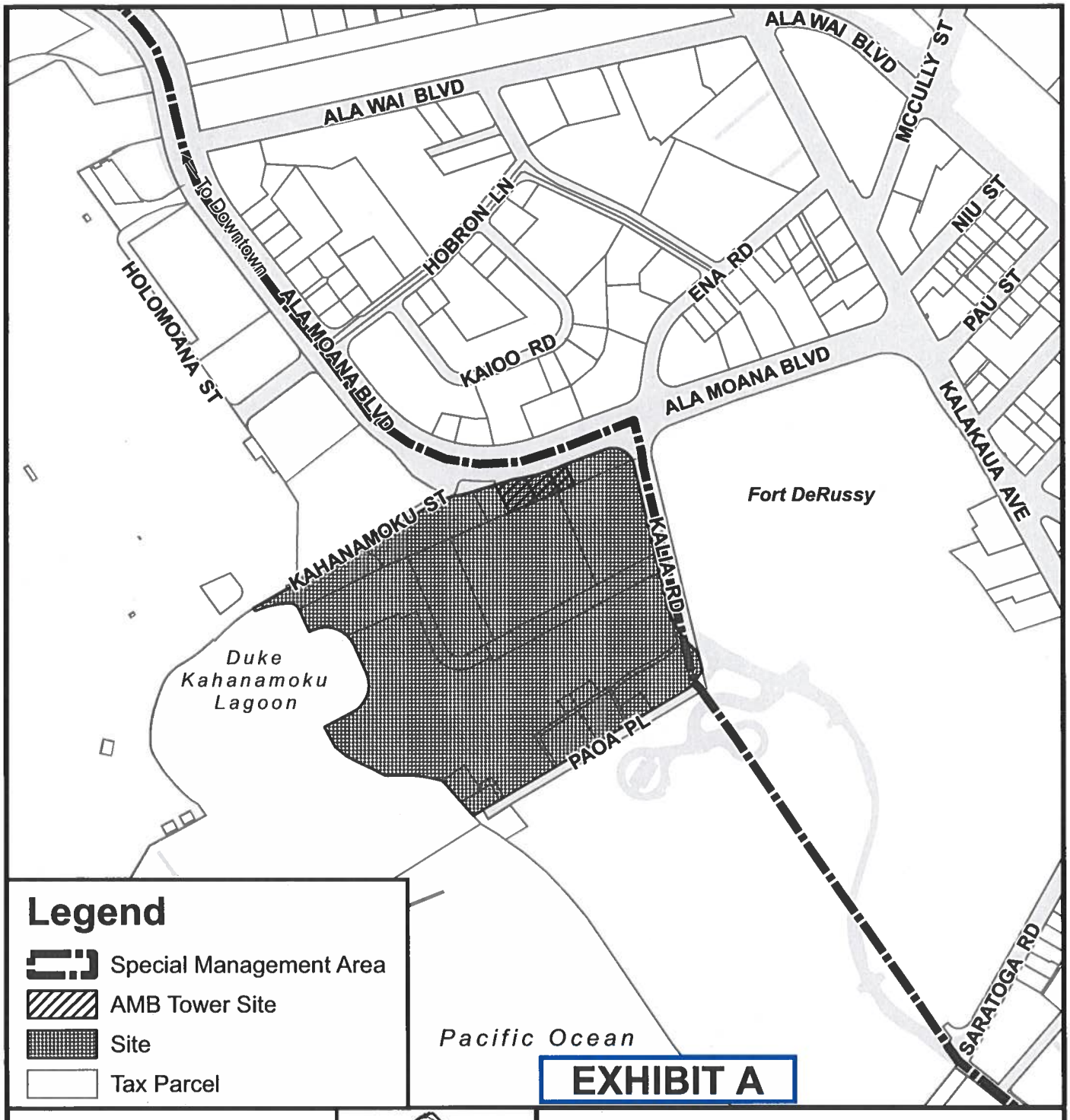
INTRODUCED BY:

Tommy Waters (br)

DATE OF INTRODUCTION:

March 19, 2025
Honolulu, Hawai'i

Councilmembers



LOCATION MAP W/ SMA
HONOLULU

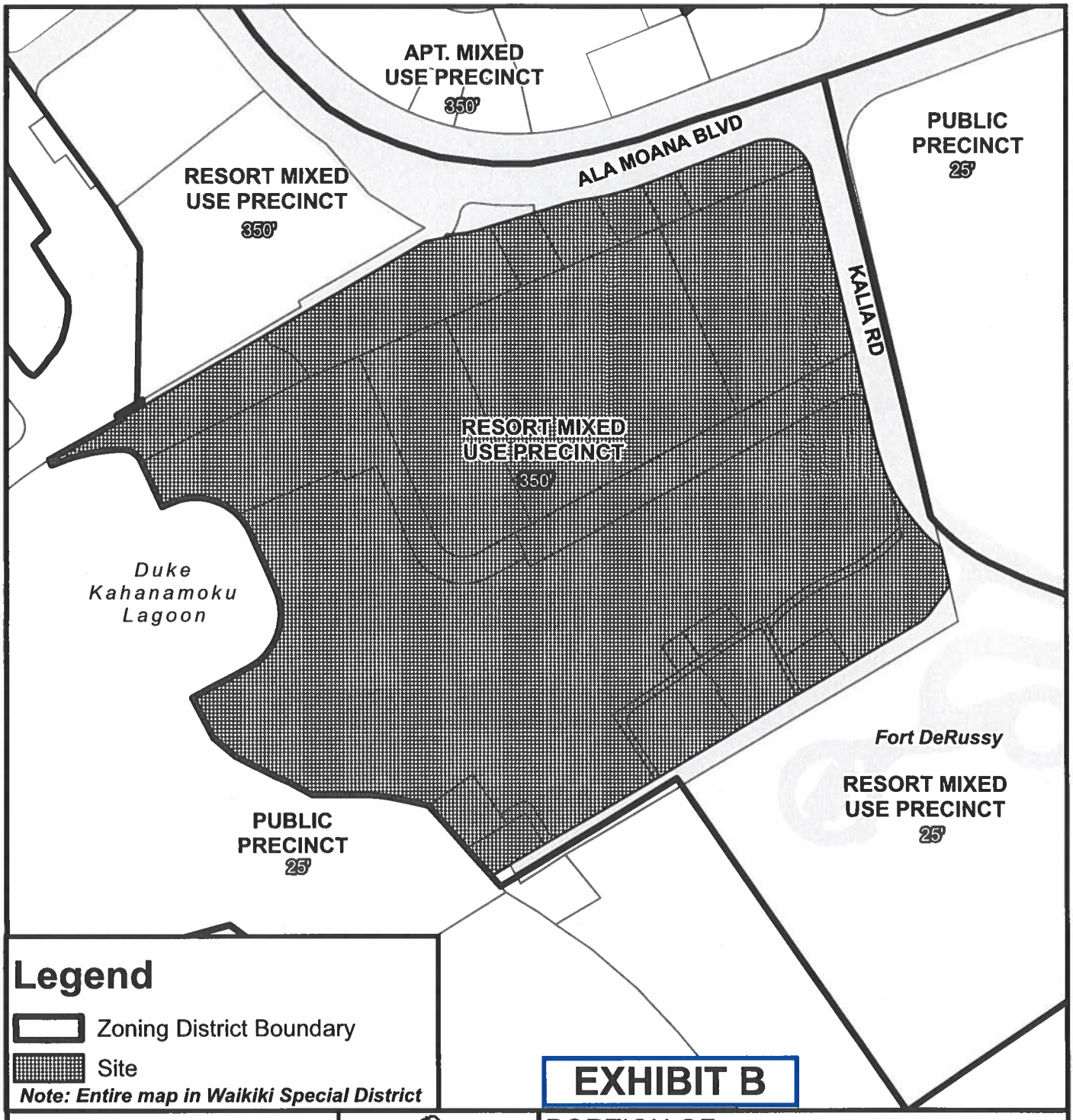
TAX MAP KEY(S):2-6-008:002,003,005,
020,021,023,024,027,031,034,037,038,039
2-6-009:001,002,003,004,005,
006,007,009,010,011,012,013

FOLDER NO.: 2024/SMA-104

Prepared by: Honolulu Land Information System (HoLIS) - ADS
Department of Planning & Permitting (DPP)
City and County of Honolulu

Date Prepared: 10/2024

Copyright City & County of Honolulu
All Rights Reserved 2024



Legend

Zoning District Boundary

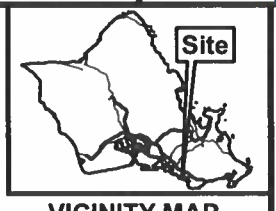
Site

Note: Entire map in Waikiki Special District

EXHIBIT B

0 250 500

Distance in Feet



VICINITY MAP

PORTION OF

ZONING MAP MOILIILI - KAIMUKI

TAX MAP KEY(S):2-6-008:002,003,005,
020,021,023,024,027,031,034,037,038,039
2-6-009:001,002,003,004,005,
006,007,009,010,011,012,013

FOLDER NO.: 2024/SMA-104 & 2024/PDP-2

Prepared by: Honolulu Land Information System (HoLIS) - ADS
Department of Planning & Permitting (DPP)
City and County of Honolulu

Date Prepared: 10/2024

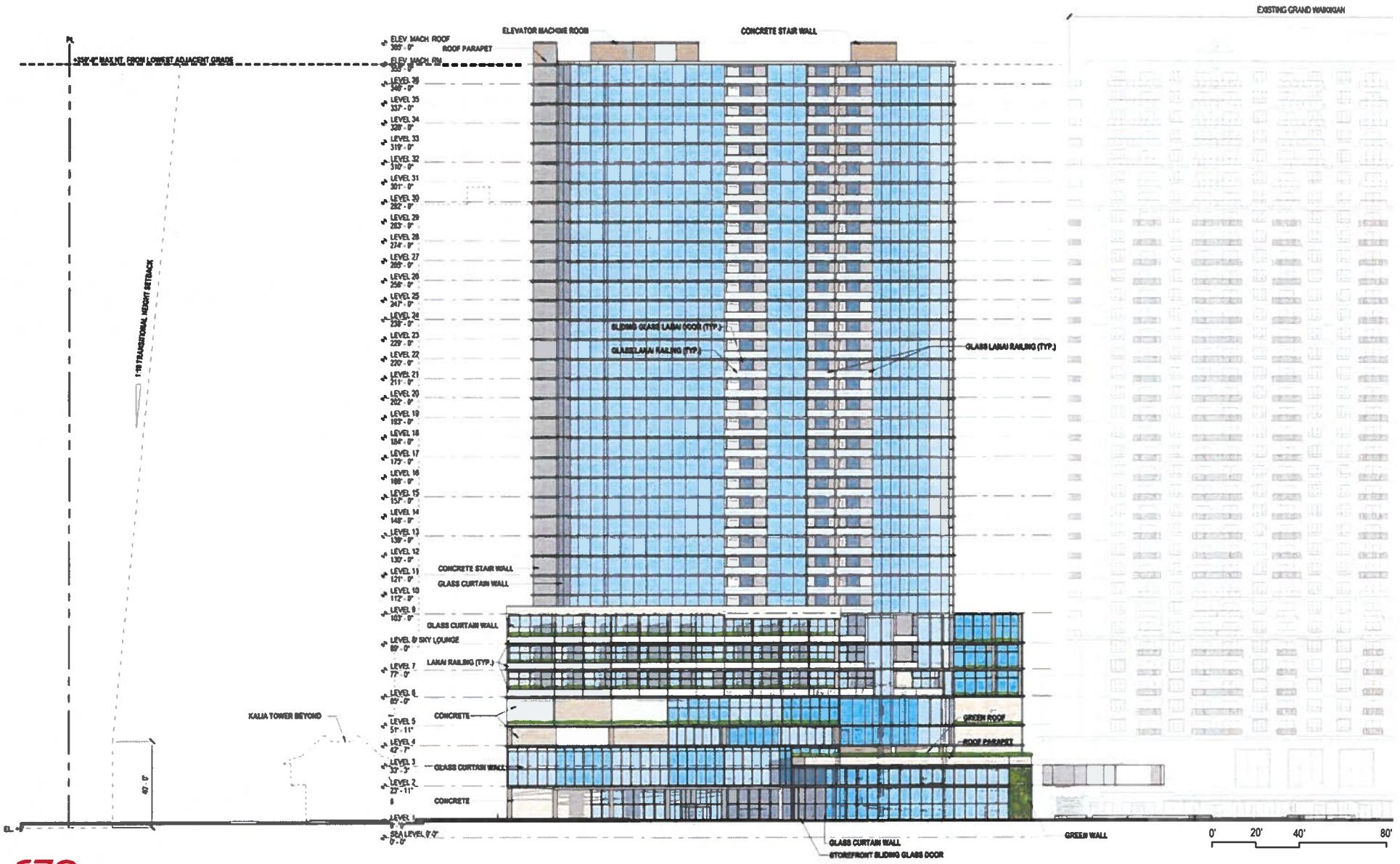
Copyright City & County of Honolulu
All Rights Reserved 2024

