

**URBAN DESIGN REVIEW BOARD
REGULAR MEETING
SEPTEMBER 4, 2012**

APPROVED 10-02-2012

A. CALL TO ORDER

The regular meeting of the Urban Design Review Board (Board) was called to order by Ms. Linda Kay Okamoto, Chair, at approximately 10:01 a.m., Tuesday, September 4, 2012, in the Planning Department Conference Room, First Floor, Kalana Pakui Building, 250 South High Street, Wailuku, Island of Maui.

A quorum of the Board was present (see Record of Attendance.)

B. ADMINISTRATIVE APPROVAL OF THE AUGUST 7, 2012 MEETING MINUTES.

Ms. Linda Kay Okamoto: I'm going to call this meeting to order. The August 7th minutes – the minutes of the August 7th meeting, were there any corrections, changes? If not they will stand approved.

**The August 7, 2012 Urban Design Review Board meeting minutes were
administratively approved.**

Ms. Okamoto: Before I go on, I'm sorry, I guess I haven't met Mr. Carson. Has everybody else met Mr. Carson? It's just me? Sorry. You want to give us a little bit about what you do?

Mr. Andrew Carson: Sure. Sure. I started in May, I think. And I work for the University of Hawaii, Maui College, and I teach in the Sustainable Construction Technology Department. My focus is electricity, electronics, energy efficiency, renewable energy, renewable energy technologies, that sort of thing. And I'm looking forward doing this. Additionally, I'm a United States Green Building Council, lead faculty in Operations and Maintenance. So, I'm looking forward to working. This is a great commission.

C. COMMUNICATIONS

1. **MR. WILLIAM SPENCE, Planning Director, requesting comments of the design aspects of the following applications:**

MR. JOSHUA STONE submitting a Country Town Business Design Review application and a Special Management Area Assessment application for the Paia Commercial Building, a new commercial building and related improvements located at 151 Hana Highway, TMK: 2-6-004: 011, Paia, Island of Maui. (CTB 2012/0011) (SMX 2012/0366) (Erin Wade)

The subject property is zoned B-CT Country Town Business District.

The Board may take action to provide its comments on the design aspects

of the project within its purview to the Planning Director.

Ms. Okamoto: And maybe, I've just been out for the last three meetings, so I apologize. Alright, moving on, communications, Mr. William Spence, Planning Director, requesting comments of the design aspects of the following application. Mr. Joshua Stone submitting a County, Country Town Business Design Review application and a Special Management Area Assessment application for the Paia Commercial Building, a new commercial building and related improvements located at 151 Hana Highway. Subject property is zoned BCT, Country Town Business District, and I will turn it over to Erin.

Ms. Erin Wade: Good morning Commissioners. My name is Erin Wade. I work in the Current Division of the Planning Department.

Ms. Okamoto: I don't think the mic is on.

Ms. Wade: It's usually because I have to lean over, but I have a baby in my way now. So, I'll pick this up. The application is before you today for two reasons. It is in the Country Town Business District in Paia, and the Country Town Business District Guidelines do apply for this project. It's also in the Special Management Area, and it's a new structure, so the applicant today, Josh Stone is going to be presenting the project to you. And if you have questions of any of us after we're happy to follow up.

Ms. Okamoto: Thank you. Mr. Stone, would you care to –

Mr. Joshua Stone: Aloha Board. Thank you very much for seeing me today. And especially aloha to Chair Okamoto who I've spent a lot of time with in this very room. So today is your day to abuse me for a change. My name is Josh Stone and I live in Paia. And I am one of the owners of a number of buildings in Paia and Makawao. I have a passion for these old town and rehabbing the old buildings. Some of the projects that I've done previously are the Flatbread Building in Paia. We are presently doing improvements to Casanova's Restaurant up in Makawao which we took over about three years ago. And also the Paia Train Depot. The old Paia Train Depot. And also this property, 151 Hana Highway, which presently is being used as Paia Courtyard Market. If any of you guys have been to Paia Town you might see the little shops. We call them, affectionately, shop in the boxes or stone shacks. But it's been a very useful holding pattern for this property while we finally get going on our project. So anyways, also I'd like to introduce Jeff Lindahl. He's the architect that helped me design this project, so thank you Jeff for being here.

So let's get started with the presentation. Okay, so, this is the 151 Hana Highway, Paia Commercial Project. And the name that we have right now that we're thinking of using is the Big Wave Building, and we kind of like it because, you know, Paia is a surf town. And we always reference our buildings by a name. So it's kind of – it would be kind of a cool name that people can reference the building. Of course, we're just putting thought into it right now, but this was Jeff's idea so if it sucks you can blame Jeff. Okay go ahead Jeff, next slide.

Alright, so, 151 Hana Highway is located makai side of Hana, across from, basically across from Charley's Restaurant, and it's next door to the Paia General Store. So the Old Paia General Store location, so it's right here. This is Baldwin Avenue. This is Hana Highway headed for Kahului. This is Hana Highway headed for Hookipa. So, it's right there, one of the bookend properties of the town. It has one more commercial property on the side of it and then the Fire Station.

