

**URBAN DESIGN REVIEW BOARD
REGULAR MEETING
JULY 2, 2013**

APPROVED 10-01-2013

A. CALL TO ORDER

The regular meeting of the Urban Design Review Board (Board) was called to order by Mr. Michael Silva, Chair, at approximately 10:00 a.m., Tuesday, July 2, 2013, 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 MAY 7, 2013 MEETING MINUTES

Mr. Michael Silva: Next item on the agenda is approval of the meeting minutes. Did anybody have any comments? I'm sure everybody read them. That was a thick booklet. I skimmed through it. I didn't have any comments, so not seeing any comments, we'll administratively approve those minutes.

The May 7, 2013 meeting minutes were administratively approved.

C. COMMUNICATIONS

1. **A&B PROPERTIES, INC. requesting a Special Management Area Use Permit in order to construct two (2) new retail buildings (including a proposed TJ Maxx Store) totaling 32,600 sq. ft., associated parking improvements, and related improvements at the Maui Mall, 70 E. Kaahumanu Avenue, TMK: 3-7-009: 004(por.) and 005, Kahului, Island of Maui. (SM1 2013/0004) (Candace Thackerson)**

The Board may provide its recommendations to the Maui Planning Commission on the design aspects within its purview based on the proposed Special Management Area Use Permit plans provided for the project.

Mr. Silva: Next item is communications. First item of communications is (*Mr. Michael Silva, Chair, read the above project description into the record.*) Candace.

Ms. Candace Thackerson: Thank you Chair Silva. Thanks for reading that. Now I don't have to read it again. So good morning board members. This permit is before you for design review because it lies within the Special Management Area. And as the chair stated this is A&B Properties are requesting the Special Management Area Use Permit, so it will be an SM1 and will go to commission for two new retail buildings and the associated parking improvements. And this is currently where the Maui Mall is on 70 E. Kaahumanu Avenue. And the applicant

is here. We have A&B as well as Munekiyo & Hiraga as the planning consultant and they have prepared a short presentation for you so I will just be here gathering your comments. And I believe – are you guys ready to do the presentation?

Ms. Karlynn Fukuda: Good morning chair and members of the Urban Design Review Board committee. My name is Karlynn Fukuda with Munekiyo & Hiraga, and we are before you today to present the proposed retail buildings at the Maui Mall.

Joining me today are members of our project team. We have Grant Chun and Charles Buckingham from A&B Properties, Inc, the applicant. From our architect, Riecke Sunnland Konno Architects, we have Anthony Riecke-Gonzales. K. Tanaka Landscape Architecture is Kevin Tanaka. And from Otomo Engineering, our civil engineers, we have Mark Matsuda, as well as myself from Munekiyo & Hiraga, the planning consultant.

The proposed project are retail buildings at the Maui Mall. This is a project location map to give the member an orientation. Although, I'm sure most of you are familiar with the location of the Maui Mall. We have Kaahumanu Avenue here, Hana Highway here, Kamehameha Avenue here, and Puunene Avenue here. So, on three of the sides of the property or project location there are roadways. So north boundary, west boundary, south boundary and the east boundary is here. There's existing light-industrial and commercial uses here, as well as, within this area, this is the A&B Properties office as well as the existing Bank of Hawaii, Maui Clinic, and American Savings Bank.

Access to the Maui Mall is currently provided by several existing driveways, connecting to Kaahumanu Avenue, Puunene Avenue and Kamehameha Avenue. So again we have an existing right turn here, off of Kaahumanu Avenue. The main entrance here that is signalized with Wharf Street. That has a traffic signal. And then we have a right turn in, right turn out here. We have intersection with Puunene Avenue where you have a left turn on to Puunene Avenue, right turn out, and straight across to Kahului Shopping Center. Same here at this southern location. And then, again, off of Kaahumanu Avenue, this is a signalized intersection with the Safeway intersection. Another signalized intersection here, near the Wendy's restaurant. And then this is a restricted right turn in, right turn out.

Parcel 5 is located within the parcel 4. And parcel 5 you notice is the solid boundary line here. Parcel 4 is the dotted boundary which is the larger parcel. We see here on the site plan the location of the proposed. There are two retail buildings proposed. The first one here would be where the TJ Maxx location would be, as well as a second building here where there would be four retail units proposed. Currently this site is utilized for parking for the Maui Mall. So to accommodate the parking that's displaced we will be, we are proposing additional parking here and here. And again these are all – these two areas here are part of the existing parcel 4 which is part of the larger Maui Mall parcel. In addition to the actual building improvements, we do have drainage improvements, as well as landscape improvements, and related utility improvements that are proposed.

Before I move on to the next slide, I would like to point out, which we'll talk about a little bit later

in the presentation, that currently there is sidewalk provided on Kaahumanu Avenue here that takes a pedestrian straight into the Maui Mall this way. Additionally there is existing sidewalk along Kaahumanu Avenue here which would provide for pedestrian path straight in here. It's a little difficult to tell, and I apologize for the scale of the site plan, but there is a pedestrian path that's also proposed as part of the project from the retail building to this proposed parking area here, as part of the project.

As I noted previously the scope of the project is the two retail buildings. It's approximately 32,600 square feet in size. TJ Maxx will occupy the main building. There is new parking, as I noted, proposed on parcel 4, and a few stalls on parcel 5 to accommodate the needs for the existing Maui Mall uses as well as the planned use on parcel 5. And we would like to note that the construction of the buildings may be phased.

At this time I'd like to turn the presentation over to Anthony Riecke-Gonzales our project architect to go over the project plans.

