

**MAUI PLANNING COMMISSION
SPECIAL MEETING
JULY 24, 2007**

A. CALL TO ORDER

The special meeting of the Maui Planning Commission was called to order by Chairperson Johanna Amorin at 6:34 p.m., Tuesday, July 24, 2007, Kihei Community Center Main Hall, 303 East Lipoa Street, Kihei, Maui, Hawaii 96753.

A quorum of the Commission was present. (See Record of Attendance.)

Ms. Amorin: At this time we'll open it up for public testimony at the start of this meeting in order to accommodate those individuals who cannot be present at the meeting when the agenda time comes forth. Public testimony will also be taken at the time the agenda item is presented.

The following persons testified at the beginning of the meeting:

1. Mr. Joe Bertram - Item B-1, South Maui Community Park Project
2. Ms. Cheryl Zarro - Item B-1, South Maui Community Park Project
3. Mr. Colin Hanlon - Item B-1, South Maui Community Park Project
4. Mr. Gene Zarro - Item B-1, South Maui Community Park Project
5. Mr. Kevin Madea - Item B-1, South Maui Community Park Project

Their testimony can be found under the Public Hearing section of the application.

B. PUBLIC HEARING (Action to be taken after public hearing.)

1. **MS. TAMARA HORCAJO, Director, DEPARTMENT OF PARKS AND RECREATION requesting a Special Management Area Use Permit and a Phase 2 Project District Approval for the SOUTH MAUI COMMUNITY PARK PROJECT for a regional park and related improvements including a 1,096-seat gymnasium, three (3) soccer/football fields, two (2) softball fields, one (1) baseball field, five (5) tennis/basketball courts, a 1.0 mile bicycle/ jogging path, pavilion and amphitheater, three (3) tot lots, five (5) comfort stations, one (1) park maintenance building, and related improvements at TMK: 2-2-002:042, Kihei, Island of Maui. (SM1 2006/0028) (PH2 2006/0005) (D. Shupack)**

Mr. Dan Shupack presented the Maui Planning Department's Report.

Ms. Amorin: Thank you Dan. Can we hear from the applicant?

Ms. Tamara Horcajo: Thank you very much, Planning Commission, for being here, coming all the way down to Kihei and showing your support for the community. This is a very important project for the Kihei community. As you've somewhat heard tonight and have heard and seen from the presentations and heard over the past how long this project has been in the works. The Kihei community and the kids and the families very much need your support. So we're here asking for your support tonight.

My name is Tamara Horcajo. I am the new Director. Came in six months ago with the new administration. Prior to that time I was with the department as the Chief of Recreation for nine and a half years with the department. We started building this idea and this concept for the gym and for the playing fields over nine years ago.

And during that time we've seen a change in our own parks' administration. We've seen a change in the community association. And ideas and the concepts for the needs have – do keep changing. So I do appreciate Joe Bertram's comments and things can always be better. We can always change and be better. Now is the time to get our work off paper, though, and on the fields. We need to keep moving this project forward for the kids in the area.

The comments regarding the youth center are very viable. And as we were planning this program, again over nine years ago and it was attached to the school, we do have an area for staff and for youth and for program space in the gym area. That was the plan, but when we planned it, it was a much smaller community then. And if we keep changing the plan in order to accommodate continuing suggestions, we're not going to get off the block. Kalama Park is our only facility right now and it's our only playing field. There are many kids here who cannot play sports because they don't have a place to go.

So I just want to impress upon you for the families and for the kids and the community how important this project is to get it moving and to keep it going. So this is our opportunity. So I thank you and we have a wonderful presentation for you tonight to show you where we are and hopefully we'll answer all your questions.

Mr. Mike Summers: Okay, thank you very much for allowing us to be here today. My name is Mike Summers and I'm a land use planner with Chris Hart and Partners. And if you don't mind, I'm going to use a podium so that I don't inadvertently shoot anybody with my laser pointer as we go through the presentation.

So again, we're giving a power point presentation to give you a pretty good description of what this project entails. And I'll be giving the overview to this presentation and will be followed by the rest of our project team. Bill Mitchell of our office will be presenting the site planning and landscape architecture, and Jeral Fukuda of ECM will presenting the lighting. We have Calvin Higuchi with Hiyakumoto Higuchi Architects who will present the architecture, and Alan Unemori with Warren S. Unemori Engineering will be

presenting the civil engineering. Phillip Rowell, our traffic consultant, was going to be here today but for health reasons he cannot be here. So I will be trying to address our traffic issues. I would also like to acknowledge Jason Madema. Jason's been the staff planner on this project. He's been a great help in facilitating the project and working with the consultant team. So I appreciate that. And Chris Hart of our office, of course, is here tonight, and he's been involved in this project for a long, long time, and he's available to address any questions or issues that you might have as well.

We also have tonight, Pat Matsui of the Parks Department, and Karla Peters, the Parks Planner, and obviously, you know, they've been very, very much involved in this project and are here to answer any questions you might have. So with that, let's kick this off. I'm just going to; before we get into the slides, quickly go over a little bit of the history of this project. This really is a project that's been a long time in the making.

Initially, all the way back 25 years ago, in 1981, in the Kihei-Makena Technical Report prepared for the County of Maui by Aotani and Associates, this was actually before we had the first community plan which was adopted in 1985, this 1981 plan actually identified this site, at least 15 acres of it as a recommended community park site. And that recommendation was carried forward into the 1985 Kihei-Makena Community Plan when Project District 5 was established.

And I'm just going to read a little bit of the language that was stated in that 1985 plan. And basically, the plan stated that within the project district, public amenities should include open space buffer zones along the highway, a 15-acre community oriented park along the south edge of Kihei School, and a pedestrian and bicycle and recreation way along the existing utilities right of way. And that same language was carried forward into the 1998 update of the Kihei-Makena Community Plan.

And in 1988, they actually adopted the project district ordinance creating Project District 5, and as Dan Shupack mentioned, in that ordinance it establishes that a minimum of 17 acres should be provided as a park facility.

Now in 2001, the County of Maui actually moved forward and purchased the subject property. They purchased 69 acres and this site encompasses 45 acres. And they acquired it for 2.4 million dollars. And I think that, you know, in the context of today's land values, it's really an outstanding price and they were very foresightful to make that acquisition.

In 2003, our firm working for – actually it was Planning Department but working closely with the Parks Department prepared the South Maui Community Parks and Open Space Master Plan, and Joe had alluded to that, the plan here, and that was really kind of landmark activity in the sense that it was really the first kind of regional in-depth park study that's been done for a number of years since the 1970's in Maui County. And the purpose of that plan was really to look at the land, the facility needs in the area, and to

prepare a conceptual master plan for this project site. And I'd just like to point out that if you actually go back and look at the concept plans that were drawn up for that effort, those plans are very, very similar to what you see today.

There's two real kind of primary differences, the first thing that rather than having one ingress and egress into the site, we have two on both the north and south end of the project site. So that's one difference. And the second big difference is the incorporation of a gymnasium, and so other than that, everything's pretty much the same. And I think, you know, we can get into the location issues with respect to the gym, but if you look at the way the gym's located, it allows us to continue using the rest of the site for these other uses without encroaching on ball fields. And also, it's located in such a way that it's very close and convenient to the school. So we can go into that in greater detail but there is definitely a lot of thought that went into the location of the gymnasium.