Okay so I want to give you guys a little bit of history on the property before 2008. So in the old days, up until 1996, this property was the Ikeda family home, and in the 50's they had moved the house across the street because Ralph Moretta, the Ikeda's, they thought it would be better gardening for them. So they moved the house over there because the lot was a little bigger, and they used it, you know, to raise their family and have a nice garden. Then in 1996, they rented it to a person from Sonoma, and they created what I call the "illegal vacation rental/drugged in phase" for the house where it was being used for a vacation rental for many years, and then eventually deteriorated into a very serious drug problem for Paia Town. So the Ikeda's in 2006, actually quite interesting, got notice from the County that they had one million dollars in fines on the property which is pretty, I think that's historic. So once they found that out obviously, they had to get rid of the tenant and move on with the property and it was a very hard struggle for them. So we did our best to help them out and get the tenant out which they finally did. So in 2006, I converted the house into Flatbread housing. Right, that's about the time that we opened Flatbread Restaurant. So I put my employees in there. And at first, I thought, what a great thing to do. You know, I gave these young people coming out to run Flatbread a place to stay. Little did I know that it would become a very bad idea because young people like to party, they like to have a good time, and eventually it became known as the weasel ranch. It was literally painted on the building. And so the weasel ranch would turn into a big party house and I decided that there's no way I could keep that going. People in Paia were starting to get pretty ticked off about it.

So, in 2007, I started planning on a building there, a commercial building, which was always the intent. But it did push me forward a little faster than I anticipated. So we had what I like to call the previously permitted, financially impossible, two-story 151 Hana Highway building, right here. And I actually obtained an SMA Major and all building permit approvals for this project which was a 5,600 square foot, two-story commercial building. But unfortunately for me, 2008, also had the great recession, the beginning of the great recession, and nobody, nobody would finance this project. So, that was the end of that dream.

So I had to come up with Plan B, and I had to come up with it pretty quick because we were holding the property and we weren't able to develop and we spent a good quarter of a million dollars getting to that phase because the permitting process and the SMA process was pretty intense. So we came up with the Paia Courtyard Market. And thanks to a planner, who I will not name, was extremely, extremely useful and has to be Maui County's greatest planner of all times. We were able to come up with a plan that helped me hold the property, and this is called again the Paia Courtyard Market. Next slide please.

So the Paia Courtyard has turned into a really cool entry point for retailers coming into Paia

town. It's been a great meeting place. We've had some incredible parties and a lot of good fun. And why it works was because we're able to rent out space at an entry level which in Paia and Hana Highway is almost impossible. I mean the cheapest space you're gonna get on Hana now is about 4,000 bucks a month and that's for a tiny little space. These guys are all inclusive. They're no utilities and so we've been really lucky and it's been very easy to fill the spaces with tenants. So we presently have seven shop in the boxes, we like to call them. And this is the evening shot of the courtyard. Next slide please.

And this is the entry from Hana Highway, driving into our back parking area for the courtyard. And just to point, all of these seven buildings had to go through SMA as well and get SMA minors and also get permitted so I didn't just slap up illegal structures. Okay, next slide.

This is our present parking area. And presently we have seven stalls right here. And one of the things I want to point is that you'll notice when we get to the newest project that the layout of the new project, the building location and the driveway and parking location are almost identical to this site. And that's because we have a lot of our grading in place in preparation for the future commercial project because I had the civil engineer plans from the two-story project which did not change almost at all. It was almost a cut and paste from the last project. So our parking area will stay fairly similar to this with a few exceptions that I'll get to. Go ahead.

Okay, this is a shot that's showing the trash bin and that's our restroom. It's called a port-a-potty if none of you have seen it before, but it's actually been very functional. It was a way that we could get around the health requirements because I couldn't pull plumbing permits. But the Health Department said if you have washable sink in your port-a-potty then they would let us do it and we service it three times a month, or, sorry, a week. And it has been very functional and we've never had any complaints with it. However, obviously the new project will have two ADA restrooms in the building, normal ADA restrooms. Okay go ahead.

Alright, okay, so this is the present Paia Courtyard site plan. And again, the reason I wanted to show you guys this is if you noticed this is basically our footprint for what we're doing right now, our driveway and our parking area. Okay, next slide. And, ta-da, our proposed building is basically the same footprint and almost the same parking area. The difference is the trash bin has been moved over here and we had to include a loading zone. It's a requirement from ZAED, so our loading zone, we had to fit it in our parking area and we have six stalls which are the required number of stalls for the square footage of the building. And we –. One of the things that the Mayor has done for some of us smaller developers is he's allowing us to go to department heads before we do these projects. Because some of the biggest expenses in these projects is guessing what the department heads are going to do when you go to permitting. So you can go through all this process and then find out that you can't do your project. So we were able to go to all the, most of the important planning heads, and especially Zoning Enforcement. And we even got an email with is unprecedented from Francis Cerizo saying that if this comes to us in this format, it will permitted. So that was a first, you know, getting Francis. Of course, he's retiring in December so I don't know how good that's gonna be, but –. Anyways, and again, the similarities, we did the similarities for the driveway and the building for two reasons. It satisfies the design guidelines and it works. It just pleasantly works

with that setup. And it hides the parking area which I like because I hate seeing the parking areas in Paia town. It's a plague. And also because it saves us money in doing the project. Next.