EXHIBIT C-1



Figure 2.1 **Project Location**

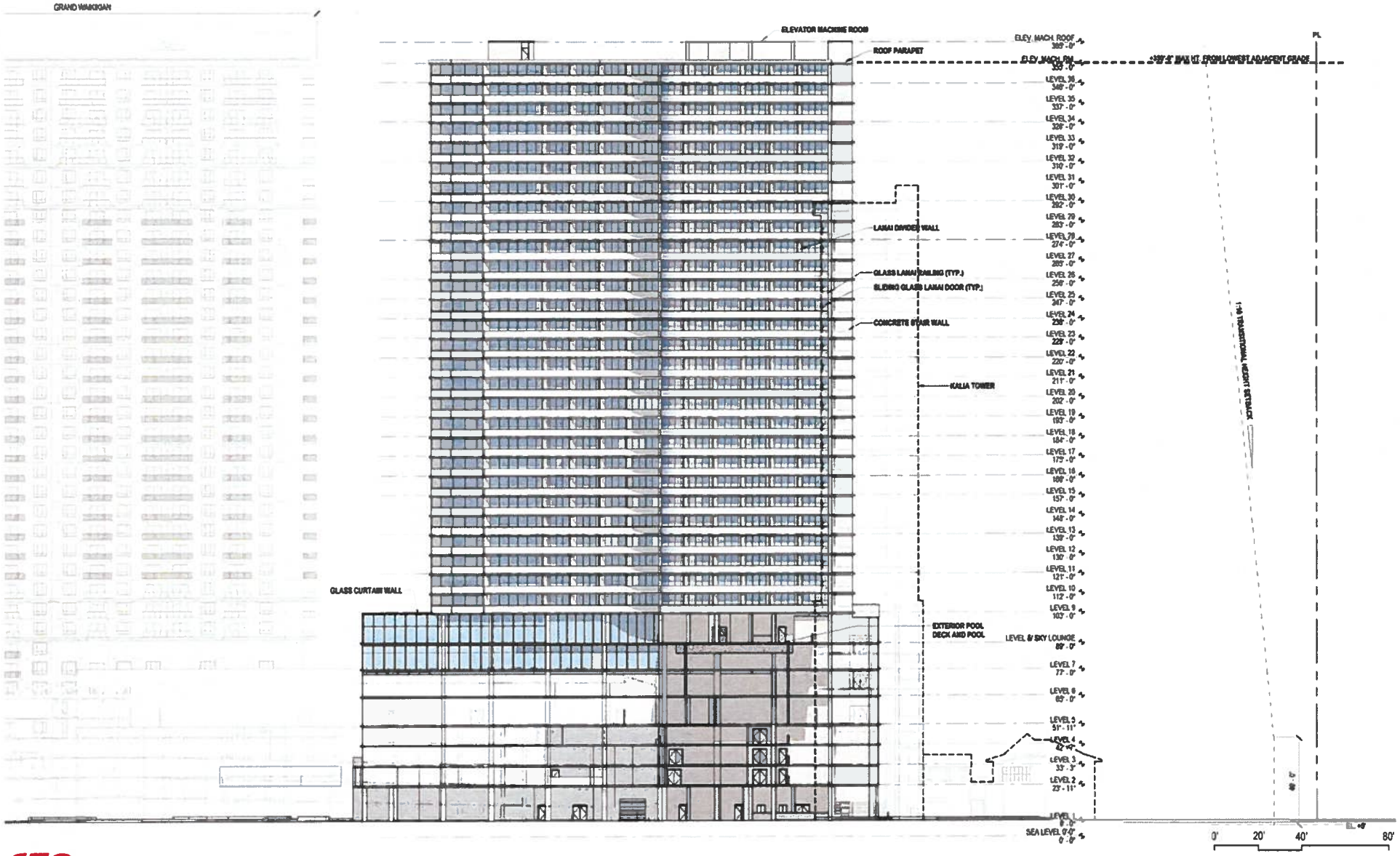
EXHIBIT C-2



North Elevation

FIGURE 14

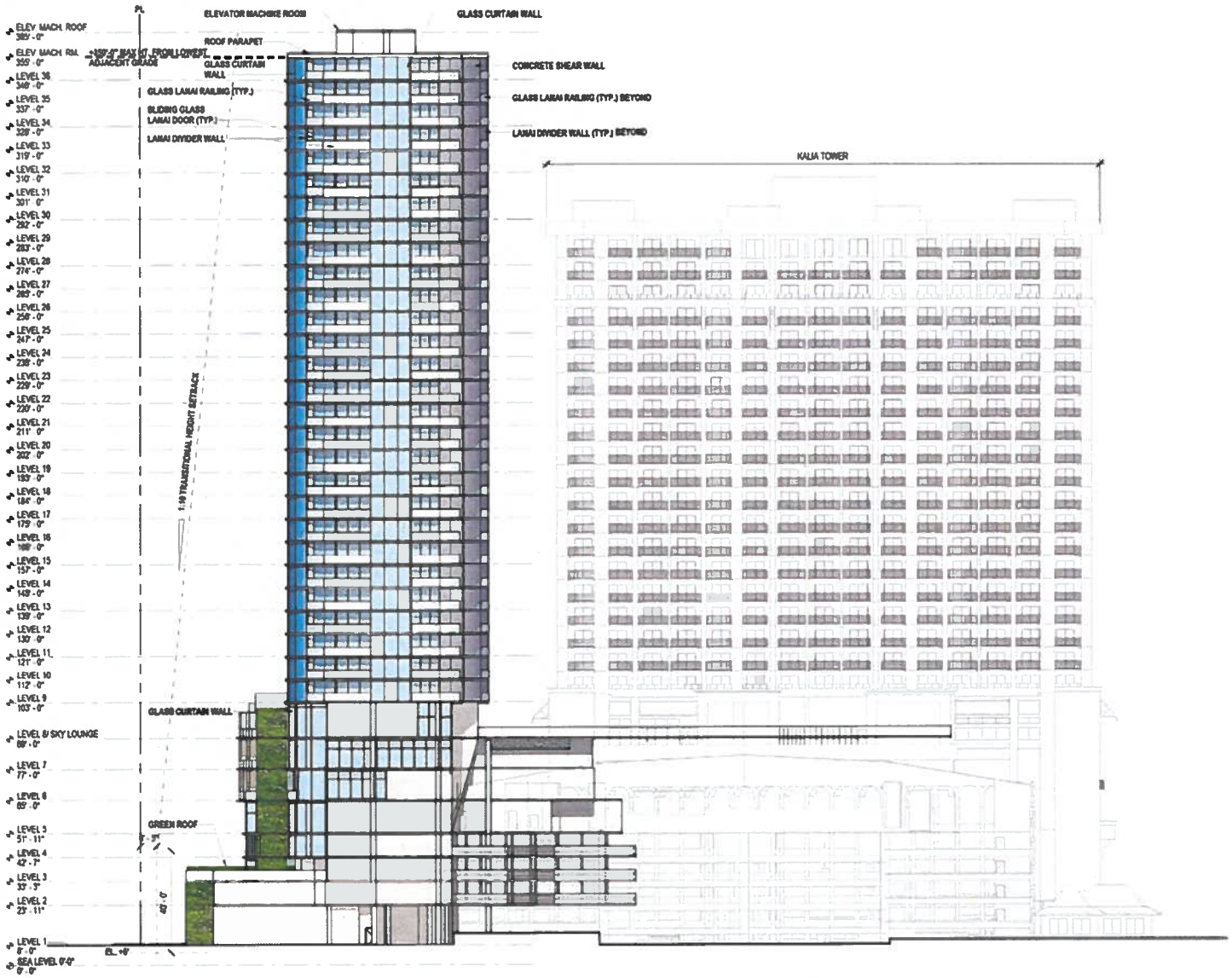
EXHIBIT C-3



South Elevation

FIGURE 15

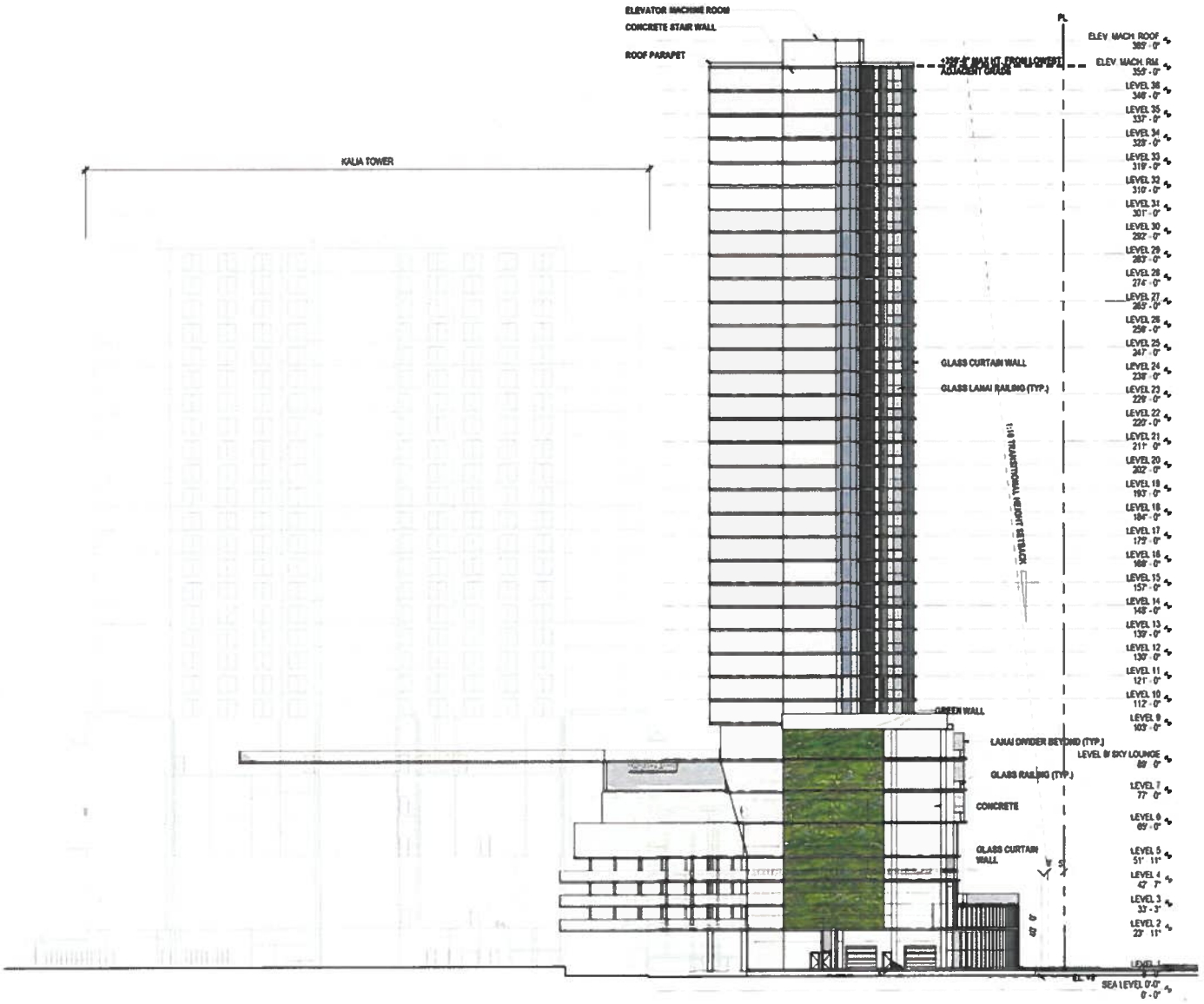
EXHIBIT C-4



West Elevation

FIGURE 16

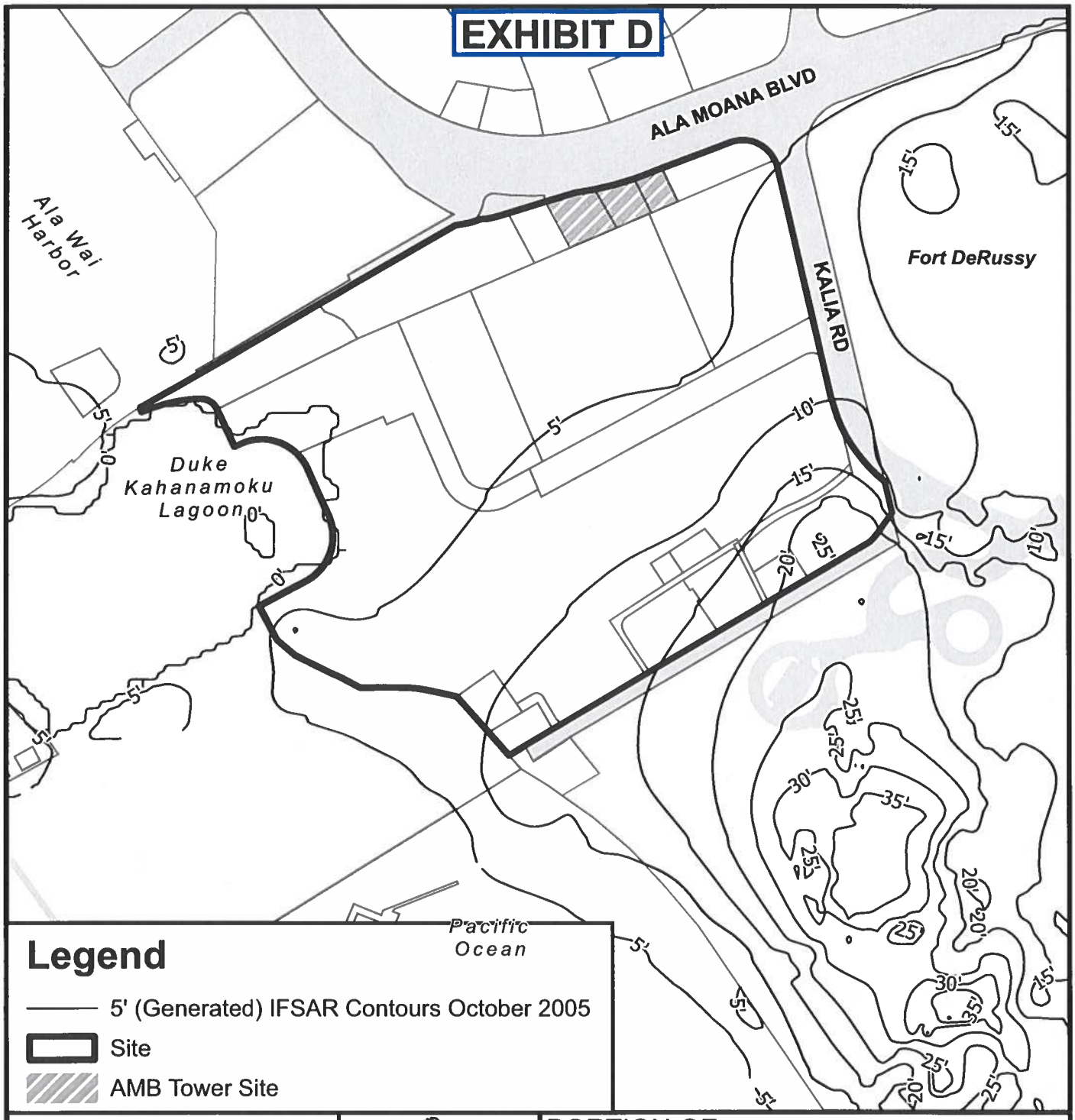
EXHIBIT C-5



East Elevation

FIGURE 17

EXHIBIT D

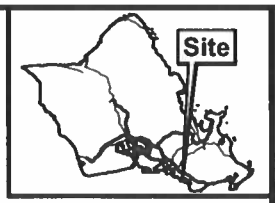


Legend

- 5' (Generated) IFSAR Contours October 2005
- Site
- AMB Tower Site

0 150 300

Distance in Feet



VICINITY MAP

PORTION OF

TOPOGRAPHIC MAP HONOLULU

TAX MAP KEY(S):2-6-008:002,003,005,
020,021,023,024,027,031,034,037,038,039
2-6-009:001,002,003,004,005,
006,007,009,010,011,012,013

FOLDER NO.: 2024/SMA-104 & 2024/PDP-2

Prepared by: Honolulu Land Information System (HoLIS) - ADS