Finally, you know, after all this time since 2001, when the County of Maui purchased the property, 2003 when we initiated some master planning working with the community, this whole last three years we've been going through this permitting process. We've gotten our final EA, we got a FONSI determination. You know, we're finally at the point where we're actually requesting our SMA approval and Project District Phase 2 application approval. So it's really kind of a landmark for, I think everybody that's been involved. And with that, I'm just going to ask Jason to move forward here on the power point.

Again, the project objective is to develop a regional park facility incorporating a gymnasium, multi purpose courts, soccer, baseball, softball fields, a pavilion, and amphitheater to address the active and passive recreation needs of South Maui. And believe me, we've been working on the General Plan Update, there's a lot more that needs to be done in South Maui than just this project. So this is addressing part of the existing deficiency situation. It's definitely not taking care of all the needs, but we're getting there.

And again, our project team: County of Maui, Department of Parks is the applicant/developer. Chris Hart and Partners, we've contracted to do the permitting and landscape architecture. Hiyakumoto Higuchi Architects is the architect. Warren S. Unemori Engineering is the civil engineer. ECM is doing the electrical engineering. Phillip Rowell is the traffic engineer. And Scientific Consultant Services is our archaeologist.

We did go through a very extensive pre-consultation process with respect to this project. And again, began in 2002 with the five public meetings that were conducted from March to July of that year during the preparation of the South Maui Parks and Open Space Master Plan. More recently in November of 2006 and February of 2007, we did meet with the Kihei Community Association with their Planning and Development Committee, or their Planning Committee. I guess that's what it's called now. And then we met

again with them once we had adequately addressed their concerns with their general membership, as well as neighbors within 500 feet of the site. So as a policy of the Planning Department, they request that you notify all neighboring property owners within 500 feet, ask them to a meeting, and we did that coordinating with the general membership meeting. And the letter that we sent to everybody was very detailed and explained specifically what we were proposing with project plans, etc. . . . to complete three phases. It provides a non-beach area for a wider variety of active and passive recreational facilities. The land area is almost 45 acres, and the access will be from the North-South Collector Road, and new Welakahao Street.

Again, the facilities: one gymnasium; three soccer fields; two softball fields; one baseball field; five multi use courts; up to five comfort stations; one grassed amphitheater; one pavilion building; one mile of looped jogging path; three areas designated for playground equipment; a native plant demonstration garden; a small Parks' baseyard; 534 paved parking stalls, there are 505 that are required by ordinance; and 39 grassed parking stalls.

Again, this project is located in South Maui. We'll go on to the next slide. It gives you a better orientation. And as you can see from this slide, this project is extremely convenient to the community. It's makai of Piilani Highway directly adjacent to new Welakahao Road, and the Kihei Elementary and Lokelani Schools. And the area makai of this is zoned R – I believe it's R-2 and R-3 Residential. So there will be a developing residential community in this area. And I believe this area here has its entitlements. And I've heard that these folks might be moving forward as well. This area is kind of a wetland area, so it's unlikely that you'll see much development. But you can see that as this area in-fills, this park will be very, very convenient to neighboring communities, and the school, etc. So it's really a strategic location for a park.

The community plan designation is Project District, and the Zoning is Project District 5. And we are in the special management area, which is why we're here tonight. And we are outside of the flood zone.

Now, we're just going to quickly run through some site photos, but when you when look at these photos, put this into perspective that when this project site is actually built out, you're going to have approximately, 250 shade trees: large, medium, canopy shade trees on this site. You'll have 60 Norfolk Pines. So if you can imagine that with the 30 acres of open space, passive open space, and 13 acres of active ball fields, and all that irrigated space, it's really going to make a positive difference.

And this is the current makai view from Piilani Highway. Here we're panning southwest across the subject property from the mauka side of the project. And we're panning north across the subject property from Welakahao Street. These are existing makai views from the upper portion of the project site. And as we go through this presentation, we'll be talking about some of the visual impacts from Piilani Highway. And we certainly

have done our best to try to mitigate the visual impacts from the project. But you should probably try to bear in mind as well that we are creating a lot of visual opportunities from the project site itself. So being a public park, we are creating public view opportunities.

Here we're looking south along the future North-South Collector Road, and Lokelani Intermediate School to the north, Hope Chapel to the south. And with that, I'd like to turn it over to Bill Mitchell.

Mr. Bill Mitchell: Thanks, Mike. Good evening, Madame Chair, Members of the Commission, Bill Mitchell with Chris Hart and Partners, project landscape architects for the project. As Mike mentioned, it's a great site. It's the right shape to do ball fields. I mean, so many times we get project sites that have difficult shapes to them, and this one's particularly good in that it's rectangular in shape. But as with all sites, it's got both some opportunities and some challenges. Challenges being it's hot and windy in Kihei. The opportunity being that we have a gradual slope across this site and you can see the contouring in here. It generally ranges from 5 to 8% grade from mauka to makai. And that allows us to do some interesting things with the separation of uses: both active and passive recreation.

I just wanted to point out on this map as well, the one archaeological site that Dan referred to is right here next to the gulch, and that will be preserved. But again, as you see the site, the North-South Collector Road here, Piilani Highway, the school, the gulch right here, and then the bulk of the site right here in the center.

An overall view: site inset to the aerial photo. Again, just showing the relationship to the surrounding uses: the school, highway, North-South Collector, and then the Keokea Gulch here.

The blowup of the master plan. I think you've heard the sort of the programming elements that went into this. And of course, it was to maximize active recreational uses. And fortunately, the way the topography worked, we were able to obtain three soccer fields, a baseball field, and two softball fields. I think what's interesting about the site is we have about a 60-foot grade change from the highway elevation up here down to the North-South Collector. And what that gives us the opportunity to do is to terrace these uses, the soccer fields in, have grade changes, and steps with the topography, and work the parking in and around that, and then the lower elevation being the softball fields and the baseball fields. It also affords us the opportunity to tuck in a lot of passive recreation uses, including a jogging path that actually encircles the entire park; a number of tot lot and play areas; five – projected five comfort stations related to the ball fields and to the surrounding uses.

So we're not creating all the parking in one mass parking lot. We're trying to break it up as much as possible, and the topography helps us do that. And in this sort of semi circle horseshoe shape, we feel like it gives us the best distribution of parking to the

uses, and then also allows people multiple access in and out. As Mike mentioned, there's two accesses in and out onto the future North-South Collector.

Might also mention, and there's been talk of a youth center, I'll let Calvin speak to it more in detail, but there is a programming – program consideration for a potential youth center right here related directly to the gymnasium area over here in this pavilion, in what's called a pavilion or amphitheater area now.

One note about the topography and the placement of the gymnasium: it's there specifically for a couple of reasons, not only its relationship to the school, but also its relationship to the existing grades on the site. If you're familiar with the site, you know rocks abound, and they abound just under the surface. So we're doing our best to balance, cut, and fill, and try not to get into that rock more than practicable. And this just happened to be the location given the footprint and the size of the gymnasium that works quite well. It was studied in other locations, but as it grew, this happened to work the best from a site planning perspective.