Okay, this is a discussion about traffic relative to the adjacent streets. I just want to point out this an aerial overview of the present parking location. This is 151 Hana Highway. Alright, and they give you some perspective. That's Hana, running from Kahului to Hookipa. This is Baldwin Avenue. And like I said, we'll have six stalls in rotation which is our requirement. Right across the street is the Paia Town Center parking lot which has been completely re-done and it's quite beautiful. There is a big uproar because it was for paid parking, but I actually really like it because it's secure and there's lighting and I can have my wife walk back here and not get attacked. Here is the public parking just for your guys reference. And also Mana put in a big temporary parking lot up here as well which I didn't display. I don't know if it's legitimate or not, but it is useful to town. But anyways, we have excellent parking in our location so we're very happy with that. Next slide.

And this is the view exiting the driveway to Hana Highway. Again, the driveway will not change dramatically from this perspective. So this is a good perspective of what you'd see with the building in place. Okay, next slide.

This is the view looking right out of the driveway, down Hana Highway towards Kahului. And you can see there is a lot of visibility for pedestrian traffic and for vehicular traffic. One interesting too, if you'll note, this would be the side of the building right here . . . (inaudible) . . . about right there, so that would be the side of the building. And the awning would be up here. So this site would not change with the construction of the building. Okay, this is looking left on to Hana Highway presently, and again the pedestrian vehicular site is very good. The difference would be that these trees will not be here as the plans call for this to be clear because that's where our water meter is and stuff. So I think we'll have maybe low shrub them. You gotta look at the landscape plan. Okay next.

Alright, so this is a close up of the actual parking layout and trash location of the new building. This again is the new refuse location and it's shaded by some shade trees, and I'll get to the landscape plan later. But you can see the one, two, three, four, five, six parking stalls as per requirement. Of course, handicap stall and access aisle to get over the ADA restrooms. You can see the driveway location, planter. We actually did something here where we noticed because of the loading zone, even though this is just a painted loading zone. I've noticed from redoing a lot of stripping up at Casanova's for ADA requirements that people follow the stripes. It's very interesting. They generally will not cross the lines. So this area was very tight when he had the corner of the building here. Tight for visibility and tight for, for, because cars are gonna pinch that turn because of that painting. So we cut the building back to give it visibility and we put a low line planter right there instead. So that would make it a lot easier for cars to pull out of the driveway. Okay, go ahead.

Alright, so this is miscellaneous site structures. We have our -. Actually Jeff go back real fast. I didn't point out that the commercial building we're proposing is 3,186 square feet so it's not

a very large building, but it's what fits on the site because of the parking requirements which I think Paia should get rid of, but that's a different discussion, right Erin? Okay. Okay next slide.

Okay, so miscellaneous structures, we presently have a six-foot fencing running around the entire driveway perimeter and the majority of the parking area. And we will continue that all the way along. The rest of the parking is down here, okay. The reason why we don't have that six-foot fencing over here is because that is a corner of the property that starts to fall off, and we have a grade issue in that back corner. So that takes me to the next slide. So we are, we will have a retaining wall built basically half from the corner of our property, up half way of the parking area, and then the six-foot fencing will continue along that grading once we have it. So there would be a grade right there, down at what you would assumed to be ground level with a six foot fence on top. So basically that six foot fence would just continue all the way through to the General Store Building which is right there. And that's my little shop, my office, where all the magic happens. Okay, go ahead.

Okay, so this is our drainage plan. And again, we have good grading on the, on our parking area now. And what will be installed are two 12-inch squared storm drains, there and there, and they will be connected with 24-inch perforated drain below, for storm waters. This grade will drive the water to this storm drain, and then the rest of the water from the parking area will be driven to this storm drain.

Okay, and then we're moving on to planting for the parking area. You guys have your guys plans if you want to take a closer look. I couldn't get a high enough resolution to really get it out there. But anyways, to make it simple, all of the perimeter plants will be Snow Bush. So running along the perimeter inside of the fence line. This is the perimeter for the parking area. We have our shade trees, will be fern trees. So have two shade trees in the parking area. We have around our refuse area Tahitian Gardenias underneath the shade tree. And for accent plants, we have Red Ginger. And in this front planter we have a mixture of Kauai Beauty Ti and Tahitian Gardenia. And I have the irrigation plan on the next slide. I just gave you guys a colored example of the planting for the parking area. Okay, here's a plant palette – fern tree, Snow Bush, Tahitian Gardenia, Kauai Beauty Ti and Red Ginger. And here is our irrigation plan. It's extremely simple. We presently have two RPVCs, two back flow preventers already installed because it was required when we did this project. One of them is specifically for irrigation, so we already have irrigation running from it. We'll have ½-inch PVC, I'm sorry, ½-inch drip line running to all the planting. So very simple. See right there. And wherever we have to cross under roadway or concrete we have called out one and a quarter inch PVC scheduled 40 sleeves, which will be below the parking grid. Okay, next.