Department of Planning & Permitting (DPP)
City and County of Honolulu

Date Prepared: 10/2024

Copyright City & County of Honolulu
All Rights Reserved 2024

EXHIBIT E

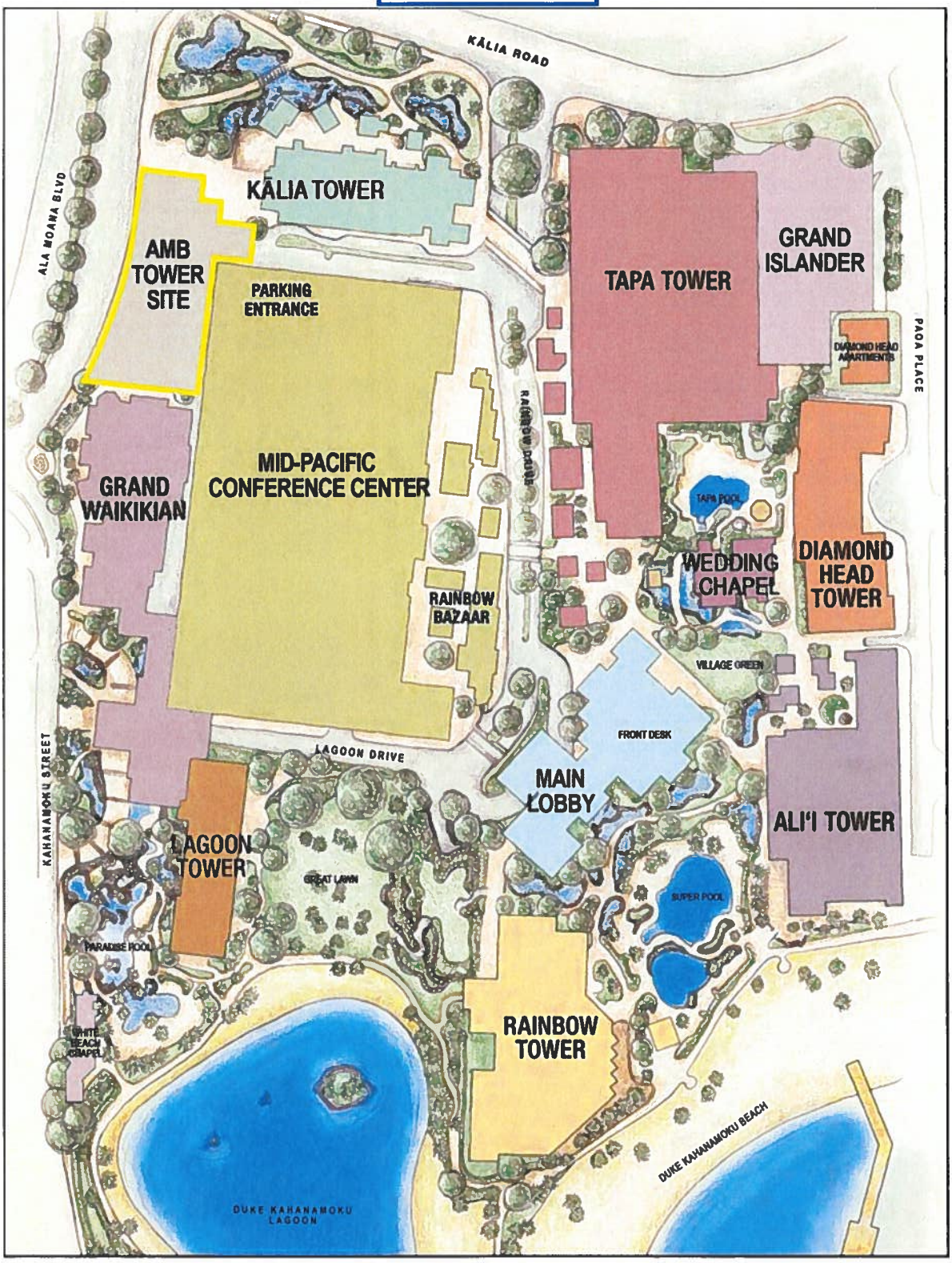
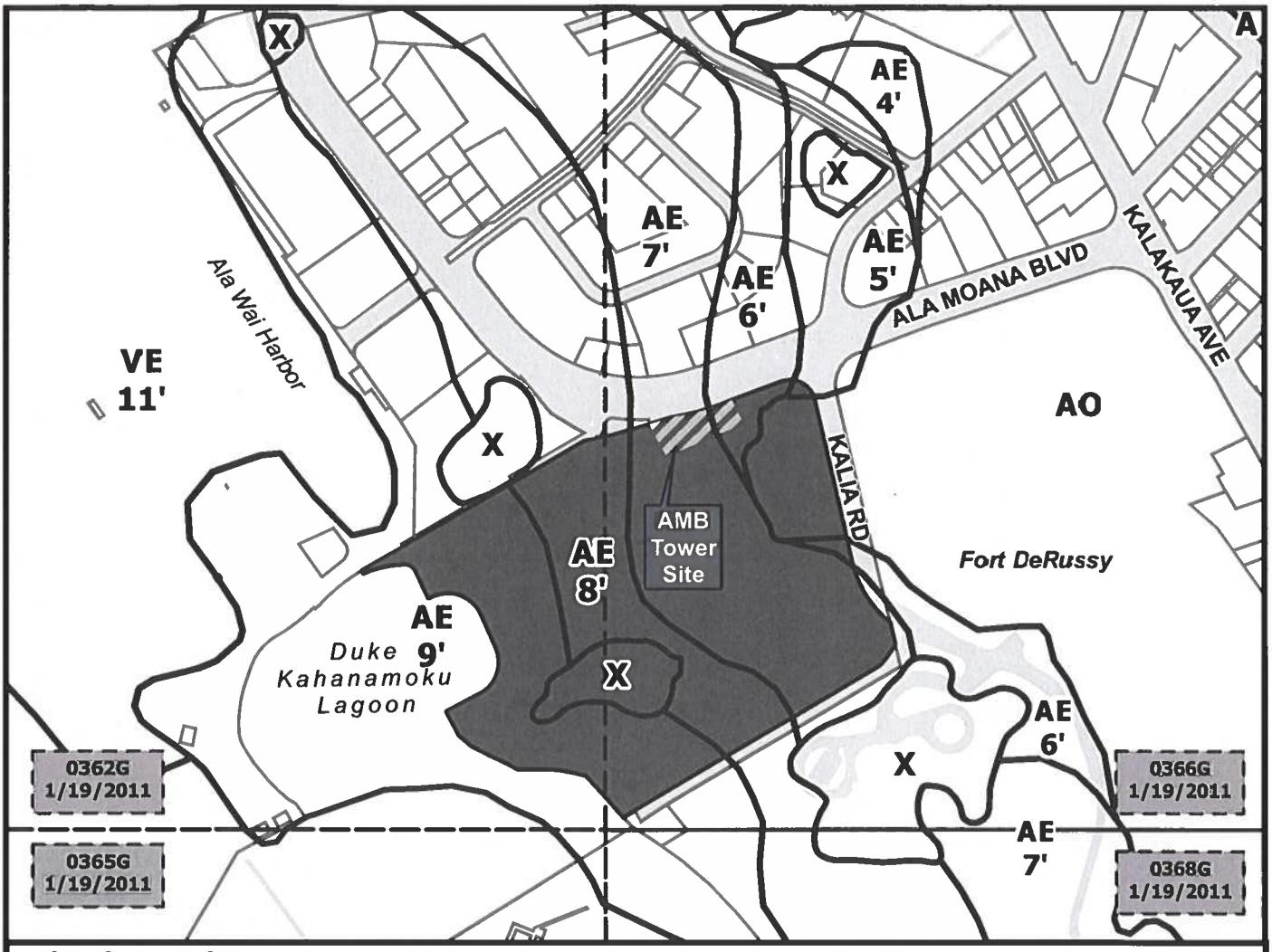


Figure 3.1 **Existing Hilton Hawaiian Village Map**



Flood Hazard Zones:

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. The Base Flood Elevation (BFE) is the water-surface elevation of the 1% annual chance flood.

Zone **AE** = BFE determined

Zone **AO** = Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.

Zone **VE** = Costal flood zone with velocity hazard (wave action); BFE determined

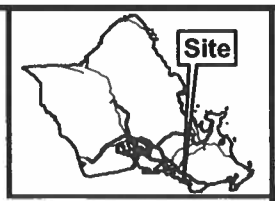
Other Areas

Zone **X** = Areas determined to be outside the 0.2% annual chance floodplain.