Mike did mention the native plant garden that could potentially happen right here in relationship to the school, a demonstration garden. And there has also been some talk of some sort of senior activity center over here related to the pavilion and the amphitheater area. The grass parking is right here off this upper terrace related to the soccer fields. A future phase, but we do identify it as part of the master plan, are these five multi use courts over here on the south side of the gulch with a comfort station. Of course here we're identifying what will be the recycling center that is now in the process of being constructed.

Just a blowup showing the relationship of the gymnasium -- I'm sorry. There's the senior activity center. That may also in fact be what would be the youth center. Because of the grade there, that works well for a building programming element right there. We have a couple of other use areas and amenity areas, identified picnic passive recreational areas, some play areas. Typical park and playground uses there.

This is a view simulation from Piilani Highway looking to the northwest. And this you see the existing grade. You see the simulated, black, vinyl-coated, chainlink fence, and then clusters of shrubs in front of that to soften it. You also see the pine trees and monkeypod trees strategically placed for two reasons: one is to channel views, but secondly is also to be a ball catcher. We have a soccer field here that's about 80 feet away from the highway right of way. So we're blocking that relationship as much as practicable for any ball intrusion to that.

You can see this in relationship: North-South Collector here and section moving up; baseball fields; open lawn, passive recreation areas up to the gymnasium section. As we move up to that upper soccer field, you see the relationship with the soccer field,

and then up to Piilani Highway. This being – right here being the chainlink fence, and then our ball catchers and view channeling trees as we come down the Piilani Highway.

See these upper soccer fields right here? This is the jogging, one mile – you might ask why we have a loop right here. It's exactly one mile. If you get on the jogging path, you can run or walk in that, you'd know you've traversed one mile across the park site.

Just some relationships of other parks in Maui County. Grades – our soccer fields are set down off the highway eight to ten feet grade change. We feel like that makes it more functional and a safer relationship to the highway.

Another view simulation looking directly across the west from the highway. You see the chainlink fence, plus your hibiscus shrubs, and then the staggering of Norfolk Pine trees.

This is looking back to the north. Again on the corner there, the gulch is right here, and you see the chainlink fence wrapping down and the landscape along that edge.

This, of course, being the recycling center side with the future multi use courts. And the recycling center, you don't see landscaping around it. It has been landscaped. There is a landscaping plan for the recycling center and that was a comment from someone. It will be landscaped. And I might add that that is the archaeological site that Dan referred to right there.

Just a blowup of the amphitheater and covered pavilion area. A number of uses: passive recreational uses in here, including picnic areas. You see the grass overflow parking right there. Again, this potential for a building program element if it's the right size in that spot as well. More parks, sort of park elements incorporated from benches and play equipment to, of course, to the landscape.

The northwest corner -- there will be a Parks' baseyard/service area down here screened at the entry so they can use that for maintenance purposes. And you see the native plant demonstration area right there.

Kind of the relationship -- we're going to try to create with these paths that traverse the park. So we have landscape buffering, shade, as Mike mentioned, over 200 trees, 250 trees, and that'll be an important part to making this a usable, friendly park because there's just no shade to be found out there right now.

Some of the plant types will be an emphasis certainly on native landscape planting and drought-tolerant plant species. We do have the opportunity, of course, with the recycled, reclaimed waterline being just up the street. So we won't have to use County potable water which is a good thing. And we're glad to be able use that reclaimed water for the irrigation needs of the park.

Just a quick summary of some of the areas and sizes: we've got over 25 acres of actual open space, active ball field areas, 13 acres, and then parking, hardscape and roads, about six acres to come to the 44.8 acres of the subject project site.

Soccer fields have been located to sort of minimize their impact from the highway. And fencing, and landscaping, and berming have been incorporated to create a usable, safe, play area. I'll turn it over now to Gerald with ECM to discuss lighting.

Mr. Jeral Fukuda: My name is Jeral. I'm with ECM. I'm going to go over the lighting. Basically, there's two light types for this project. There's a sports lights. That's for the fields. And then there's area lights for the parking and the walkways.

For the sports type, we have 90-foot pole heights. And that's to get a better angle. We're trying to get the angle of the lights to face more downward so we get less light trespass and light pollution. The lights are also going to be shielded. For the other lights, we have 20 and 15-foot heights for the parking lot. Those are the typical shoebox type area lights. For the various fields, we have the typical lighting layout for those types of fields. So there's quite a few, but then there's quite a few fields also.

This is the light fixture. This is actually a later generation light fixture than what we got around the County. They're very good at reducing the light pollution, light trespass. These reflectors are a lot better at getting light where they are. And then they're fully – they're shrouded to give you better control.

This is a project that we did at Eddie Tam. Similarly, we got high poles. I think one pole we got a 100-foot or 110-foot. That's because they had similar concerns about light trespass. We really wanted to get the light cutoff. This is the neighboring property. So the thing really drops off. And like I said, these lights will be even better. This is your standard, parking lot, shoebox type lights that are fully shielded. That's it.

Mr. Calvin Higuchi: Good evening. My name is Calvin Higuchi. I'm with Hiyakumoto Higuchi Architects. And we're doing the architecture for the gym, and the restroom buildings, as well as the amphitheater building.

This is the floor plan for the gymnasium. Basically, it's 19,000 square feet, 202 feet long, 102 feet wide, and 45 feet high at the peak. We have an entry courtyard over on the left-hand side of that plan that's colored with a large tree, and a planter seat, and paved area. Also in the front we have two multi purpose rooms, an arts and crafts' playroom, or crafts' room. We have two Parks Department offices, public restrooms, a janitor room, of course, the main play court area with 1,096 bleacher seats. In the back we have the shower and locker rooms, and a large park storage room.

The second part of the gym complex is the building over on the right-hand side of the plan. And actually, this plan shows it really close, but it's actually going to be 30 feet apart. And that has three activity rooms. The building itself is 5,000 square feet. And each activity room will have storage rooms, and countertop, and sink facility.

This is the exterior of the gym. Basically, it's a steel structure, steel-framed structure with pre-formed and pre-finished metal roof and wall panels. This is the plan and elevations of the restroom on the bottom portion of the drawing. These are the basic Parks Department plans with – each has – I think there is four water closets for the women and two for the men with two urinals. The plan at the top of the sheet is the amphitheater. And that is basically – can be used by three different parties, as well as the stage for the amphitheater section. And the roof is basically the same material as the gym. The bottom portion, the walls, are masonry.

This is an exterior rendering of the front of the gym. And this is a view from the highway side. Next we have Alan Unemori.

Mr. Alan Unemori: Hi. I'm Alan Unemori from Warren S. Unemori Engineering. We're the civil consultants on this job. I'm mainly here to talk about drainage and infrastructure. There's a list of things there, but basically the runoff, post development runoff, for the site is really small. I mean, we're talking about 25 cfs for 44 acres. And the reason is that the existing site has a lot of rock in it. There's a shallow layer of soil, but it's not really permeable. So when this becomes a park, ballpark, soccer fields, and everything, it's actually going to absorb a lot more of what you would normally expect in a more urban kind of situation. And part of it is we have this onsite, subsurface, detention basin. And it's going to be 800 feet long and 72 inches in diameter. And it's there to just basically pick up all of the projected volume that comes onsite. And even that, it's pretty conservative. We will also have these . . . (inaudible) . . . plus guards that are inserts into the grated inlets that will capture any petroleum-based products and things like that. And, of course, we'll do mpds and best management practices even before the site is graded.