Alright, so here we have the site plan, again. So you see the full site plan. On this side of our site we have Homelani Place which is a driveway to a residential neighborhood back here. We have residential tenants behind us. This is our only neighboring residence. On this side, this is not actually residence. This is commercial, BCT, 151 Hana Highway which is presently Paia Yoga, right next door. And then on this side again, this brick wall represents Paia General which has been there for many, many years in its present form. You can see we brought the building up to the sidewalk which is part of the design guidelines. There's a number of elements

that we used from the – or followed from the design guidelines. But the reason why it fits here is because it's just naturally where it belongs. Next.

Alright, so building scale and setbacks. This is the south exterior elevation which is the Hana Highway elevation, what you'll see when you're driving past on Hana. The implemented building scale and design elements, first, a single story building with step roof line, matching heights of surrounding buildings and designed to blend seamlessly into Paia Town. Building located at street sidewalk with parking hidden in rear of lot. Symmetrical and ornamental front facade with traditional element articulated with end and intermediate columns. And that was to break up the fairly long run of the front of the building. I guess I just did that. Individual store bays and recessed entrances. So these are store bays with recessed entries for what potentially could be up to three units. And again that was a design to break up the building width. Human scaled height of canopy roof. There's our little human. Traditional wood sash entry doors, plus store front display and transit windows. Corrugated metal canopy roof and concealed fire wall. Fire wall actually, obviously, because it's zero lot line with Paia General will be on this side of the building. Traditional exterior materials, wood, metal and stucco with historic colors and palette. And minimal exterior lighting with shielded light fixtures and traditional signage with Serif sign lettering. So we'll go a little bit more in detail on that stuff.

So this is our building color texture and materials palette. The siding of the building will be T1-11. It will be a color from Benjamin Moore's historic palette Lehigh Green. The trim will be one-inch pre-prime trims, and that will be Monterey White. And the stucco which is along this bottom area of the building, right here, will be a very simple stucco pattern. Nothing complex. Don't want to call too much attention to it, but it's very functional to have that stucco down there for washing the building, and also it gives a good look to the design. And that will be Nantucket Gray, another Benjamin Moore historic palette. And the canopy roofing, the corrugated roofing will be standard corrugated which you see is traditionally used all over Paia Town. I don't think I've seen any other corrugated roofing in Paia. And that will be Parisian Red, which again is another historic Benjamin Moore color. Next slide please.

And on the larger portion of the roofing, we will be using Malarkey – excuse me – Malarkey Shingle and that will be antique brown from the Malarkey palette. And we are going to accent the building with cooper caps and copper gutters where we need. And I am going to turn this next slide over to Jeff.

Mr. Jeff Lindahl: Thank you Josh. The roof plan shown here indicates the main ridge line running north and south, and the parapet wall on the far left hand side with a drainage valley in between. So all the drainage from the left side of the roof drains to the back of the building at the northwest corner which is near that drain inlet that Josh previously showed you. And then the drainage from the right side of the building drains off the eaves into the parking lot area, and captured by gutters and down spouts and onto the driveway which goes back to the easterly drop inlet that was previously shown. This drawing also shows the, the low canopy roof on the front of the building, up behind the store facade here.

This plan shows the footprint of the building. As Josh mentioned 3,100 square feet. The two

handicap restrooms in the rear, assuming that we have multi tenants, and then possible individual tenant bays for up to three tenants or maybe a single tenant possibly. And it shows the new sidewalk abutting the existing sidewalk with the recess entries and the bay articulated store front which is very historic and consistent with the design guidelines for Paia Town.

These buildings, our building section showing the roof construction. And particularly you can see the main roof body here relative to the store front step facade. And this is truss roof. Those all are 12 feet high on the inside which gives a good scale for the tenant display. But you see the third story or the transit windows and then also the store front at this south side of the building. Next.

Exterior lighting is important and we need to make it consistent with the design guidelines and the character of the Paia Town. The functional aspects of the lighting or that there are security lights on the – you'll see it on the next drawing – but there will be security lights along the exterior wall which are downward directed and outward directed fixtures that will shine light down onto the pavement of the parking or driveway areas for building security and access in the evenings. There also be business identification and entrance lights on the store front side, which are recessed into the canopy soffits and those will shine down on the hanging signs as well as onto the lower area below where the entrances are to the individual stores.

And then the third type of lighting is the goose neck fixtures which again will be directed toward the building, away from humans and they'll light up the identification sign, the Big Wave Building sign on the front facade of the building. And all the fixtures are directed downward. They're indirect so they're not in your face and they will help with a night sky protection. Next.

So in terms of locations, this is the two goose neck fixtures for the building identification lighting, lighting of the facade of the building at those locations. The three business ID signs and lighting for the signs. There will be a light on each side of those signs because the signs are two sided. And then the third type of lighting is the security lights along the perimeter of the building which was previously shown. Next. Again, this is the same security lighting on the north side, the parking lot side of the building.