EXHIBIT F

0 250 500

Distance in Feet



VICINITY MAP

PORTION OF

FLOOD HAZARD MAP

FIRM PANELS 15003C0362G,15003C0365G 15003C0366G, 15003C0368G

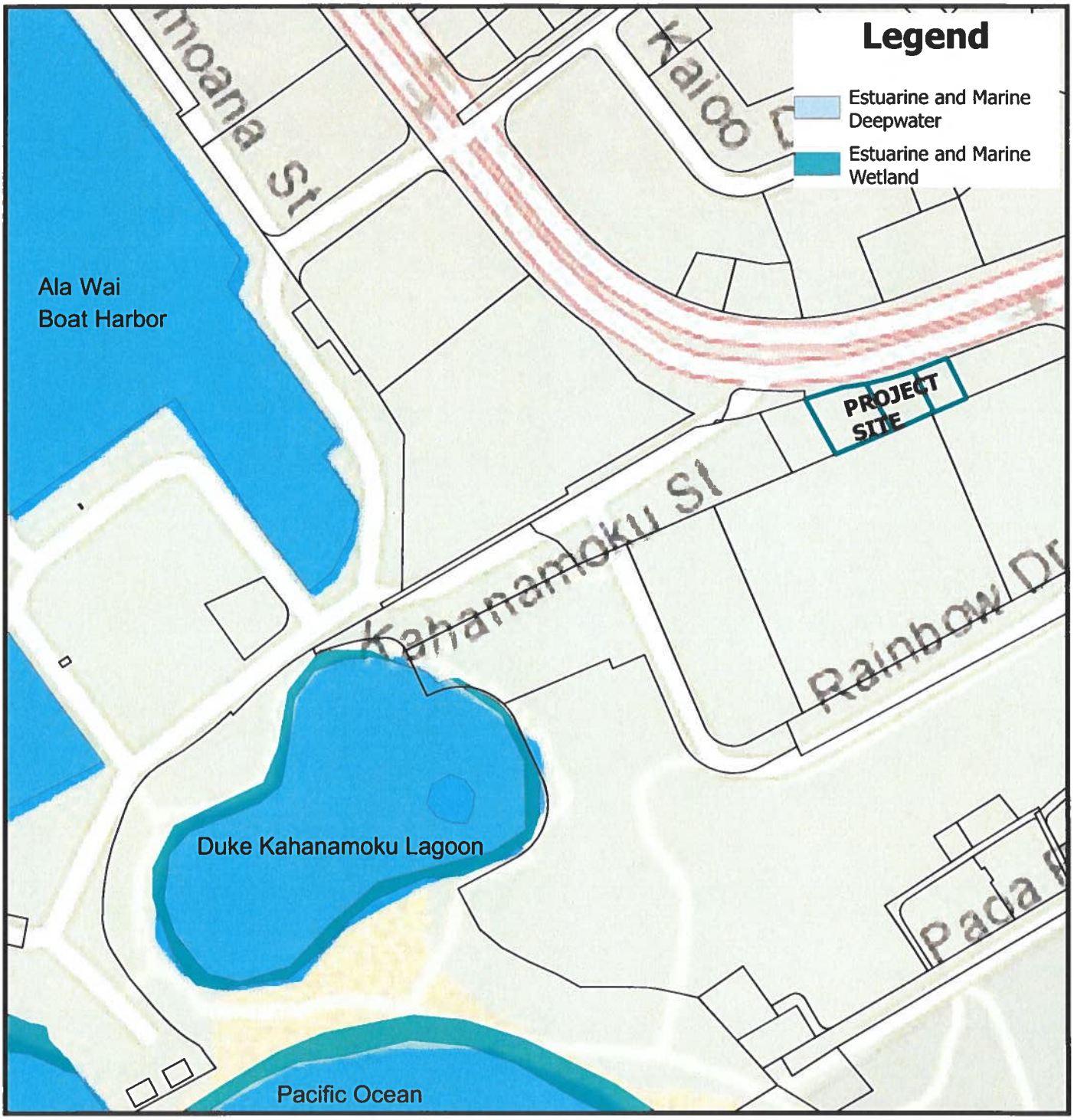
TAX MAP KEY(S):2-6-008:002,003,005, 020,021,023,024,027,031,034,037,038,039 2-6-009:001,002,003,004,005, 006,007,009,010,011,012,013

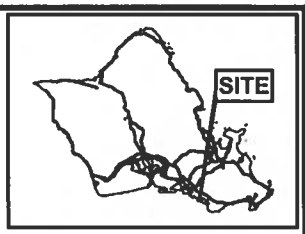
FOLDER NO.: 2024/SMA-104 & 2024/PDP-2

Prepared by: Honolulu Land Information System (HoLIS) - ADS
Department of Planning & Permitting (DPP)
City and County of Honolulu

Date Prepared: 10/2024

Copyright City & County of Honolulu
All Rights Reserved 2024





VICINITY MAP

0 125 250 500

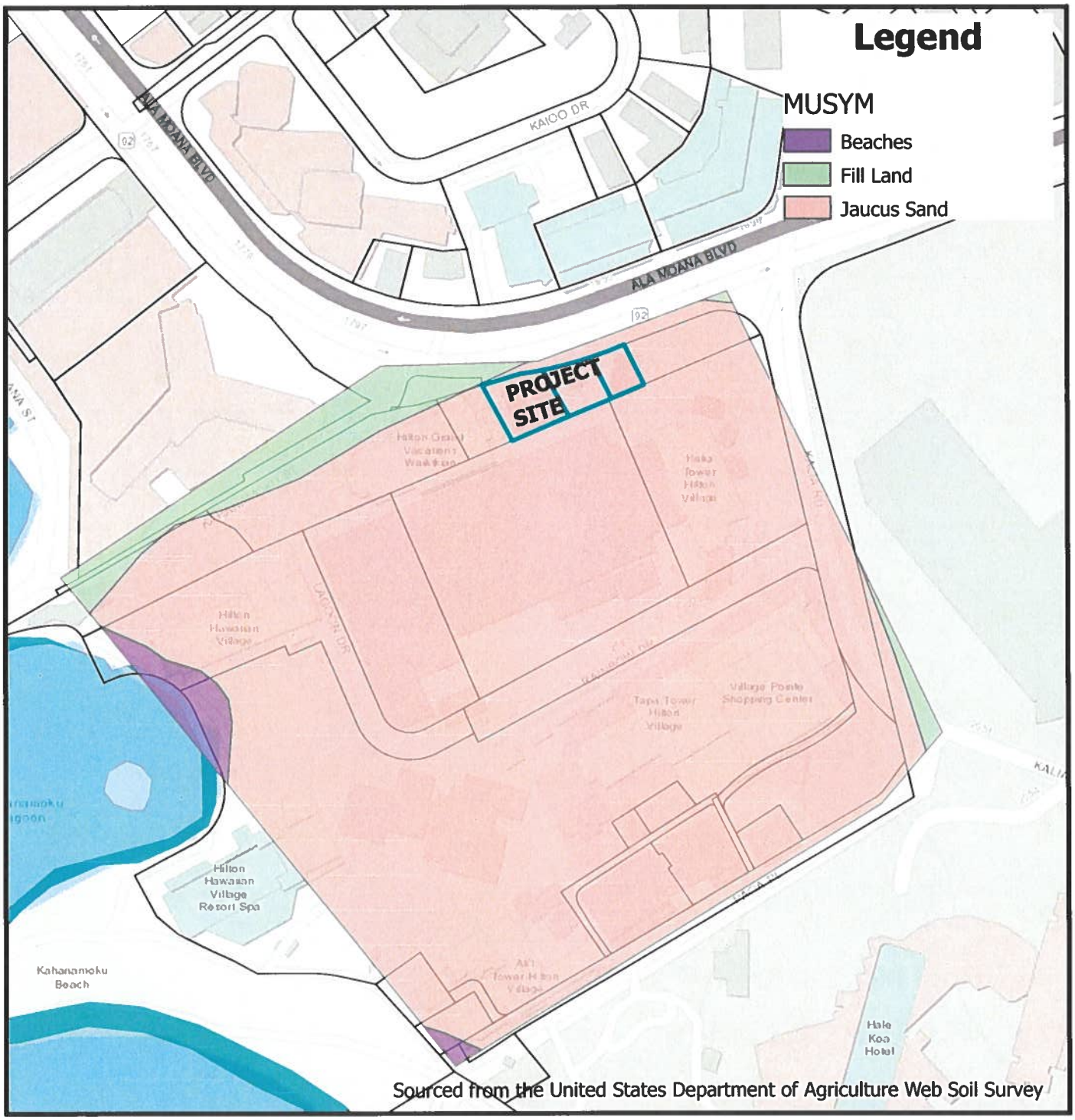
Scale in Feet

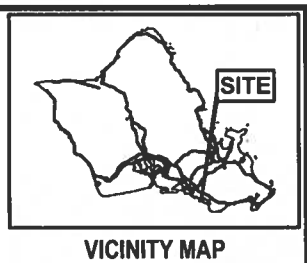
EXHIBIT G
WETLANDS

ADDRESS: 1831, 1835, &1841 Ala Moana Blvd.
TAX MAP KEYS: 2-6-009: 004, 005, and 006
FOLDER NO.: 2024/SMA-104 and 2024/PDP-2

Copyright City & County of Honolulu

All Rights Reserved 2025





VICINITY MAP

0 125 250 500

Scale in Feet

EXHIBIT H

SOILS

ADDRESS: 1831, 1835, &1841 Ala Moana Blvd.

TAX MAP KEYS: 2-6-009: 004, 005, and 006

FOLDER NO.: 2024/SMA-104 and 2024/PDP-2

Copyright City & County of Honolulu

All Rights Reserved 2025

EXHIBIT I

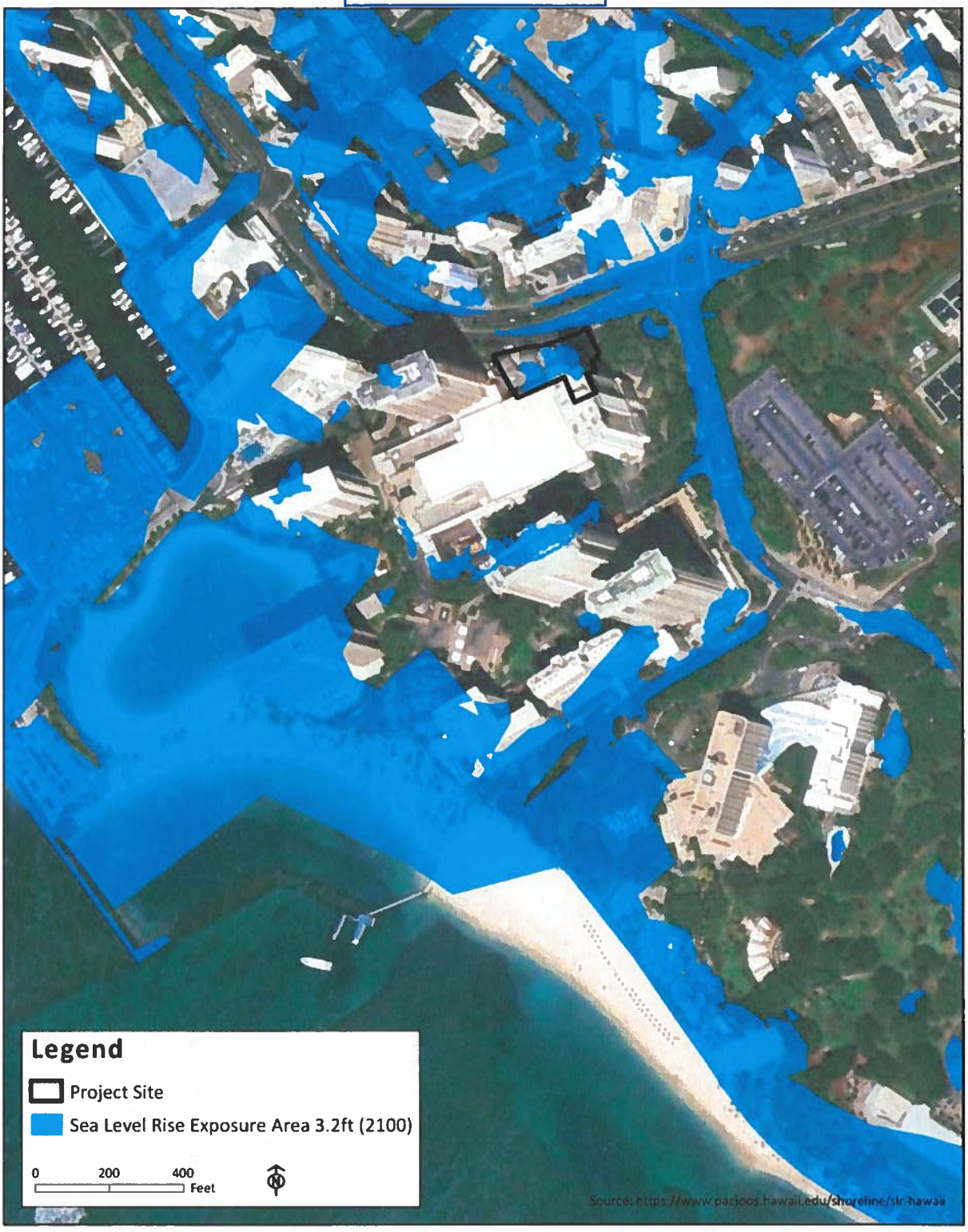
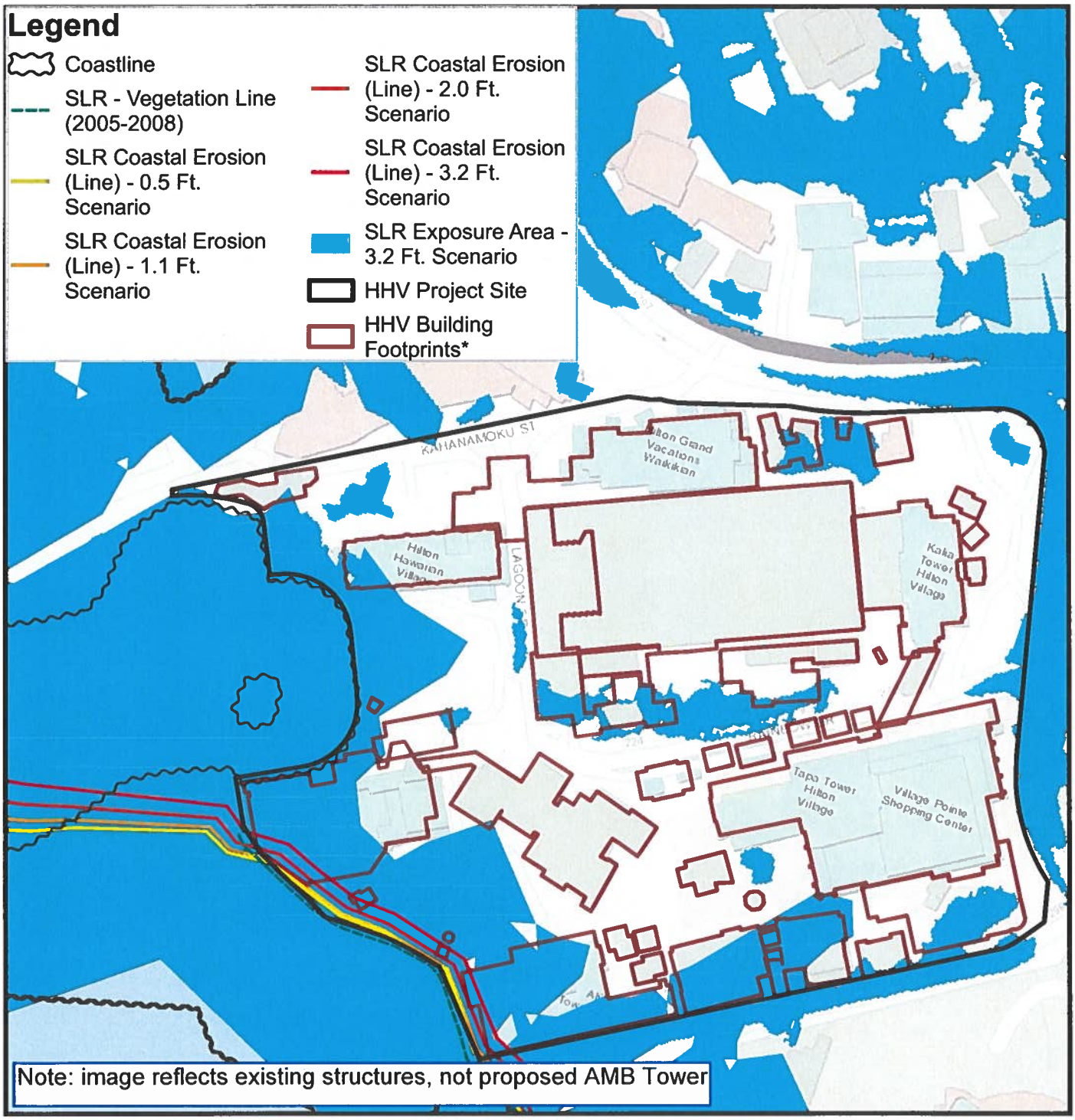
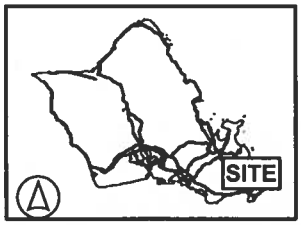