As far as water, the potable water demand for the gym is listed there in phase one as 68,400 gallons per day, and 82,400 gallons per day in phase two. That's for the structures that are on the site. The more interesting thing is that you look at the demand for the non-potable or the irrigation, and that's 160,000 gallons per day. But the good news is that it's from reclaimable water, exclusively.

As far as sewer, we're conservative again saying that everything that is potable will go back out into the wastewater, which is not real. It's probably 50% of that. And the Kihei wastewater reclamation facility has more than adequate capacity. It's projected to have capacity including all the surrounding projects that are to come up until 2025.

Mr. Summers: Thanks again. Again, Mike Summers. And as I mentioned, Phil's not able to be here today. So I will quickly go over some of the traffic issues. Phil did prepare this table. And I'd like to just kind of quickly summarize some of the mitigation measures that may be taken as part of this project.

There are really five mitigation requests, and I'll begin with Lipoa Street at South Kihei Road. This particular improvement wasn't actually recommended in our report, in Phil's report, but he is recommending that it would be something that we could do for very low cost, and it would certainly help traffic conditions. And basically what he's talking about is putting in basically, a repainting to create an additional left-turn storage lane at Lipoa Street at Piilani Highway. So that's something that we can do at minimal cost and would improve conditions in the area.

At Lipoa Street and Liloa Street, there was some discussion of basically, by the County and I guess working with the Kihei community of putting in a roundabout at that location. And it's my understanding, and maybe Mike can provide some clarification, if necessary, that the County would be putting in that improvement. Again, we do have Mike Miyamoto here to address or clarify. I see him shaking his head, but anyway, it's our understanding that Lipoa Street at Liloa, there would be a roundabout possibly being put in at that location.

At Lipoa Street and Piilani Highway, the recommended mitigation measure would be to convert the center eastbound lane to an optional thru or left. And basically what we're talking about there is repainting to create an additional left-turn storage lane. And again, that's a mitigation measure that we can do as part of this project that would be of minimal cost and would certainly help traffic flow in the area.

At Halekuai Street and South Kihei Road, again, the recommendation there is to repaint and create a left-turn storage lane.

There were two mitigation measures that were discussed that have to do with Welakahao Street. One is at Piilani Highway and Welakahao. And Dan Shupack kind of summarized the condition there. But basically, at 2010, when you add in or incorporate background traffic growth, you do have a warrant for a traffic signal. So that would be a pretty significant improvement that should be put in. And, you know, we've been working with Public Works and have been communicating with Joe Krueger, and it's our understanding that that's an improvement that the County does have plans to implement.

The other improvement is at Liloa Street and Welakahao. And it has to do with – well basically, the study that Phil did, he looked at three options, and Dan Shupack summarized those. But one option would be to put in a traffic signal. The other option was to put in a roundabout. And the third option was to put in a four-way stop. And the traffic signal warrant analysis basically indicated that the traffic signal wasn't necessary.

The roundabout option would cost about the same as the traffic signal, but the issue has to do with the adjacent gulch. And it just isn't practical given the situation, the gulch situation, to put in a roundabout. A four-way stop is obviously by far the least expensive of the three mitigation measures and it will address the level of service condition. It will improve it to an acceptable level of service.

The other improvement that was recommended by Phil was an improvement at Piikea Street at Piilani Highway. And basically what Phil noticed, although the intersection is actually operating at an acceptable level of service, he did note that there was a lot of traffic that was backing up and causing some problems at the Pii – well, at the shopping center. So his recommended improvement was to remove a landscaped median that's currently there and provide an additional left-turn lane. He indicated that that improvement would not be terribly expensive. It's something that we could do as part of our project, and would certainly improve traffic conditions.

The other issue, I'll just point out as Phil, in his study, looked at two scenarios. One scenario, we basically, assessed traffic conditions with the North-South Collector Road. And the other scenario, we assessed traffic conditions without the North-South Collector Road.

There are some concerns that the North-South Collector Road or Lipoa Street will not be constructed concurrently with our project. And right now it appears that there's probably a pretty good chance that we may not see that improvement within the next five years. We're obviously hoping that we can at least do some of our improvements within five years.

So basically, we assessed a scenario where we didn't have a North-South Collector Road. We provided access into the project site from the north part of the project site. And what we found after basically doing that analysis was that the same mitigation measures were still required. We did not – you know, not having the North-South Collector Road did not push down the level of service at the project area intersections to an unacceptable level. So there is no additional mitigation measure that would be required. However, you know, the North-South Collector Road does improve traffic conditions along South Kihei Road, and it will improve conditions along Piilani Highway. So it definitely does improve traffic, but it will not – again, not having it will not create a need for additional mitigation measures.

So with that, if you have any questions regarding traffic, we'll do our best to address them. I noticed we don't have a phone here, but Phil Rowell would've been available by conference call. So with that, I think our project team is available to take questions.

Ms. Amarin: To the applicant, thank you very much for that fine presentation. Commissioners, any questions? Commissioner Starr?

Mr. Jonathan Starr: Okay. Well, thank you for bringing this project forward. It's been a long time. I was a Director of the Kihei Community Association and on the Planning Committee when it first was envisioned a long time ago. A group of us went to the Mayor at that time and asked – made the original request that the site be acquired. And it's been a long time in coming. And it's good to see it getting potentially, viable.

Now, one of the original concerns when that was first envisioned and when a group of us talked about it in the KCA Planning Committee and on the Board, and went to the Mayor was that there's no youth center for this part of Kihei. And this is an area filled with kids. It's all the center where all the schools are. At a lot of the meetings over the years with the KCA, there was the subject of a youth center being sited here was brought up. It was in a lot of the documentation. I don't know if Joe Bertram is still here, but he was mentioning that to me before the meeting. And even when the EA document was brought before Members of this Commission, there was a comment about a youth center being sited here.

Now, I was very surprised when I see this package doesn't have any mention of a youth center. That it's been completely taken out with total disregard to all of the community input and all of the feelings of the community. And tonight we had unanimous testimony from members of the community saying that a youth center is needed, but yet for some reason, it's being excluded. And the opportunity to provide a safe place for kids in the Kihei community is being taken away from the youth and the parents of our community. So honestly, it's going to be impossible for me to support this project in this way. And, you know, I was very surprised when I looked at this drawing and I see rather than a youth center at the entrance to the gymnasium, there's a Pals, Summer Pals' office for a program that operates only when kids are out of school in the short summer break of several weeks. And I'm wondering what the administration has to say for itself in doing this.

Mr. Summers: Thanks, Jonathan. Can we have somebody from the Parks Department address that?

Ms. Horcajo: The concept of an area, again, when this project was first envisioned, and the Planning staff might have additional comments, but the space is available for programming. Currently, the South District area does not have space for programming for youth, or adults, or seniors. And the idea of adding additional program space in the back with the three rooms as well as the rooms on the front was for the program needs that develop as the time grows. So this program space may well be used for youth or youth center programs, but at the time it is envisioned is to put programming for our recreation staff, and to meet the needs of the community whatever those needs are when this gets built.