Signage of the building is consistent with the County Code as well as the intent of the design guidelines. There are three types of signs on the building. There's the building identification sign which will be raised Serif letters and applied to the facade of the building. There will be individual tenant signs on the street side as previously shown over the doorways to the individual tenant spaces. And then there will be a third type of tenant sign on the east side of the building facing Homelani Place.

So again, here's the building identification sign with the lighting as previously described. The hanging signs over each of the store front areas, illuminating the store front as well as the signs. And then the third type of sign will be this sign right here on the facade of the building, which will be a nice sign for people coming westward on Hana Highway and they'll be able to get some identification as to the tenant in this individual space.

Mr. Stone: Okay so going to some of the checklist items that were on our application as well. There are no makai views relative to this development. The ocean is blocked completely by trees and buildings behind us. Measures that will be utilized to reduce noise and privacy impacts on our residential neighbor – and I say neighbor because there's one – will be hours of operation, fencing, perimeter planting, and what I think is most important, general respect. We implement all of these tools now for the existing Paia Courtyard and we've never had a complaint and we have a very good relationship with our neighbor at the moment. There are no CC&Rs associated with this project. Communication with the community has been a key factor, obviously, in keeping strong support for the various stages of the property. During the SMA Major we had multiple community outreach meetings, and I even had a couple at Flatbread offering free pizza and beer so that turn out was big. And throughout the process we had excellent support from the community. We even had a great support for the larger two-story project. And when we couldn't do that project and we put forward the Paia Courtyard concept, everybody was very understanding in the community and they liked it as a temporary measure because they preferred it instead of a big open, dirt field in the middle of town. And the word from our local Paia community now is that they're really happy to see an end game finally coming. And they like the single-story concept better than the two-story concept.

So, again, in closing, it's been a pretty long haul on this project. We've been involved in this property for a very long time. But, it's been rewarding, and it's been fun going through the different phases. But, I am looking forward to finally getting to, what I call the end game in the final phase. So, one thing we didn't touch base on is Mr. Carson's field of expertise which is alternative energies. Up at Casanova's I did one of Makawao's biggest solar projects and it's been very rewarding both, you know, as a community outreach tool and financially. I think it's incredible especially with the government handing back grants like they do. It's been very rewarding so I can guarantee that this project will see as much of a solar array as I can do. Because it's very feasible financially to do and it works for everybody. It's a real win-win. So, with that said, I'd like to close our presentation and open up to the meeting to questions.

Ms. Okamoto: Thank you Josh. Erin, did you have any comments before we --

Ms. Wade: Quick comment. Just two points to make. I did route the project for review to three separate agencies, the Public Works Department, Fire and the Zoning Division. At this stage Zoning is the only one that has responded, and that was the expectation. And in fact, when the application came in – just because my maternity leave is coming up – I wanted to make sure we were able to get this through the process. So instead of waiting for the October UDRB meeting, I put it on this agenda. And if there's anything that comes back related to Public Works comments, that's the only one I can see that would have any physical implications, we'll notify you if there's anything that would change. However, Mr. Stone did do his pre-work and met with the agencies in advance. So while I don't have the formal letter yet, I don't anticipate any changes.

Ms. Okamoto: Okay. One other question. Exactly what kind of an action are you expecting from us today?

Ms. Wade: So today what we're asking for is design review for the exterior and site plan of the project.

Mr. Michael Hopper: And just to clarify, I understand those are recommendations to the Director on the design review and to the Planning Commission for the SMA?

Ms. Wade: Yes. And the SMA permit doesn't meet the major threshold so it is a development. It will be considered an SMA Minor permit for the project.

Mr. Hopper: Okay. So those are recommendations to the Director, and not to the Planning Commission actually, to the Planning Director, for the SMA.

Ms. Wade: Correct.

Ms. Okamoto: So these are just recommendations to the Planning Director. Okay, very good. We'll start with questions first. Why don't we start here with Jane.

Ms. Jane Marshall: I only had one question. When you exit the driveway can you take a left on Hana Highway?

Mr. Stone: Yes you can.

Ms. Marshall: You can?

Mr. Stone: Yes.

Ms. Marshall: Isn't that a double yellow line?

Mr. Stone: It is. You know what let's go back to the – let's take a look at the left hand turn. Hang on. Well we do –

Ms. Marshall: I'm sure you deal with traffic every day.

Mr. Stone: Yeah. So that is our view looking left there. This is our view looking right. So you can see, we have that suicide lane that turns into Charley's. I don't know what their formal name for that is, but we call it the suicide lane, turning into Charley's which actually makes it pretty comfortable to turn into the property because you actually have some space to pull off the road. But going out, you're pulling out into that, and I can't see because of that red car. But I believe, it probably is a double yellow.

Ms. Marshall: But you can turn left there?

Mr. Stone: Uh-huh. I mean, we've always have. I don't –. That's an interesting question.

Ms. Marshall: If you turn right, if you had to turn right, where would you maneuver so that you

could go towards Hana or Hookipa?