Figure 4.1 **3.2-foot Sea Level Rise Exposure Area (2100)**





VICINITY MAP

0 125 250 500

Scale in Feet

EXHIBIT J

Sea Level Rise 3.2 Scenario and Coastal Erosion

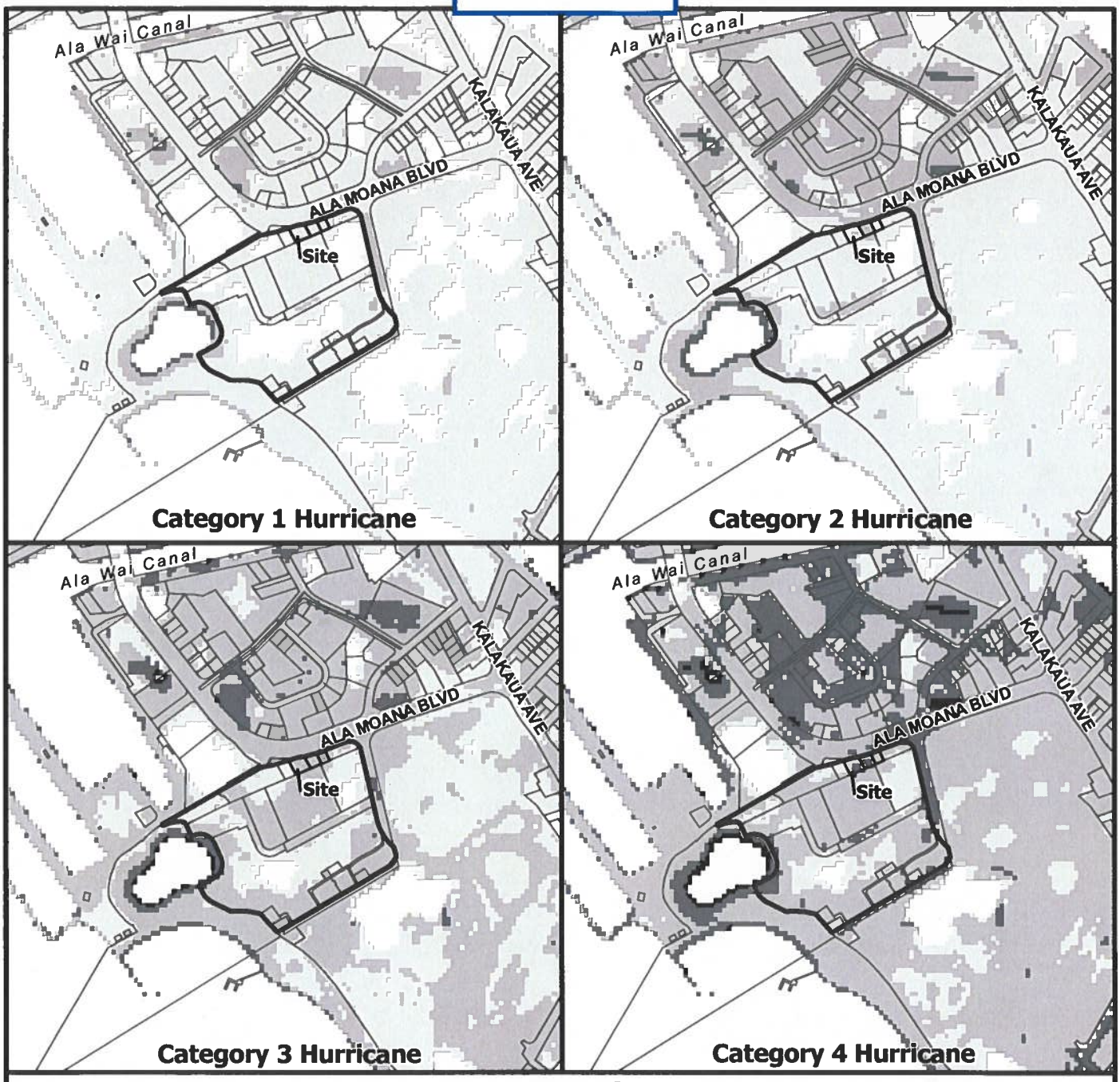
TAX MAP KEYS: 2-6-005: 001 (portion); 2-6-008: 001, 002, 003, 005, 007, 012, 019, 020, 021, 023, 024, 027, 031, 034, 037, 038, 039; 2-6-009: 001, 002, 003, 004, 005, 006, 007, 009, 010, 011, 012, and 013

FOLDER NO.: 2024/SMA-104 & 2024/PDP-2

Copyright City & County of Honolulu

All Rights Reserved 2025

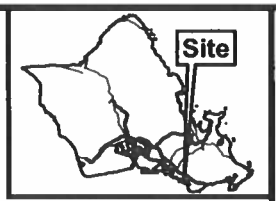
EXHIBIT K



Legend

- Less than 3 feet above ground
- Greater than 3 feet above ground
- Greater than 6 feet above ground
- Greater than 9 feet above ground

0 500 1,000
Distance in Feet



VICINITY MAP

PORTION OF
STORM SURGE MAP
Data from National Hurricane Center
Storm Surge Risk Maps
Data Source: National Weather Service (NWS) SLOSH model;
Maximum of MEOWs (MOMs) for various category storms at a high tide

TAX MAP PLAT(S):
2-6-008 (por) & 2-6-009 (por)

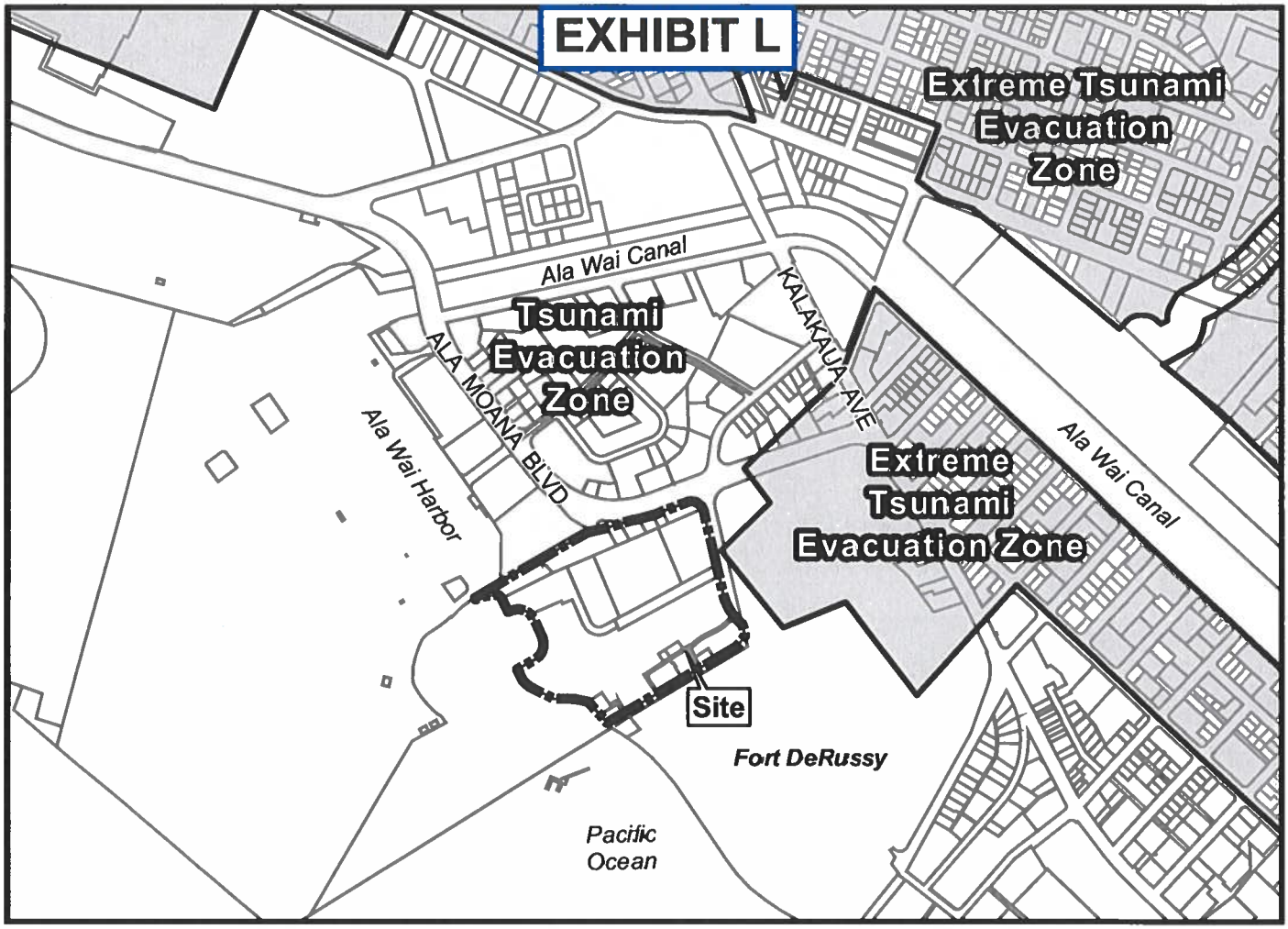
FOLDER NO.: 2024/SMA-104 & 2024/PDP-2

Prepared by: Honolulu Land Information System (HoLIS) - ADS
Department of Planning & Permitting (DPP)
City and County of Honolulu

Date Prepared: 10/2024

Copyright City & County of Honolulu
All Rights Reserved 2024

EXHIBIT L



- For most Tsunami Warnings, evacuate out of the Tsunami Evacuation Zone; in the unlikely case of an Extreme Tsunami Warning, evacuate out of the Extreme Tsunami Evacuation Zone
- Remain at least 100 feet away from inland waterways and marinas connected to the ocean due to wave surges and possible flooding
- Boaters should move vessels to at least 50 fathoms (300 ft) deep and 2 miles away from harbor entrances; follow all directions from the Captain of the Port
- Structural steel or reinforced concrete buildings of ten or more stories provide increased protection on or above the fourth floor; if you are caught near the shoreline consider using vertical evacuation
- The evacuation zone is a guideline and should be considered t minimum safe evacuation distance

- These maps do not consider the destructive effects of a locally generated tsunami. If you feel shaking, move inland immediately, well inland from the red tsunami evacuation zone