Mr. Starr: Well, let me ask you, are you willing to, as mentioned by your presenters, they did say that there was space that could be used to locate a dedicated youth center,

would you be willing to dedicate a location for a future youth center on the site as part of a condition that this Body would put forward?

Ms. Horcajo: Our Department, I believe I can say with conviction, would like to move forward with as much program space as possible for the Kihei community.

Mr. Starr: Could you answer my question about whether you'd be willing to be put forward a – you know, a dedicated youth center site on this – in this project?

Ms. Horcajo: I'd like to know, at the risk of moving another facility, you know, which one that would be? Again, working in a youth center into this existing plan is definitely something that we would support. I'm not sure if we had to offset it by taking out another facility what we'd be looking at.

Mr. Starr: Okay. Are you willing to support it tonight if this Body would be willing to make it a condition? Would that be something that you would accept that a site be created for a dedicated youth center to be built at a later date?

Ms. Horcajo: Do you have a location in mind?

Mr. Starr: No, I would leave that up to your people.

Mr. Pat Matsui: I'm Pat Matsui, Chief of Parks Planning and Development. You know, if you look at the site, yeah, you know, alongside of it, there's some – enough space that you could– Show them where you're showing the – no, further down on the side there, the pink, the pink area. There's area enough over there to do another dedicated building.

Mr. Summers: Right now we have one recommendation from Kihei, the KCA that came up, a member of KCA, was that it would be a great to have an areas for seniors to do things, maybe shuffleboard, but certainly something like that could be phased out, and a youth center could probably work in a space like this, and it's very convenient to the gym. So—

Mr. Starr: Okay, then, can we get a buy-in from the Department that that space will be set aside for a dedicated youth center facility?

Ms. Horcajo: Thank you very much for this opportunity again. This is – wish we could've had a little time to huddle on this because it's a very important decision. And again, the Department does support a youth center in this area. Where exactly, you know, I'm hesitant at this point to commit our Department to something that we haven't really put our finger on yet, but, yes, we would support a youth center in this area.

Mr. Starr: In this park itself?

Ms. Horcajo: Yes, we would.

Mr. Starr: Okay. So you would not – would be amenable to a condition that there will be a site made available for a youth center as part of this park?

Ms. Horcajo: I think that's very reasonable. Again, I don't think that – you know, to offset another space, but I think that we could look at areas. It looks like there's areas where we can work in another building or another project. Again, I don't know what that looks like at this time.

Mr. Starr: Okay, so just to be clear one last time, I'm asking you to agree that there'll be a site dedicated for a dedicated youth center building as part of this project.

Ms. Horcajo: I don't see any problem with that at this time.

Mr. Starr: So is that a yes?

Ms. Horcajo: That is a yes.

Mr. Starr: Thank you. I'm glad we're all on one page.

Ms. Amarin: Thank you. Commissioners, any more questions to the applicant? Commissioner Starr?

Mr. Starr: Yes, I was very happy to see a lot of the environmental work being done, the inserts on the drainage basins, and the reduction of runoff to below a project level, and I also – also the lights that will help keep our skies free from light pollution. So thank you for doing that and the thoughtfulness.

I also heard mention, which got my interest going, of working to Leed standards. And I think this is a perfect project where the structures that get built that they be done to Leed's certification standards. And I'm not asking for the silver, or the platinum, or the gold standards, but just the very basic Leed standards, which we all know is -- hardly cost anything more. It just takes a little more work. And I know Calvin, and Pat, and your crew can certainly do it. So I'd like to ask would it be feasible to make this the County's first Leed's certified project?

Ms. Horcajo: I'm sorry. I am grabbing the mic here because our administration is very committed to coming in line with more environmentally-sound projects. Now I'll turn it over to the—

Mr. Starr: Okay. Thank you. I know you are, and that's why I brought it up.

Mr. Higuchi: As far as certification, I'm not too sure about that because the process itself takes a lot of money. As far as trying to meet a lot of the standards and get to a baseline certification standard, I think we can do that.

Mr. Starr: Okay. I know that Dowling, and some of the other builders, and also what government buildings on Oahu are being built to Leed standards right now, and my understanding is that it doesn't cost much, and the recoupment is less than five years in terms of the energy savings. So it would good if it could be worked in that direction.

Ms. Amorin: Thank you, Commissioner. Commissioner Hiranaga?

Mr. Kent Hiranaga: I just wanted to get an understanding of the – I guess the focus of this application. On our cover sheet of our packet it says, "South Maui Community Park Project." And the second page, "Purpose of the application, it's a regional park complex." So I guess I'd like to know what is the goal, the focus, the objective of this development. Is it to provide recreational facilities or to provide community activities?

Mr. Summers: Well—

Mr. Hiranaga: Or provide all kinds of activities?

Mr. Summers: Well, I think it's really to provide primarily, active, recreational facilities that are not located along the shoreline. So you could be pulling some of the uses, some of the soccer fields and things of that nature that are occurring at some of the beach parks, and pull that activity to this location, and free up some of those beach parks. But there's also a demand in Kihei for passive, recreation opportunities. So to the extent possible, you know, we've tried to create areas where you can have kind of a multi use type of facility where you could have active recreation, but you could also bring your kids, your younger kids, and other folks, you know, other people; and they could have picnics under shade trees, and utilize the playground areas, etc. And then, of course, by virtue of having the opportunity to have 44 acres or 45 acres, we have areas within the park as Bill Mitchell had noted to be able to have opportunities for community gatherings. And that's why we have the amphitheater. We have a covered pavilion where folks can get together and share information. So it really is kind of a multi use facility, but I think the emphasis is primarily on active recreation: the softball fields, the soccer fields, basketball, and the gymnasium, that sort of thing.

Mr. Hiranaga: Okay, thank you. That being said, I guess I have a concern when you start diluting the project with other activities. And one of my concerns – the question is why do you have two softball fields and one baseball field? I know the baseball field is larger, 90 feet. Why not have three baseball fields and just move the fences in when you're playing softball?

Mr. Summers: Yeah, Pat Matsui of the Parks Department will address that.

Mr. Matsui: Yeah, your point is well taken. We do interchange softball fields with Little League, with the youth programs. You know, the baseline is pretty much the same and the foul line is about the same. So we can use the softball for Little League. Little League -- the youth leagues are seasonal, softball for the adults is year round, so this gives us more flexibility in doing it. The Little League had looked at more fields to have like the State tournaments, so they could have it here too. Same thing with softball: they do have a need for tournaments where you have multiple fields. So when that happens, you can move the fences out. You can still even have some softball games on the baseball field.

Mr. Hiranaga: You're going to have -- are you saying that all three fields would be able to be used as baseball fields?

Mr. Matsui: The softball fields would be for Little League and below.

Mr. Hiranaga: Why limit that? Why not just build three baseball fields?

Mr. Matsui: Because of the distance from home plate to the backstop. With Little League, it's about the same as softball, but with baseball, it goes back like 80 feet from home plate to the backstop. So, you know, if you had a baseball game in the softball field, the backstop would be too close, and so you couldn't. But if you had a softball game in the baseball field, you could still make -- it's still workable.