Mr. Stone: Yeah, if you come right – which is a good question – you have the Charley's parking lot just right there. And the Charley's parking lot has a good wide swap. Even with my Toyota Tundra I can turn left and make the pull around. And now, before, they use to have the cars parked right out at that entrance into Charley's and then you could not get, you couldn't do that turn. But now you can hit that turn lane and literally do a U right there next to Charley's because there's no cars in the way. And I actually do that some times when it's just too frustrating.

Ms. Marshall: Yeah, if you can't wait.

Mr. Stone: I don't want to wait.

Ms. Marshall: Yeah. Exactly. That's all I have.

Mr. Stone: Thank you.

Ms. Okamoto: Andrew?

Mr. Carson: Yeah I had a couple of questions. I don't see it mentioned here, but I'll assume that this building is not being up for any kind of third party, green building certification?

Mr. Stone: You know not presently. And the reason being is not because we wouldn't love to. It's just we haven't really gotten to that stage in our design. We basically –. What happens a lot of times, Mr. Carson, is that we dove into like expenses before we get to certain levels of approval. And then we end up wasting money because we find out and stages beyond that we just can't do the project. So we try to keep it to a minimum. And I understand we're saying, and of course, we will definitely be trying our best to be green. You know, it's something that we all need to do and I've tried to implement in my buildings that I've rehab as much as I can.

Mr. Carson: Okay will this particular project will it be air-conditioning?

Mr. Stone: Yes. Presently we don't have it proposed with A/C and that's simply because we don't know what tenant layout we have. For example, if it's a single tenant it would take a different A/C system than if we had multiple tenant bays. So we're little, we're not sure until we get to the phase and that will probably come into effect during the TI. Because again we had done this previously we had designed this huge A/C system for a building that when we went into the – and this was for the previous two-story building – when we went into actual sales of the units, we were getting people who wanted multiple unit spaces. And so the layout of our design, mechanically, wasn't going to function properly the way that people wanted to take the space. So we kind of – I'm sure it's going to be A/C. I mean, of course, the new building in Paia Town is going to be A/C.

Mr. Carson: Okay, that will do it. Thank you.

Mr. Stone: Okay. Thank you.

Ms. Okamoto: Morgan?

Mr. J. Morgan Gerdel: Okay, I have a question regarding the parking area and driveway. Is it going to be the asphalt or you're replacing that with concrete?

Mr. Stone: We're going to keep the asphalt.

Mr. Gerdel: Okay. That's all I have.

Mr. Stone: Sure. Thank you.

Ms. Okamoto: Linda?

Ms. Linda Berry: Where will the A/C go?

Mr. Stone: Jeff, do you want to pull up the floor plan? And we had discussion on this. There you go. So Jeff, in our discussion where were we planning on putting it if we were putting it?

Ms. Lindahl: . . . (inaudible) . . .

Ms. Okamoto: Excuse me, you have to use the microphone.

Mr. Lindahl: We're looking at the distribution, the fan coils inside the building with remote condensing units on the exterior which can be wall . . . (inaudible) . . . and hung from the facade of the building. And I'd like to just briefly also respond to Mr. Carson's comments and legitimate concerns. We've looked at the building in terms of passive energy and trying to maximize what we can do to reduce solar shading, to keep the roof reflective and to reduce heat gain internally with radiant plywood barrier around the roof, and natural day lighting also to the extent possible. So beyond that then we're looking at building systems to off set or to provide cooling in the building as Josh described and using energy efficient systems. And again the wall . . . (inaudible) . . . the condensing units will be on the exterior wall of the building.

Ms. Berry: Thank you. And I'd like to know why did you choose such a dark color for the roof with the heat gain that would give you?

Mr. Stone: That was actually my personal choice. I thought it looks good in the palette of the building primarily just as a look for the building. Jeff might have something to say.

Mr. Lindahl: Maybe I can comment a bit. It's not as dark as the slide looks. It's sort of a medium tone. And one of the other consideration is it's just all the dust and in the clay dust color on the roof and it's going to coat the roof so why not use something that tends to blend in. So we're trying to use the radiant barrier around the plywood underneath the roofing material so it provide reflective heat.

Mr. Stone: It's a little bit better. Yeah, because on that slide, on this, it looks really dark, but it's not crazy dark.

Ms. Berry: Okay, I accept your dirt explanation. Thank you.

Mr. Stone: . . . (inaudible) . . . I'll just let Jeff continue.

Ms. Okamoto: Bob?

Mr. Bowlus: I just have one question. But I do like the style of the look and the colors and the traditional character of the building. I know that everything is matched out, but the parking looks awfully tough enough. I'm just concerned about that last space, number one, at the end. The back out, you've got a 24 foot backout, but you only have three feet to kind of turn the car. Are you going to be able to get out of that space?

Mr. Stone: Yeah, you know, we – what I did was I took my truck in there and saw – you know we kind of partially laid out a pretend site and it took a couple what I call Austin Powers.

Mr. Bowlus: You do have to . . . (inaudible) . . .