1. TSUNAMI WARNING: Destructive waves from a tsunami may inundate all coastline. Evacuate Tsunami Evacuation Zone

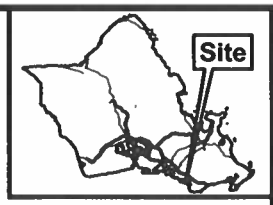
2. EXTREME TSUNAMI WARNING: In the unlikely event of an extreme tsunami waves may move significantly inland; evacuate Tsunami Evacuation Zone and Extreme Tsunami Evacuation Zone

Safe Zone: Evacuate to this area

Extreme Tsunami Evacuation Zone:
Evacuate out of these areas for an EXTREME TSUNAMI WARNING

Tsunami Evacuation Zone:
For any TSUNAMI WARNING evacuate out of these areas

0 500 1,000
Distance in Feet



VICINITY MAP

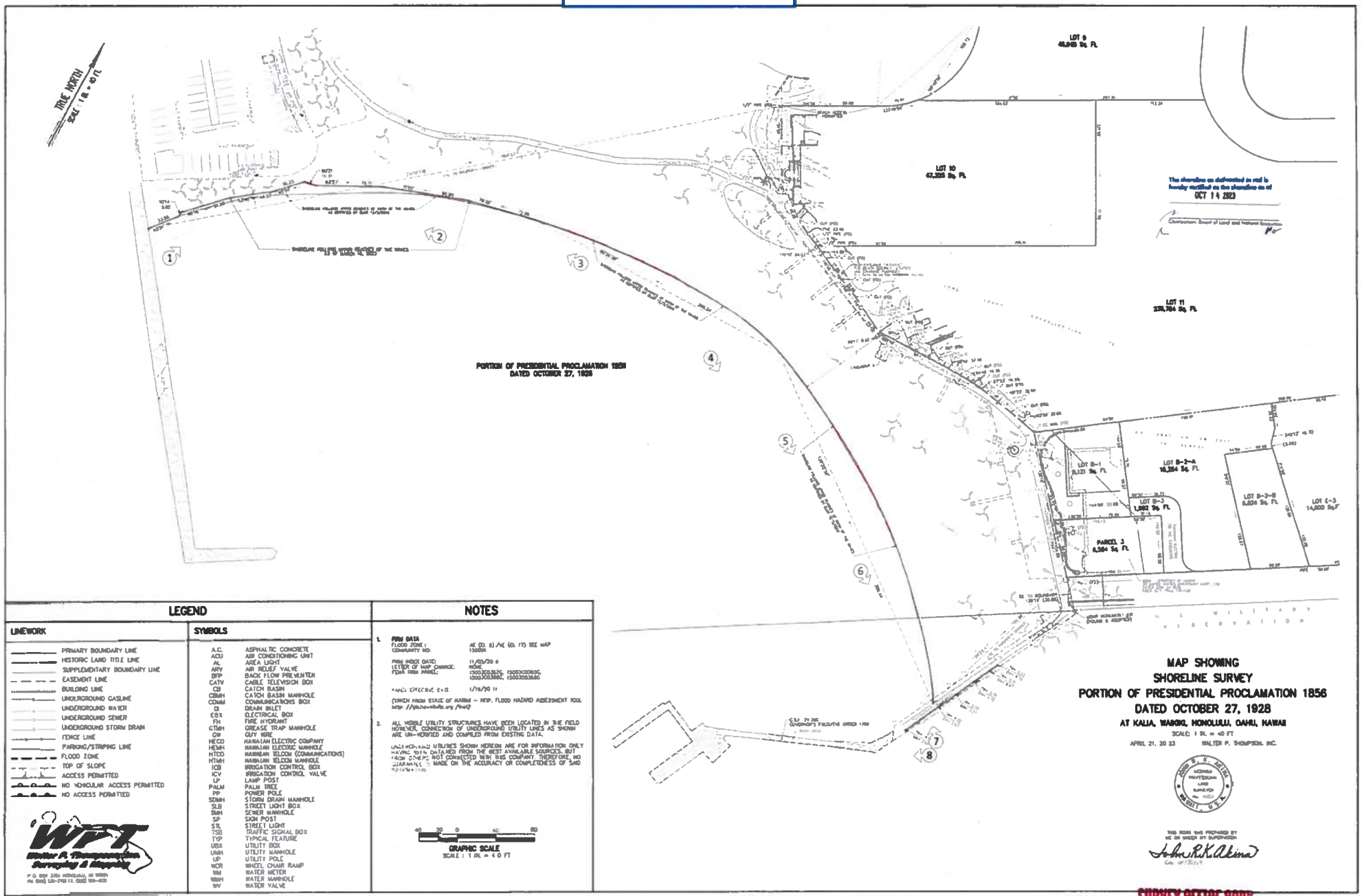
PORTION OF
TSUNAMI EVACUATION MAP
WAIKIKI
MAP 1
TAX MAP PLAT(S):
2-6-008 (por) & 2-6-009 (por)
FOLDER NO.: 2024/SMA-104 & 2024/PDP-2

Prepared by: Honolulu Land Information System (HoLIS) - ADS
Department of Planning & Permitting (DPP)
City and County of Honolulu

Date Prepared: 10/2024

Copyright City & County of Honolulu
All Rights Reserved 2024

EXHIBIT M



LEGEND

LINEWORK

- PRIMARY BOUNDARY LINE
- HISTORIC LAND TITLE LINE
- SUPPLEMENTARY BOUNDARY LINE
- EASEMENT LINE
- BUILDING LINE
- UNDERGROUND GASLINE
- UNDERGROUND WATER
- UNDERGROUND SEWER
- UNDERGROUND STORM DRAIN
- FENCE LINE
- PARKING/STRIPING LINE
- FLOOD ZONE
- TOP OF SLOPE
- ACCESS PERMITTED
- NO VEHICULAR ACCESS PERMITTED
- NO ACCESS PERMITTED

SYMBOLS

A.C.	ASPHALTIC CONCRETE
ACU	AIR CONDITIONING UNIT
AL	AREA LIGHT
ARV	AIR RELIEF VALVE
BFP	BACK FLOW PREVENTER
CATV	CABLE TELEVISION BOX
CB	CATCH BASIN
CBMH	CATCH BASIN MANHOLE
COMM	COMMUNICATIONS BOX
DI	DRAIN INLET
E&X	ELECTRICAL BOX
FH	FIRE HYDRANT
GTMH	GREASE TRAP MANHOLE
GW	GUY WIRE
HECO	HAWAIIAN ELECTRIC COMPANY
HEMH	HAWAIIAN ELECTRIC MANHOLE
HTCO	HAWAIIAN TELCOM (COMMUNICATIONS)
HTMH	HAWAIIAN TELCOM MANHOLE
ICB	IRRIGATION CONTROL BOX
ICV	IRRIGATION CONTROL VALVE
LP	LAMP POST
PALM	PALM TREE
PP	POWER POLE
SDMH	STORM DRAIN MANHOLE
SLB	STREET LIGHT BOX
SMH	SEWER MANHOLE
SP	SIGN POST
STL	STREET LIGHT
TSB	TRAFFIC SIGNAL BOX
TYP	TYPICAL FEATURE
UBX	UTILITY BOX
UMH	UTILITY MANHOLE
UP	UTILITY POLE
WCR	WHEEL CHAIR RAMP
WM	WATER METER
WMH	WATER MANHOLE
WV	WATER VALVE

NOTES

1. **FIRM DATA**
   FLOOD ZONE : AE (EL. 8) / AE (EL. 17) SEE MAP
   COMMUNITY NO: 150009
   FIRM INDEX DATE: 11/05/20 &
   LETTER OF MAP CHANGE: NONE
   FEMA FIRM PANEL: 15003C0361G, 15003C0362G, 15003C0363G, 15003C0364G
   PANEL EFFECTIVE DATE 11/05/20 11
   (TAKEN FROM STATE OF HAWAII – NFIP, FLOOD HAZARD ASSESSMENT TOOL http://gis.hawaiinfip.org/fhat)

2. ALL VISIBLE UTILITY STRUCTURES HAVE BEEN LOCATED IN THE FIELD HOWEVER, CONNECTION OF UNDERGROUND UTILITY LINES AS SHOWN ARE UN-VERIFIED AND COMPILED FROM EXISTING DATA.

   UNDERGROUND UTILITIES SHOWN HEREON ARE FOR INFORMATION ONLY HAVING BEEN OBTAINED FROM THE BEST AVAILABLE SOURCES, BUT HAVING OTHERS NOT CONNECTED WITH THIS COMPANY. THEREFORE, NO GUARANTEE IS MADE ON THE ACCURACY OR COMPLETENESS OF SAID INFORMATION.

GRAPHIC SCALE
SCALE : 1 IN. = 40 FT

MAP SHOWING
SHORELINE SURVEY
PORTION OF PRESIDENTIAL PROCLAMATION 1856
DATED OCTOBER 27, 1928

AT KALIA, WAIKIKI, HONOLULU, OAHU, HAWAII

SCALE: 1 IN. = 40 FT

APRIL 21, 20 23 WALTER P. THOMPSON, INC.

THIS MAP WAS PREPARED BY ME OR UNDER MY SUPERVISION

John R.K. Akina

Walter P. Thompson, Inc.
Surveying & Mapping
P.O. BOX 3394 HONOLULU, HI 96801
PH. (808) 521-7701 FX. (808) 596-0033

TAX MAP KEY : 2 – 6 – 0 08 : 000, 027 , 0 34 and 2 – 3 – 037: 0 21

SURVEY OFFICE COPY

24 "x 36" = 6.0 Sq.Ft

EXHIBIT N

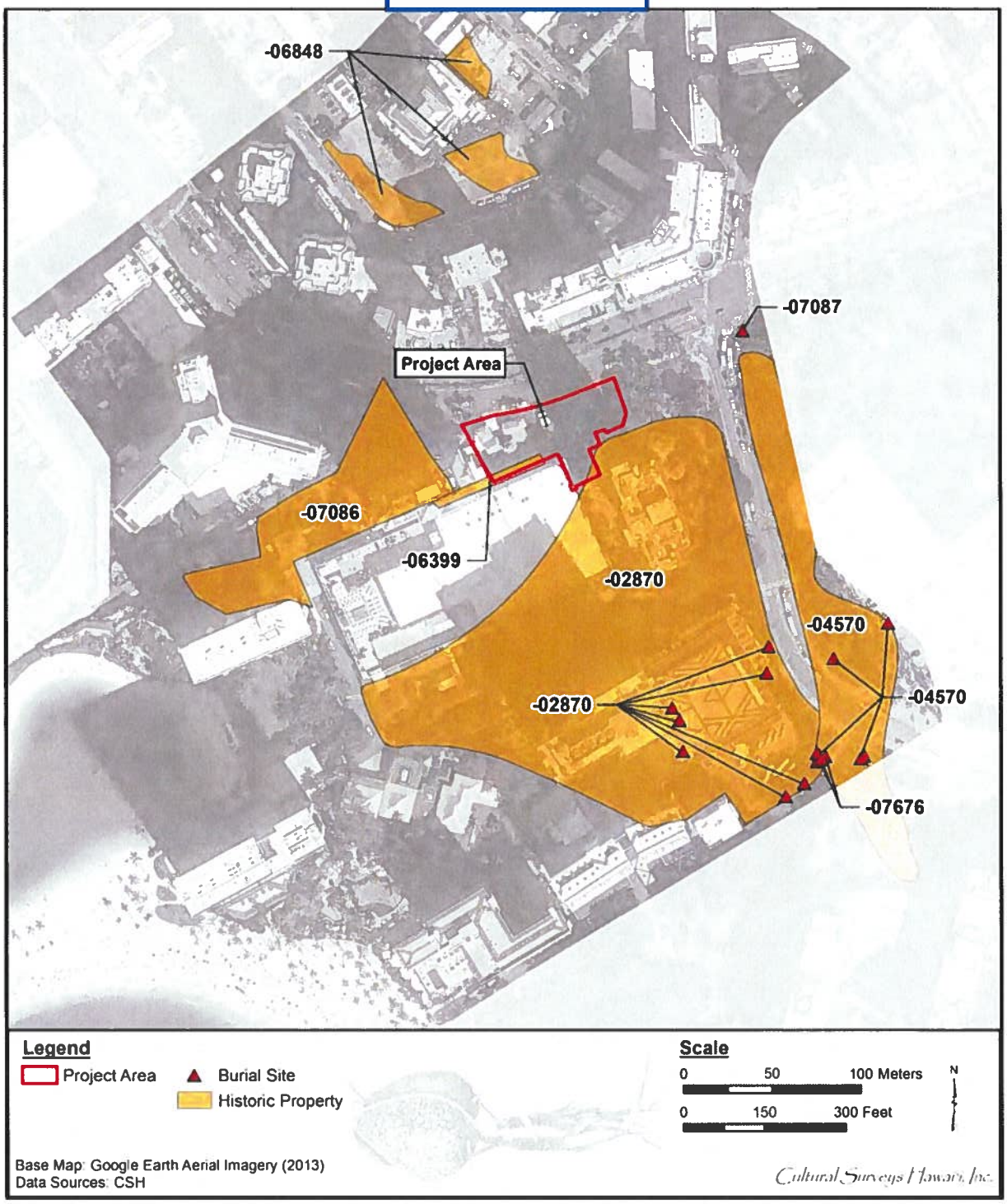


Figure 4.1 **Previously Identified Historic Properties Within and in the Vicinity of the AIS Study Area**