Mr. Hiranaga: Right. So why not build three baseball fields, is my question?

Mr. Matsui: Because the need actually is for -- more for softball fields. Baseball is high school and Senior Little League. With our youth programs, it's kind of a like a pyramid where you have the younger kids requiring smaller fields. That's where you have most of them. And as they grow, the number of players gets smaller. So by the time you hit high school, you have less teams, less participation. So the need is for more softball fields, Little League fields.

Ms. Amarin: Thank you. Any more questions, Commissioners? I just want to comment. I lived in Kihei since 1973, three sons, and the place that my boys played T-Ball, Little League, Pony League, was at Kalama Park, and that's 25 years ago. So today there's a strong need for the community. What your project seems to present -- many forms of recreation to the community and much needed. With that said, I'm going to open up this time for public testimony just in case there's other people here who wishes to speak on this agenda item.

a. Public Hearing

The following testimony was received at the beginning of the meeting:

Ms. Amorin: Right now on my sheet I have Joe Bertram. Public testimony will be for three minutes and conclusions 30 seconds. Thank you.

Mr. Joe Bertram: Aloha Commissioners, my name is Joe Bertram III. I'm here representing just myself even though I'm on the Kihei Community Association and other things. This is just my opinion and I still had to do it because I was part of the original proposal with Chris Hart and Partners that developed the South Maui Parks and Open Space Master Plan. I was a consultant that actually worked with them in creating the public participation part of it. And I'm here to speak in favor, well, kind of trying to get back to the original intent.

First of all, I support it completely. I mean, we need this park. We needed it 10 years ago. So whatever we need to do to get this through and I support the Parks Department, I support everything that's here. We need to get this park. But I always have to say my piece so here it is.

And what it is is that the original intent I think of the design was, you know, Kihei is a series of parking lots and if you look out here there's a parking lot. You can see our two schools basically it's just parking lots in front of these buildings. And even if you see where the buildings face out to our new road here, there is no face, there is no front, there is no entrance, it's just blah. You know, you can't tell where the office is, you can't – up at the Lokelani there's stairs that go up to a porch but there's no doors there. I mean, this is the type of development that we get especially for public buildings.

The original plan also had a youth center. Kihei Youth Center has been really pushing that and they're really looking to hopefully get another center down here. But most important to me is the placement of the gymnasium. That's been pushed, and you know, and again, I understand all the reasons why. You know, there's so many different conflicting purposes and people and the Parks Department. But by putting it up in the back, I think what you can see in this original plan, you know, the idea was that we have a community center that's at the center and it is towards the road somewhat that you have a face to the center so that we have a community that actually represent something. And to have it tucked back in the back away from everything, it just doesn't serve the purpose of actually having any kind of community character. We're losing it. Even this, our community center here is back and is put to the side. It's not a good placement.

Anyway, I understand this is how things happen. I understand this is what happens when you have a committee basically designing. You had the Parks, you had our own committee, we had the KCA, so this was a lot of people in this and then a change with the gymnasium. But I'd sure like to still look at as you can see with this new plan, all the

parking is right up front. So we're still going to be a parking lot town. You know, as you go on a new road, the main street, and it's going to be parking, parking and parking.

So I'm just asking you to go ahead and take a look. I appreciate your coming out and making the hard decisions. I'm not going to tell you how to do it because that's your job. So thank you.

Ms. Amorin: Thank you. Next on my list we have Cheryl Zarro. Please come forward and state your name.

Ms. Cheryl Zarro: Good evening I'm Cheryl Zarro. I'm interested in making sure that there is a space for youth. Again, as Joe had said, a youth center or at least a site that's dedicated to youth and some kind of supervision. More and more the parents aren't home, the kids are latchkey. They're not getting the physical activities and it's great that we're finally getting some more playing fields in the area. The gymnasium is also something that I've testified about for years now and I know that it was the Kihei Community that put in the Baldwin gymnasium with their testimony and I have documentation on that because at that point it was the students from here going to Baldwin because they didn't go to Maui High at that point. So now they take away the Kihei students from Baldwin, put them at Maui High but Baldwin still gets the gym and it was Kihei testimony because their students did not have a dedicated gym and it was being shared. The central gym was being shared. And so then they built two right next to each other, but the intent was to build a gym here. This was in 1989. So, I'm kind of confused as to why that wouldn't just be one of the most important things is that there be a massive gym and have that in place for the youth that are Kihei.

We do have 300 students at the charter school. We are continuing to grow and the sites are being placed around and abut in a much safer setting and schools are moving in that direction where there – anything over 300 in a campus is not safe. So I support the DOE in building their big school with a gymnasium whenever that's going to happen, but the reality of it is even Maui High is looking to break apart their large campus to be smaller learning communities in the big site that they have. And having been in their meetings they talked about wouldn't it have been great if we had designed this as smaller sites around. So if we don't put a site there for youths to be able to go there and be safe and have something like a youth center that's there at the playing fields rather than just what they do now and they run down to Kalama Park and sometimes it's safe, sometimes it's safe, and a lot of the time it isn't. And so I don't quite understand why that wouldn't be a priority in this plan. And having not been here early enough to take a really good look at the plans, I might be more specific to exactly what, but I don't have the map in my hand and I haven't gotten a good look. So that's my testimony.

Ms. Amorin: Thank you Cheryl. Next on my list I have Colin. Please state your name, for the record I didn't get your last name.

Mr. Colin Hanlon: Planning Commissioners, thank you for taking the time. My name is Colin Hanlon. Some of you know that I am the Director of the Boys and Girls Clubs here on Maui. But tonight I come before you to testify as a resident of Kihei and a parent of three.

This park is long needed for the community of Kihei. And something else that is eminently needed in Kihei is a youth center that is appropriately built with program space that is comprehensive and one that is able to grow as this community has grown so quickly in the past. There's over 3,300 school-age kids here in Kihei and this is going to grow in the coming years. This is not going to be a shrinking situation. We need to make sure that each and every one of those kids has a safe place to be every day after school and during school breaks. Right now we have a youth center at the end of South Kihei Road which does not meet the needs of this community. This is something that we will obviously pay for now or we'll pay for later, but the kids definitely need alternatives to what they're doing right now here in Kihei. Thank you.

Ms. Amorin: Thank you Colin. Next on my list I have Gene Zarro.

Mr. Gene Zarro: Good evening everybody. Both you and I need a raise because it's been all day, hasn't it? I'm here to speak about the community park and I really appreciate having a community park. But I really think we need to understand why we're building a community park. I'm not quite sure who we're serving here because I see a lot of fields and things like that but sometimes we have to remember who the ultimate client is and in my mind the ultimate client is the youth. You seem to be building a youth park. And shortly, every school-age public school child will probably be within a half a mile of this park. You know, if the new high school goes where it looks like it's going across from Kamalii and you have Kamalii and Lokelani and Kihei El. They are right there and we need to have a quality youth center put in place where the kids are. So that's what I mean by making sure we serve the appropriate clientele. And whether or not we're serving other clientele, we are serving the youth that will be within walking distance which is what we all want to do is get some cars off the road. Right now you need to hustle the students from where they are to where they could be which just exasperates the situation.