Mr. Stone: In my truck. It's a Tundra. But probably the best thing to do is call out for a compact car in the application and then mitigate that problem. We have that problem up in Casanova's in really big way.

Mr. Bowlus: You fight for every square inch.

Mr. Stone: Yeah, you know, and that's the thing, you know, you're trying hard to make it as easy for people without with being able to feasibly make a space that you can build, you know? There's always that balance. So I could do it in my truck, and if I had my truck in here I'd show you.

Ms. Okamoto: Bryan?

Mr. Maxwell: Hey Josh. When I saw these drawings, I actually thought it was a renovation of an existing one. That's how nice –. I like the looks of it personally.

Mr. Stone: Thank you.

Mr. Maxwell: Secondly, just as a landscape architect, the only concern I had was with your fern trees. You probably planted in other places, but they do have like a purple berry they drop, so they could be messy.

Mr. Stone: That's good to know actually.

Mr. Maxwell: Yeah because you might not want that in your new building.

Mr. Stone; Thank you. Very good. Rick Mayberry actually did our landscape design.

Mr. Maxwell: So you might just ask him to come up with a couple of other suggestions.

Mr. Stone: Yeah, there's a lot of trees that kind of have that look and size, so –

Mr. Maxwell: Yeah.

Mr. Stone: Yeah. He said, he mentioned that one of the things that he liked the most was the rootball situation that the fern tree wouldn't go too out of control. But, yeah, I will. I didn't –

Mr. Maxwell: That's the only thing that I have. I've seen it before. It has a fruit.

Mr. Stone: Yeah.

Mr. Maxwell: And they stain. It really is dark.

Mr. Stone: We actually have a tree now there that does terrible staining. We get some crud from the tenants because their cars are the ones there all the time.

Mr. Maxwell: Right.

Mr. Stone: Thank you.

Mr. Maxwell: The other thing I was looking at is currently you have this neat little courtyard and stuff like that, and this building doesn't blend itself to that. I mean, it's kind of turn . . . (inaudible) . . . what ever the function is. Is there some way that you can bring seating or anything to the front of the building or is that something you guys were thinking about? It might be a bench or planters.

Mr. Stone: That's not a bad idea since a bus stop is very close. What we've done at the Flatbread building is, you know, we put out benches every day. It's good for tenants. I think a lot of times what would happens is it depends on what service is being offered in the building. Like if it's food services, for sure they're going to stick seating outside because there's waits, hopefully, your food services. If it's retail, you never know. I love the idea of outside seating for sure. It looks good with the bays. We'd probably have the space to do something, and we are stepped back from the present sidewalk so we do have a little bit of space in the front to do that.

Mr. Maxwell: Because if you guys go food service, do you have to do grease traps?

Mr. Stone: Actually, there's a lot of hurdles for food services, but there's also a lot of demand.

Mr. Maxwell: Okay, yeah.

Mr. Stone: There's a ton of restaurants trying to get into Paia Town. If we did do food services, we'd have to do outside parking. That would be our main issue with food services. I think, you know, even one unit, if it was say a 1,000 square feet would require 10 additional parking stalls. So, we are in talks. There's actually a public/quasi-public location very close to this building. My neighbor has issues with parking as well, so we've already discussed it with the Mayor, potentially bringing this property into parking use which is possible down the road. That, you know, and then again obviously we'd have to have our mechanical, our civil and mechanical put together our grease trap plan and stuff like that. But we want to wait to see what kind of tenant interest we have before we move forward with that because again it's a big expense, paying your civil to draw that thing up, and the mechanical.

Mr. Maxwell: That's understandable. Just to let you know, I like the look of the building personally.

Mr. Stone: Thank you. I appreciate it. Definitely, it's very things good to know.

Mr. Maxwell: That's all I have.

Mr. Stone: Thank you.

Ms. Okamoto: Thank you. Any further questions from the Board. Seeing none, we will open for public testimony.

Mr. Stone: My name is Josh Stone and I love this project.

Ms. Okamoto: Thank you Josh. That was quite kind of you. Seeing no members of the public, we will close public testimony. At this time any comments that you want to make that would be part of the recommendation? We'll start with Bryan.

Mr. Maxwell: Just the one thing I would say to the landscape architect, just about the trees and if there's something, if there's some planters or something up front just to soften it. Because all the planting seemed to be in the back. I don't know if that's doable or not with the room. You know, if you have wheel chairs I just don't know if you have room to negotiated, but just a thought.

Ms. Okamoto: So you're saying planting possibly in front if there is room.

Mr. Maxwell: Yeah, if there is.

Ms. Okamoto: Bob?

Mr. Bowlus: No recommendations.

Ms. Okamoto: Linda?

Ms. Berry: Nice job!

Mr. Stone: Thank you.

Ms. Okamoto: Morgan?

Mr. Gerdel: Yeah, I just have a minor comment. I was looking at the roof pitch and it's three and a half twelve, and I think the design guidelines call for a four and twelve so that might – I think that might also help the proportion of the building if the store front is a little bit higher in the front, maybe a foot or two, so just a design consideration to look at. I think that might help the proportion of the building in relation to the width.