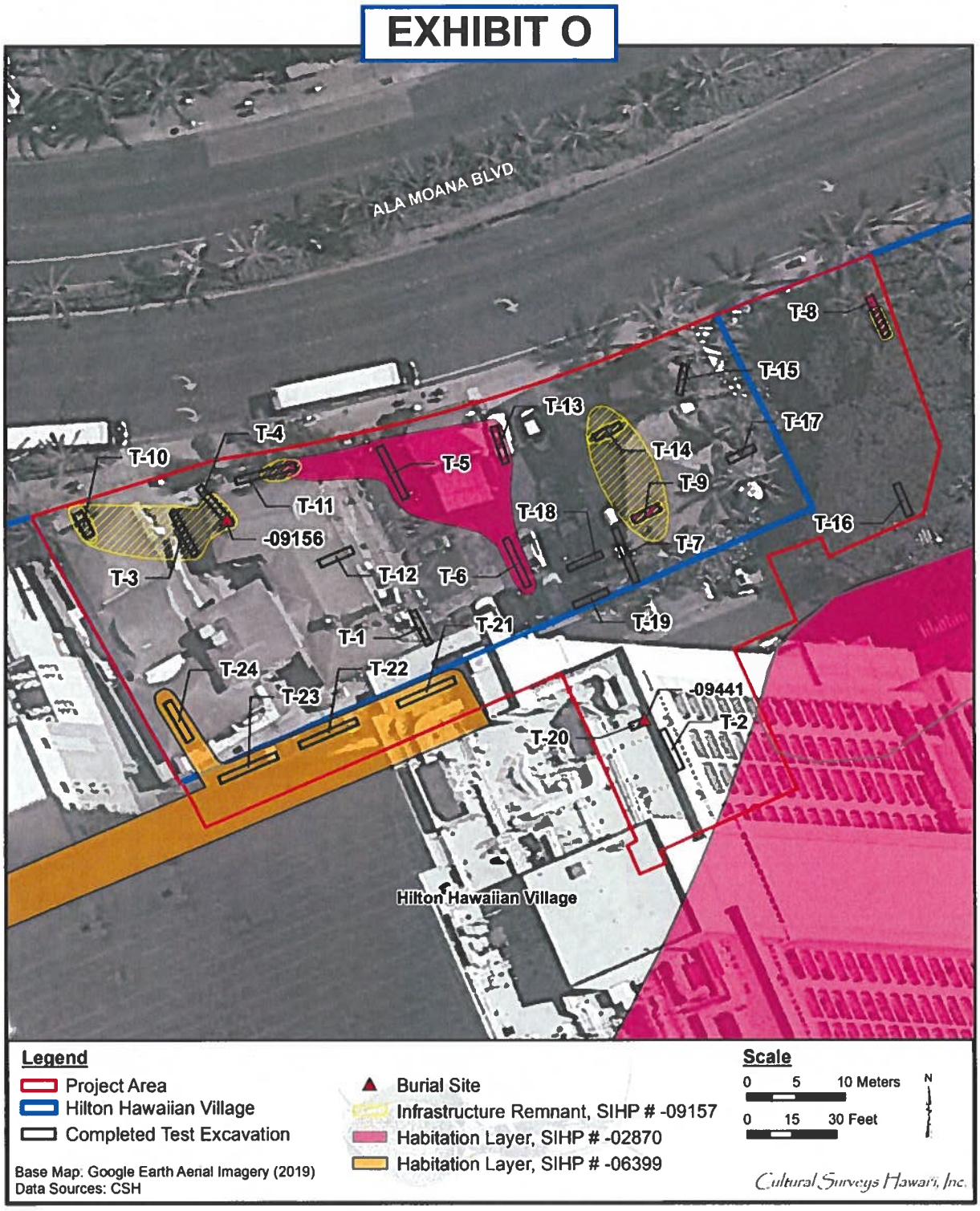


Figure 64. 2019 Google Earth aerial imagery with overlay of completed test excavations and historic properties identified

EXHIBIT P-1



Photo Key Map of Visual Analysis

EXHIBIT P-2



BEFORE



AFTER

EXHIBIT P-3



BEFORE

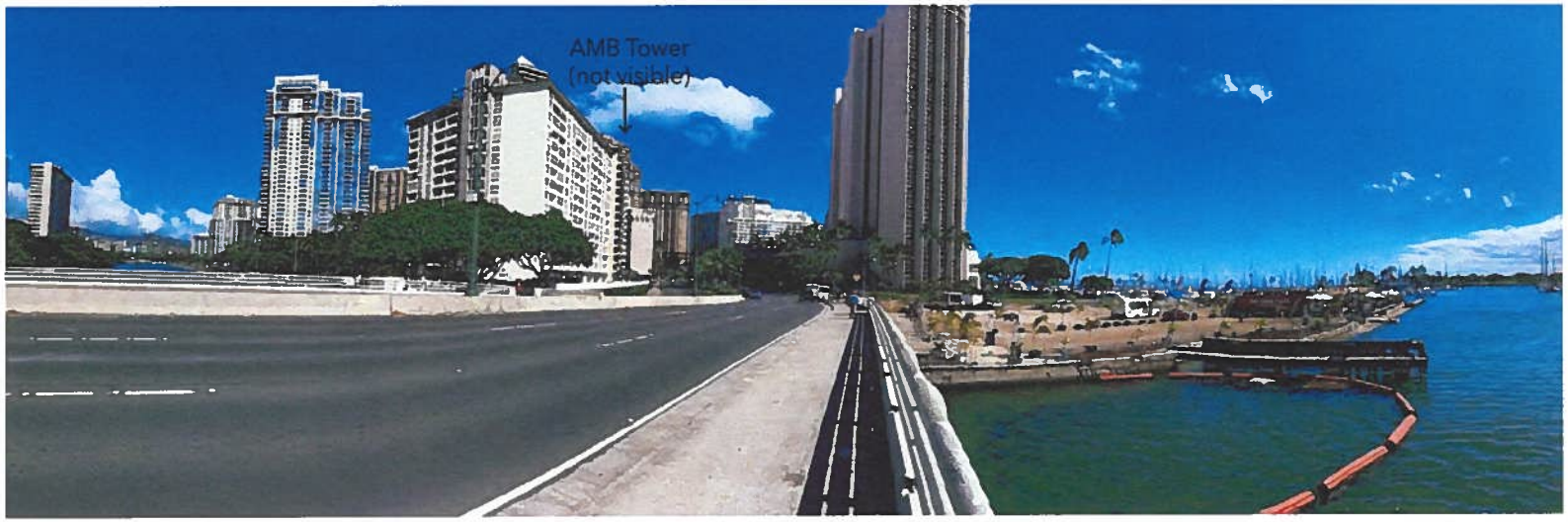


AFTER

EXHIBIT P-4



BEFORE



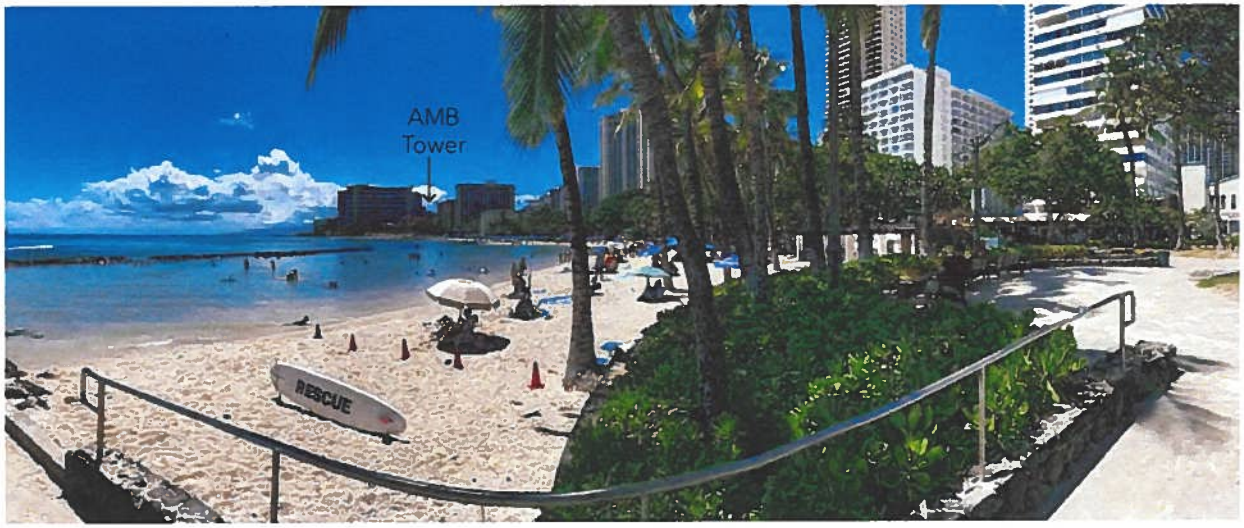
AFTER

(3) Intermittent ocean views from the Ala Wai Bridge on Ala Moana Boulevard (looking east)

EXHIBIT P-5



BEFORE



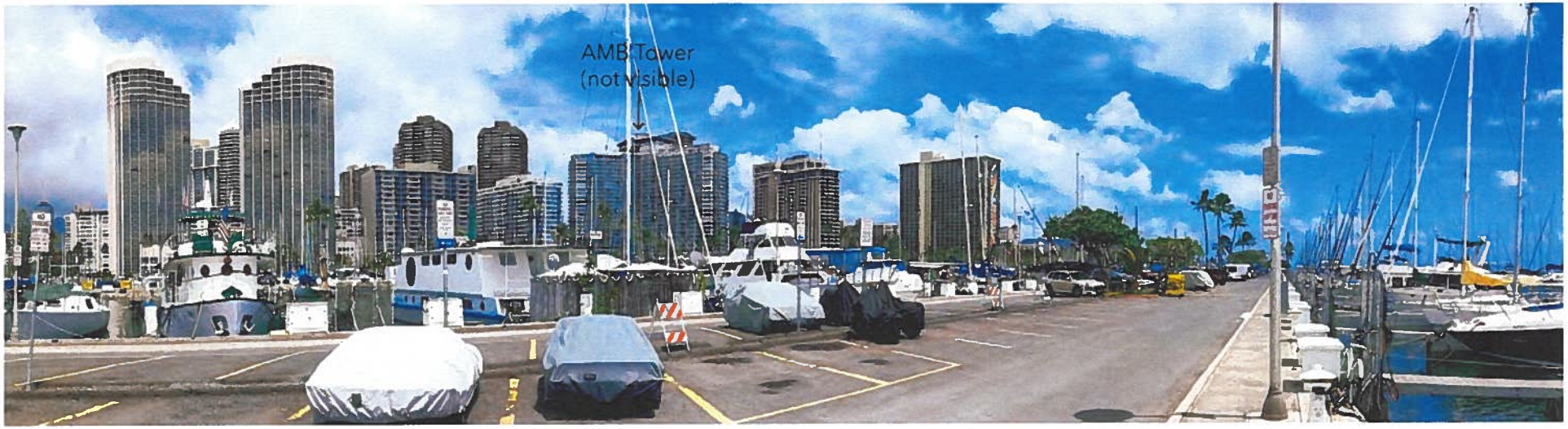
AFTER

(4) Ocean views from Kalākaua Avenue (looking northwest)

EXHIBIT P-6



BEFORE



AFTER

GTO | PARK HOTELS & RESORTS

(5) View from Ala Wai Yacht Harbor (looking east)

EXHIBIT P-7



BEFORE



AFTER

(6) Ocean views from Kūhiō Beach Park (looking northwest)