I'm past President of the Kihei Youth Center, so was Cheryl. So between the two of us we have four years at the Kihei Youth Center as president, not counting other board time. We know how important it is for the youth to have quality programs year round. We also know how difficult it is to live in Kihei which is an extremely three-block long, seven-mile wide community. I mean, it's tough to get from one end to the other especially for our kids. So let's put it where they are.

Now another interesting point is the public school calendar is different than it was when this plan started. The public school calendar is now year round. Summer is six weeks and then you have other breaks along the way. Putting an emphasis on summer

programs is no longer serving the youth. You have to put the emphasis on quality year round programs because the summer isn't summer any more. It's not a three-month program. So we need to be having programs in place that will be year round that will actually offer some kind of enrichment during what is called the inter-session. So I think that is really important also.

So I guess what I'm asking for as I look at this map, I don't think we need to build a youth center building today. I don't think we need to designate who's going to operate a youth center in the future. You could put out an RFP, but I think it's imperative because so many people say, but that's in the community plan, or that's in the blueprints, or that is what you guys decided. They're all going to quote you about this plan. So I would like you as a body to come together and say, we need a youth center in this park. So we're going to designate some space for a youth center.

Ms. Amorin: Gene, you have 30 minutes to concludes –

Mr. Zarro: 30 minutes?

Ms. Amorin: 30 seconds. You see how hard we worked all day. 30 seconds.

Mr. Zarro: No, I'm pau. I just would like you to know that it doesn't require building it today. It just requires putting it in the plan. Thank you very much.

Ms. Amorin: Thank you Gene. Do we have any other individual in the audience that wishes to testify on this agenda item? Please state your name.

Mr. Kevin Madea: My name is Kevin Madea. And I'm basically just going to reiterate what everybody else has been saying about the youth center. As a resident and soon to be father, my wife is a teacher at the Kihei Elementary School and both of us feel that the youth center needs to be in close proximity to the schools. So it's a seamless, for the children to go from school right to the afterschool programs and be able to benefit from the park as you have it drawn up. So I won't take too much of your time, but I agree that the youth center should be part of this program.

Ms. Amorin: Thank you Kevin. Do we have any other individual in the audience that wishes to speak on this agenda item? Seeing none, public testimony is now closed.

This concludes the testimony received at the beginning of the meeting.

Ms. Amorin: Do I have any individuals in the audience? Seeing none, public testimony is closed. Commissioners, you have any questions to address? Commissioner Hiranaga?

Mr. Hiranaga: Just a question as to the proposed amphitheater. I'm just curious. I'm assuming that all the ball fields and soccer fields will be used almost seven days a week, and with the lighting almost day and night. Typically, in amphitheaters where some type of performance or lecture is presented, I'm just wondering if that's an appropriate mix in the middle of an active recreational project.

Mr. Summers: That's a good comment. I can tell you from a site planning perspective, the site's dramatic for an amphitheater because you got great topography. You've got open space. You can shade it. So it could be a really great spot for performances and whatnot. You're right, though, I mean, if the entire park's being used on any particular day, I mean, it wouldn't really work too well. But it's likely that during the evenings or maybe some fields that might not be in use. So, you know, it's a space that's hard to work with because of the topography. And there's not a lot of additional things you can do there, but it would make a really good spot for something like this. And so, you know, without a lot of cost, you're able to create that opportunity for the community. So that's kind of why it's there. I don't know if Bill Mitchell wants to add anything from a planning perspective.

Mr. Mitchell: I don't think the lighting is going to be an issue. The way he's got the cutoff lights in there, light trespass won't be an issue. If anything, we'll need additional lighting in there to make that function at night. It's a placeholder too. How that actually develops remain to be seen in the community needs, but because Mike said the topography works well to create that terraced situation where you can have essentially, a natural amphitheater that sends service by the pavilion below it. So overall, we felt like it was another compatible use even if have people using the ballparks. It can work together.

Mr. Hiranaga: It wasn't really a light intrusion as more of a sound intrusion.

Mr. Mitchell: I don't think, you know, unless people are screaming when they hit the homerun. We're not – we're not trying to project every potential use, but to get as much flexibility as we can on the site plan for as many potential uses as user groups see fit. So it may or may not be compatible. And that would probably have to work itself out between the user groups.

Mr. Summers: And again, just bear in mind, I mean, it's not likely that every field would be in use all the time. So—

Ms. Amarin: I have another question. I just wanted to ask about the Arborist Committee regarding planting of kukui and kamani. Are those trees still will be in your project or have you discarded plantings of this?

Mr. Mitchell: No, we're taking their recommendations. Yeah, we're taking their recommendations for sure, yeah.

Ms. Amorin: Thank you.

Mr. Mitchell: Thanks.

Ms. Amorin: Planning Director?

Mr. Jeff Hunt: The site plan includes 29 excess parking spaces. How wed are you to that? Is there any chance we could reduce that, or does your calculation show those are essential? What's the thoughts on that?

Mr. Summers: Well, you know, we did have some comments from the community, members of KCA. Neighboring property owners had shown up on some of our meetings concerned about the number of parking stalls. And so, you know, we do have the opportunity onsite to provide additional parking, so that's why we have that. We also have overflow parking. It's the grassed parking area that we've identified on our site plan. But, you know, the idea is to provide the parking so it's there and it's available to the community. We could always also reduce it. And if demand shows at some point in the future that we need to provide it, we could provide it at a later date, although the cost might be somewhat higher coming in kind of after-the-fact in doing that improvement, but we do have to meet our code requirements. So, I mean, that's open for discussion. I don't think we're necessarily wed to providing additional parking, but it was an issue that did come up with some members of the community. They thought that we should try to provide additional parking.

Mr. Hunt: And if the North-South Collector Road is not built, then this site plan can still function as it's presented?

Mr. Summers: Yes, it can definitely function. And the North-South Collector Road will be built. It may not be built by the first phase, but it certainly will be built by the third phase and the second phase, I'm sure. So it can definitely function. And we did study that possibility in our traffic analysis.

Mr. Hunt: Thank you.

Ms. Amorin: At this time, I'll turn it over to Dan for his recommendation.

Mr. Dan Shupack presented the Planning Department's recommendation.

Mr. Shupack: And finally, I guess there's one condition that Commissioner Starr recommended. And the language I got was that a portion of the land within the park project site be set aside for future construction of a youth center building. That would be the 30th recommended condition. And that concludes the recommendation.

Ms. Amorin: Thank you very much.

b. Action

Mr. Starr: Madame Chair?

Ms. Amorin: Commissioner Starr?

Mr. Starr: May I bring forward another possible condition and see if there's support, which would be that the County utilize best efforts to comply with Leeds standards in this project where possible, or where applicable. I'll give you some leeway that way, Calvin. Is that reasonable?

Ms. Amorin: The applicant concurs. Dan, you have an additional--? Do you have the language? Commissioner Starr?

Mr. Starr: That the applicant use best efforts to comply with Leeds standards for sustainability and energy efficiency where practicable with this project. And with that said, Madame Chair, I'd like to move that the Maui Planning Commission approve the Project District Phase 2 application. And also approve the – I think probably we should do it in two steps. Is that correct, Mr. Director?