Ms. Okamoto: Andrew?

Mr. Carson: Yeah, I'd just like to recommend that you consider as much green as you can, from this point forward, whatever is not written in stone at this point. No pun intended. And, you know, just incorporate it as much as you can. I know you're not going for any kind of certification, but if it's feasible and doable, then that's the way to go.

Ms. Okamoto: Jane?

Ms. Marshall: I'm really glad there are developers like you.

Ms. Okamoto: Don't give him too many –. Alright, Erin, would you like to kind of summarize what comments or suggestions were made?

Ms. Wade: Sure, so the three recommendations were to reconsider the fern trees due to the purple berries and review a potential for seating or planters at the front facade of the building. To consider adjusting the roof pitch to a four and twelve pitch. And consider as much sustainable design as possible at this stage of the project.

Ms. Okamoto: And Josh, are those suggestions all things that you would be happy to consider?

Mr. Stone: Yes. Definitely. The feasibility of course is an issue. The LEED thing, I wouldn't say we're not going to go for LEED. I think we're gonna try as hard as we can because it's –. You know, in our little tiny small town you have to do the right thing. Otherwise people are on your case. It feels good, but also, you know, Paia is a very vocal town. And if you aren't, if you aren't being green they're gonna let you know about. So obviously yes. The tree thing, I don't want berries in the back of my truck, so very good input. And anything that can improve the look and beauty of the building, for sure, I love plantings. As long as we can feasibly put – I was thinking maybe pots, you know, because then if it's an issue we can go to small pots and that kind of thing. And then with seating, maybe, you know, we can implement small bench seating in the pot. So, yes, I would definitely. I appreciate all the input for sure, and we'll integrate as much as possible so that when you guys drive by the building, you can say okay, we're proud of that guy.

Ms. Okamoto: Okay, at this point then are we all comfortable with the suggestions? And would someone would like to make a recommendation that we pass those suggestions on to the Planning Director?

Mr. Maxwell: I'll make the suggestion.

Ms. Okamoto: Okay. Bryan has moved we make those suggestions. A second?

Ms. Berry: Second.

Ms. Okamoto: And Linda has seconded. All in favor please say aye. Opposed? Alright, we will move those suggestions on with our commendations also it was – and a well presented project.

Mr. Maxwell: Yes. Very well.

Ms. Okamoto: Thank you very much Josh.

Mr. Stone: Thank you guys very much. I appreciate it.

It was moved by Mr. Bryan Maxwell, seconded by Ms. Linda Berry, then unanimously

VOTED: to forward the three recommendations to the Planning Director.

(Assenting: L. Berry, R. Bowlus, A. Carson, M. Gerdel, J. Marshall, B. Maxwell and K. Okamoto

Excuse: D. Canady and M. Silva)

D. DIRECTOR'S REPORT

1. Status of Board Vacancy

2. Agenda Items for the October 2, 2012 meeting

Ms. Okamoto: Moving on with our agenda. I believe the next item is the Director's Report.

Mr. Clayton Yoshida: Good morning Madame Chair and board members. We have no change in status on the alternate vacancy to report at this time. Our next meeting is scheduled of October 2nd. We don't have a firm agenda item, though, we have received five SMA Use Permits for the year. All of them submitted after July 1st. And two of them are for shoreline protection projects, and one you've already seen which is the Maui College photo voltaic project so that's all we have to report.

Ms. Okamoto: So you feel like we'll be meeting the next three months on the regular basis?

Mr. Yoshida: Yes.

Ms. Okamoto: Any questions for the Director? Thank you. Any other items? Just an announcement, Bob and I will be going to the Planning Conference this time that I believe last time, Bryan did you go?

Mr. Maxwell: Bryan. Linda, yeah.

Ms. Okamoto: You went? Okay. I knew there were two people who went. This is one is on Oahu and so hopefully we will have wonderful knowledge to bring back and that's next week. Any other business? And when are you going on maternity leave?

Ms. Wade: Right now, October 26th is my last day.

Ms. Okamoto: So we won't see you for a short period of time.

Ms. Wade: Right, yeah. There's a chance you'll get one more in October, but we'll see about that.

E. NEXT MEETING DATE: OCTOBER 2, 2012

F. ADJOURNMENT

Ms. Okamoto: Thank you. No other business, meeting is adjourned.

There being no further business brought forward to the Board, the UDRB meeting was adjourned at approximately 10:51 p.m.

Respectfully submitted by,

LEILANI A. RAMORAN-QUEMADO
Secretary to Boards and Commissions II

RECORD OF ATTENDANCE:

PRESENT:

Linda Kay Okamoto, Chair
Linda Berry, Vice-Chair
Robert Bowlus
Andrew Carson
J. Morgan Gerdel
Jane Marshall
Bryan Maxwell

EXCUSED:

Darryl Canady
Michael Silva

OTHERS:

Clayton Yoshida, Planning Program Administrator, Department of Planning
Erin Wade, Small Town Planner
Michael Hopper, Deputy Corporation Counsel