EXHIBIT P-8

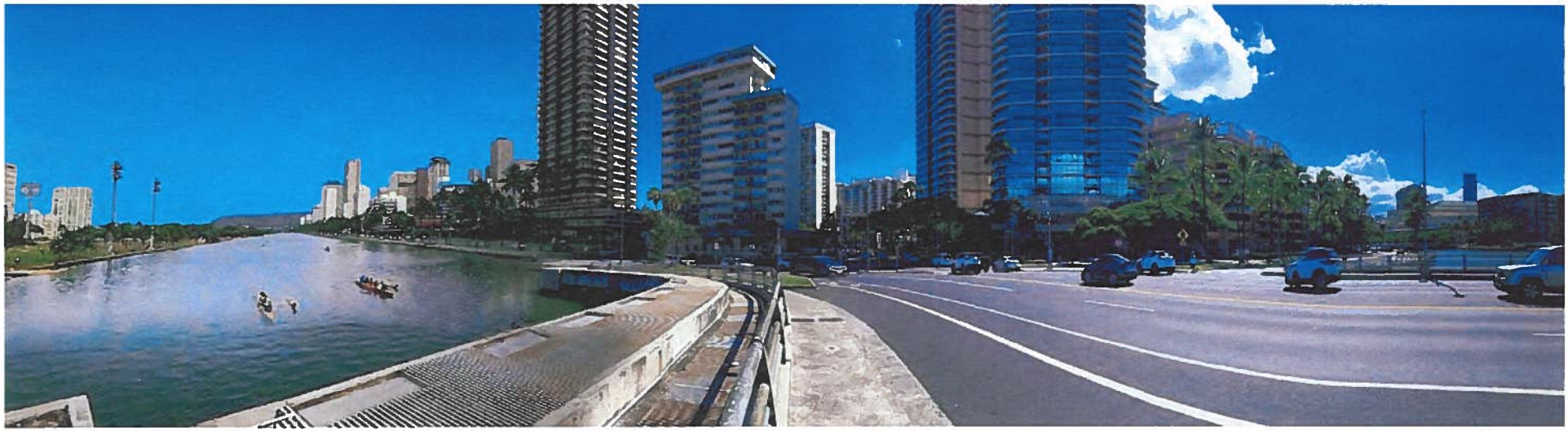


BEFORE

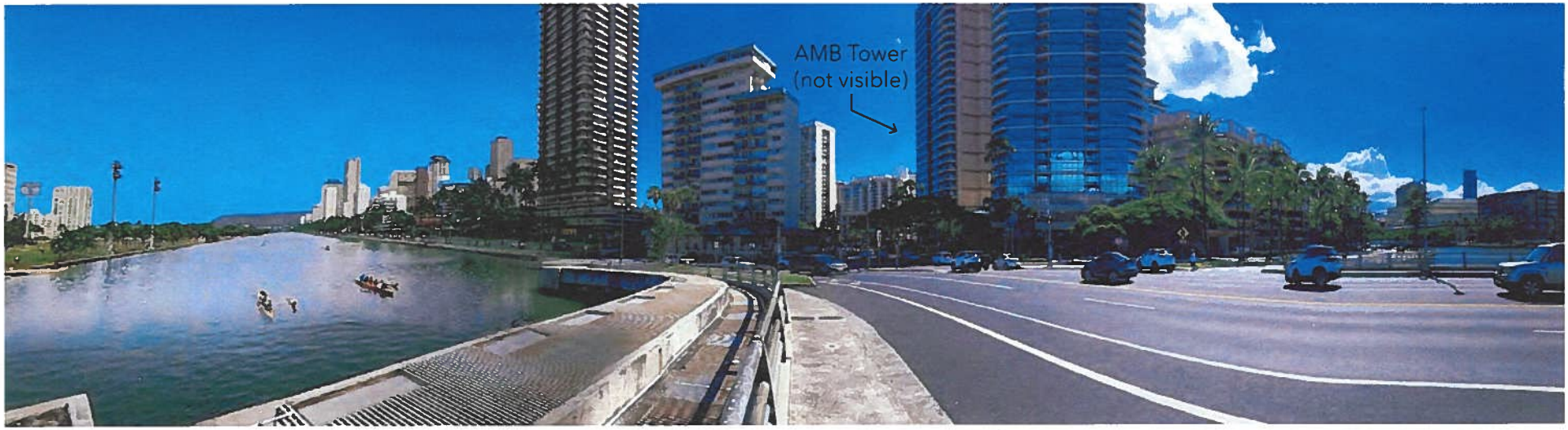


AFTER

EXHIBIT P-9



BEFORE



AFTER

EXHIBIT P-10



BEFORE



AFTER

GTO | PARK HOTELS & RESORTS

(9) Views of Diamond Head from the Punchbowl Lookout (looking south)

EXHIBIT P-11



BEFORE



AFTER

GTO | PARK HOTELS & RESORTS

(10) View from Waikīkī Beach fronting Kahanamoku Lagoon (looking northeast)

EXHIBIT P-12



BEFORE



AFTER

GTO | PARK HOTELS & RESORTS

(11) View from Parking Lot at Holomoana Nearby Kahanamoku Lagoon (looking northeast)

EXHIBIT P-13



BEFORE



AFTER

EXHIBIT P-14



BEFORE

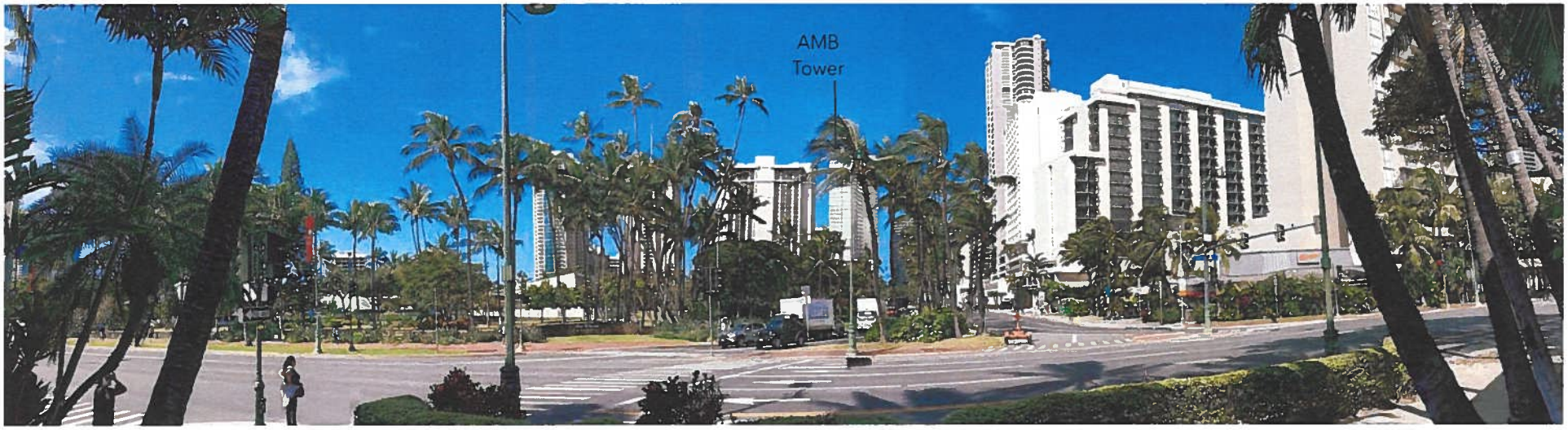


AFTER

EXHIBIT P-15



BEFORE

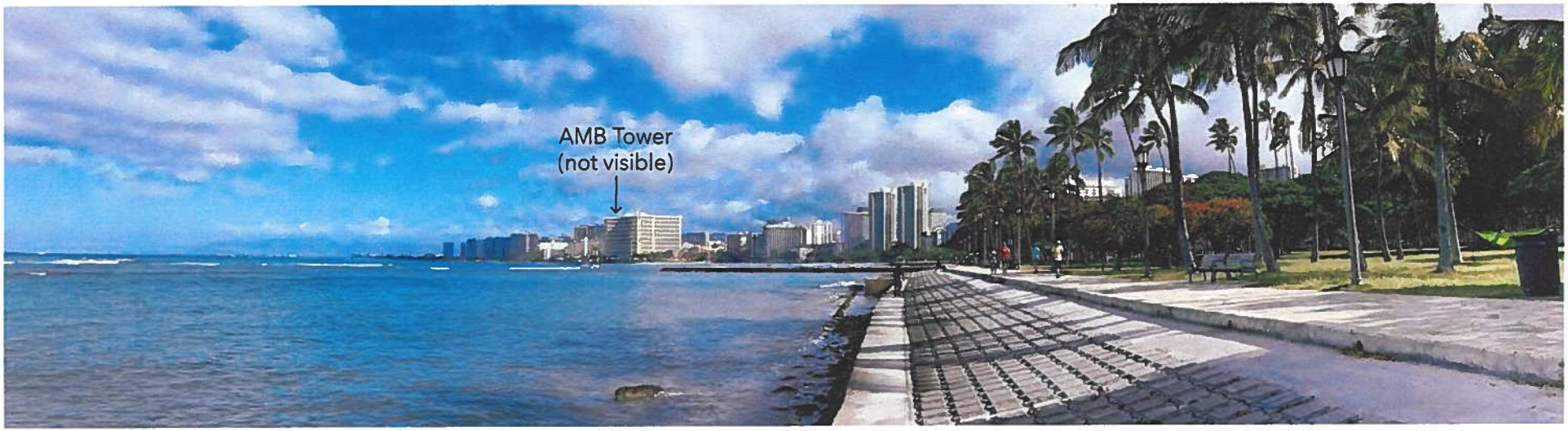


AFTER

EXHIBIT P-16



BEFORE

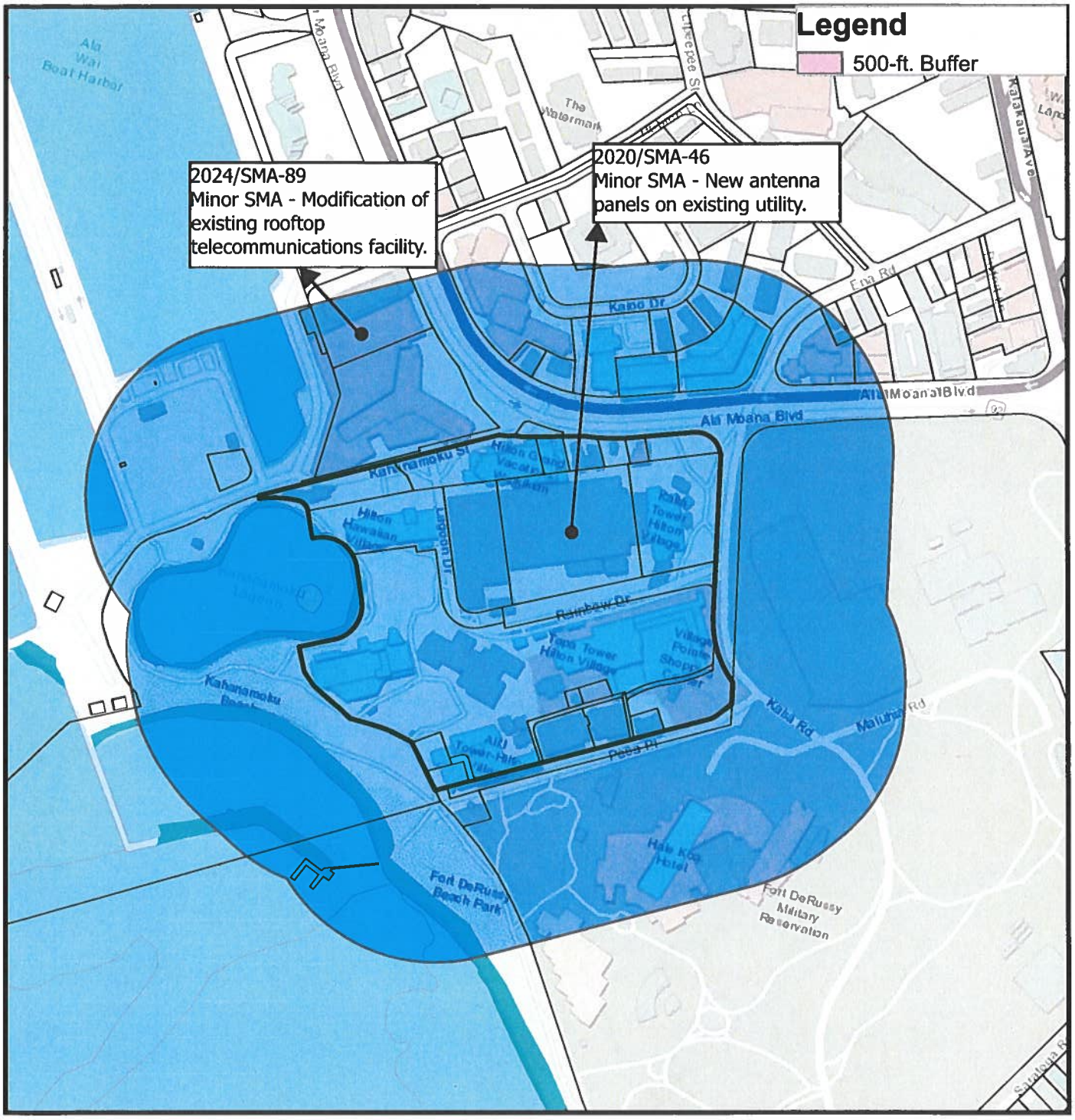


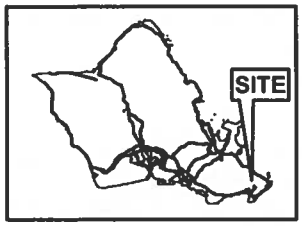
AFTER

G70 | PARK HOTELS & RESORTS

(15) View from Waikīkī Aquarium (looking northwest)

AMB TOWER
VIEW STUDY





VICINITY MAP

0 185 370 740

Scale in Feet

EXHIBIT Q Cumulative Impact

TAX MAP KEYS: 2-6-005: 001 (portion); 2-6-008: 001, 002, 003, 005, 007, 012, 019, 020, 021, 023, 024, 027, 031, 034, 037, 038, 039; 2-6-009: 001, 002, 003, 004, 005, 006, 007, 009, 010, 011, 012, and 013

FOLDER NO.: 2024/SMA-104

Copyright City & County of Honolulu

All Rights Reserved 2025

Report Title:
Special Management Area ("SMA") Major Permit; Land Use Permit; Department of Planning and Permitting ("DPP"); Waikīkī, O'ahu; Waikiki, Oahu

The summary description of legislation appearing on this page is for informational purposes only and is not legislation or evidence of legislative intent.