Ms. Amorin: Director?

Mr. Starr: I think we should do the PD2 and then do the SMA following.

Mr. Hunt: I believe since there's one set of conditions, you could do them both.

Mr. Starr: I can do them both? Okay, then I'll do it in one motion that we approve the Project District 2 application and approve the SMA Use Permit application subject to the following 31 conditions.

Mr. Bruce U'u: Second.

Ms. Amorin: We have a motion on the floor to approve the Special Management Area Use Permit and Phase 2 Project District approval, and the addition of two more conditions with a total of 31. Any discussion? Commissioner Hiranaga?

Mr. Hiranaga: I guess I'm a little ignorant about youth centers, unfortunately. And it appeared that the applicant was not prepared or comfortable with that condition. So I'm a little hesitant to vote for this motion with this condition unless the applicant is comfortable with that condition because I, like I said, I'm a little ignorant about youth centers. I don't know if this is an appropriate use for this park center. And – but if you believe it is, then I'll vote for it. But if you're uncomfortable, I'm uncomfortable.

Ms. Horcajo: It's a very appropriate use, and, yes, we are very comfortable with the condition.

Ms. Amorin: Thank you, Tamara. Can we have--?

Mr. Matsui: Yes, I have a problem with Condition No. 2, setting the time limits for completion of construction of Phase 1. I'm afraid that five years may elapse, and we never will have sufficient funding to complete it. Right now, Phase 1 is estimated at 23 million dollars. We're looking at the gym at ten million and the site work at 13 million. In '08, we finally got construction money. We got 4.8 million dollars. So, you know, we're trying to look at a Phase 1 – a sub phase of Phase 1 that we could spend the 4.8 million dollars that make sense that some usable ball field or whatnot would come of it. And – but without having to undo what we initially when we come back with the other phases, and we're having a difficult time with that. We're kind of looking at just doing grading for the 4.8 million dollars, and some maybe like drainage, but nothing that's going to be usable. So, you know, we're going to need additional funds in '09. How much of that we get, I'm not sure. And then we still have to build a gym. So, you know, 23 million dollars is a lot of money. And, you know, if you say we're going to do it in five years -- I would like to build it, you know, next year, but there's realities of budget constraints and whatnot. So, you know, I think if you give us five years, that's really going to constrain us.

Mr. Starr: Madame Chair, I'd like to offer an amendment that the – in Condition 2 that the word “completed” be crossed off, and in its place the word “initiated” be substituted. Will that work, Pat?

Mr. Shupack: Condition 1, I've already set some initiation deadline for the project. So, I mean, it'll be kind of, I guess, redundant, but I guess you could – the Commission could move to just strike, you know, a completion date altogether, or extend, you know, off the bat. But also, you know, the applicant, if they chose not to, then the applicant, you know, would be – once the five years comes up, they could come in for a time extension, if the Commission chose not to alter the condition.

Mr. Starr: How about ten years, Pat? What's the best way to resolve it quickly?

Mr. Matsui: Yeah, I would rather not have any time limits.

Mr. Starr: Okay. How about the amendment being that we strike Condition 2?

Mr. Matsui: Sounds good.

Mr. Hunt: Condition 2 is a standard condition that we place on all applicants. It's good to give applicants a deadline. I think we all perform better with deadlines. And it does

have a caveat that if they need a time extension, they can apply for that. It doesn't even have to go to the Planning Commission. It just simply can go to the Planning Director. So there is an out. And I don't really think it's an onerous condition, the way it's worded.

Mr. Starr: Okay, Madame Chair, why don't we go with it, then?

Ms. Amarin: Pat, is that okay?

Mr. Matsui: Ten years?

Mr. Starr: How about seven years, and they can still come for an extension? Okay, my amendment is for seven years.

Ms. Amarin: Pat, is that okay? You'd rather have ten?

Mr. Matsui: Yeah, I'd rather have ten.

Ms. Amarin: Okay. We have a consensus. We can change it to ten.

Mr. Starr: Okay, the amendment is ten years.

Ms. Amarin: Dan? Okay, we have the majority. Ten years. We have a consensus. Okay, motion is on the floor.

Mr. Starr: The amendment would be on the floor.

Ms. Amarin: Okay. Can we have a second on the amendment?

Mr. U`u: I'll second that.

Ms. Amarin: Okay, we have a second on the amendment. All those in favor? Any opposed?

It was moved by Mr. Starr, seconded by Mr. U`u, then

**VOTED: To approve the amendment as discussed.
(Assenting – J. Starr, B. U`u, K. Hiranaga, J. Pawsat, and
J. Amarin)
(Excused - J. Guard, W. Iaconetti, and W. Hedani)**

Mr. Starr: Ten years.

Ms. Amarin: Ten years. Okay, Commissioners, we are voting on the amendment to standard Condition No. 2 that construction of Phase 1 of the project shall be completed

within ten years after the date of its initiation. Failure to complete construction will require unfinished portions of the project to obtain a new Special Management Area Permit. A time extension may be requested no later than 90 days prior to the completion deadline. The Planning Director shall review and approve a time extension request, but may forward said request to the Planning Commission to review and approval. So that is what we're voting on. With that said, I have a motion for approve? We had this all day, you know. Okay, we're voting on the amendment on Condition 2. Do we have a motion?

Mr. Starr: Let's just say yay or nay.

Ms. Amarin: All those in favor? Any opposed? Motion is carried.

**VOTED: To approve the amendment on Condition No. 2 as discussed.
(Assenting – J. Starr, B. U'u, K. Hiranaga, J. Pawsat, and
J. Amarin)
(Excused - J. Guard, W. Iaconetti, and W. Hedani)**

Ms. Amarin: Motion is carried.

Mr. Starr: For the amendment.

Ms. Amarin: For the amendment is carried. Okay, do I have a motion?

Mr. Starr: Yes.

Ms. Amarin: Motion by Commissioner Starr. Do I have a second?

Mr. U'u: Second.

Ms. Amarin: By Commissioner U'u to approve with the additional conditions and the amendment. Any more discussion? All those in favor? Any opposed?

It was moved by Mr. Starr, seconded by Mr. U'u, then

**VOTED: To approve with all the additional conditions and the
amendment as discussed.
(Assenting – J. Starr, B. U'u, K. Hiranaga, J. Pawsat, and
J. Amarin)
(Excused - J. Guard, W. Iaconetti, and W. Hedani)**

Ms. Amarin: Motion carried. Thank you everybody. Drive home safely.

C. DIRECTOR'S REPORT

D. NEXT REGULAR MEETING DATE: August 14, 2007

E. ADJOURNMENT

The meeting was adjourned at 8:32 p.m.

Respectfully submitted by,

CAROLYN J. TAKAYAMA-CORDEN
Secretary to Boards and Commissions II

RECORD OF ATTENDANCE

Present

Johanna Amorin, Chairperson
Kent Hiranaga
Bruce U'u
Joan Pawsat
Jonathan Starr

Excused

John Guard
William Iaconetti
Wayne Hedani

Others

Jeff Hunt, Planning Department
Clayton Yoshida, Planning Department
Dan Shupack, Planning Department
James Giroux, Department of the Corporation Counsel
Mike Miyamoto, Department of Public Works