Mr. Anthony Riecke-Gonzales: Aloha board members. My name is Anthony Riecke-Gonzales with Riecke Sunnland Konno Architects. We're the architects for the project. The building, and I'll mention actually, this building is actually designed by one of your board members, Linda, before she retired, so –. This building was modeled off of the train station building that some of you may know across from the Maui Mall, on Kaahumanu Avenue. Maybe we could go to that slide first. So this is the building that this was kind of modeled off of. You can see it uses the traditional columns and it has kind of a muted tan coloration to it, with the green band around the fascia. You can go back to the elevations now.

So we picked up a lot of those elements. Unfortunately when this went through the computers and the digitizing, it became more of a grey tone. But the color, the colors actually chosen are the tan colors that you saw on the picture of the train station.

So we picked up with the eye brow roof that runs around this building. This building is a little bit bigger in mass than the train station building. So the eyebrow helps to keep the mass down to a more human scale like you see on the other building. The main building is, is the TJ Maxx building. If we could go to the next slide. And then on the side that faces out towards Kaahumanu is the four smaller shops that we're proposing. The client has asked and we thought it would be best to present to you, that they may build this in phases. They may built the TJ Maxx first. And then as they get tenants signed up for the four smaller spaces, then that building may get built in the future. But we want it all approved at this point. They may also build the whole thing at the same time depending on what demand is and what they can work out.

Signage, there's four smaller signs proposed for the four tenant buildings. If you could go back to the larger one. And we did have some discussions with County and TJ Maxx. TJ Maxx actually would be allowed to have two signs. One facing out towards Kamehameha Avenue, and then one facing either to Puunene Avenue or the Kam Avenue. They, they've chosen to just go right now with the one facing Kam Avenue. Though they would come back if they

decided to add the other sign. But they felt right now that the building is somewhat far away from Puunene or Kaahumanu Avenue, that it really wouldn't be worth the while to put a sign on there right now.

If we could to a plan of the building. So this is the TJ Maxx space right here. And coming off of Kamehameha Avenue, the rubbish service area is back in here. And that's across the street from a service area that currently exists for the mall right here. The deliveries that would, you know, happen not during mall hours is off of this side of the building here. And that would service the TJ Maxx and the four smaller units up here.

If we could go to the rendering slide. So this is the view from kind of the Safeway intersection looking down that entry way. And this is the proposed TJ Maxx project. If we could go to the next slide. And as you can see this is from Kaahumanu Center. And you would be able to see it, but you'd have to look pretty hard. It's buried back in the parking, back here. And this is actually going to be – you wouldn't see the TJ Maxx store, you would actually see the four smaller units.

So that's pretty much the presentation of the building unless there's any questions from anyone. I'll turn that back to you.

Ms. Fukuda: At this time I'd like to call Kevin Tanaka, the landscape architect, to give a brief overview of the landscape plan.

Mr. Kevin Tanaka: Good morning. Kevin Tanaka, the project landscape architect. Basically at this point anyway the ideas are simple. The requirements for County Code shade trees and perimeter hedging will be installed. The idea would be that because it is an existing mall, the shade trees, the majority of the shade trees, would be, would match the existing, the existing mall of Hawaiian Kos with the exception of autograph trees which the County now considers invasive. A new, a new tree around the TJ Maxx – orchid trees to accent the new. Making use of, again, in the shrubbery and the ground covers to do some matching of the existing with the incorporation of new natives. And that's the basic idea.

Ms. Fukuda: So this is a preliminary plant list for the retail project as Kevin mentioned. It would match the majority of the existing landscaping that's there at the Maui Mall right now, so –. And then briefly we'd just like to note that there are drainage improvements proposed. There is the installation of subsurface drainage system in three areas. One would be in the new parking area behind the existing American Savings Bank, one within the existing Maui Mall parking lot, within the vicinity of the new TJ Maxx building, and a third one in the new parking area behind the Wendy's restaurant. And I can flip back to the site plan just to indicate. So, we're looking at a new subsurface drainage system here, one in this approximate area here, and then one within this area here.

The drainage system is designed to accommodate the 50-year one-hour storm, and meets the requirements of both the County's storm drainage rules, and the recently adopted storm water treatment best management practices rules. Additionally, we'd like to note that the catch basin

inserts will be installed within the drainage system to filter out any pollutants, trash, debris, et cetera. And those will be maintained.

I'd like to briefly now go over the sustainability features that are being included as part of the project. There is the proposal for installation of bike racks near the front entrance of the TJ Maxx store, showers for the employees at TJ Maxx, within the TJ Maxx building, has been suggested to them for inclusion. As I mentioned earlier, there is the installation of a pedestrian pathway from the parking area to the main building. And we will be looking to source CMU blocks for the building from local sources. Separately from this project, electric vehicle charging stations are going to be installed at the Maui Mall in the location of the entrance of the TJ Maxx building as well as the Long's Drugs and Whole Foods Market. PV or other alternative energy generation has been suggested to TJ Maxx. If they would like to install that, that will be their responsibility to actually proceed with that on their building. Reflective roof covering will be installed on flat areas. Light colored canopies are being installed to reduce cool needs. And we'd also like to note that the site is currently located on the existing County of Maui bus route.

And that concludes our presentation for this morning. We are available to answer any questions that you may have. Thank you very much.

Mr. Silva: Alright, thank you. I'd like to open it up for public testimony. Is anybody here that would like to come and speak? Seeing none, I'd like to close public testimony. And now we would, first like to go around as a board and ask any questions to the applicant, and have any kind of open discussion. And then after that initial round we will provide our recommendations. I should introduce our special counsel today, James Giroux. Thank you. So Andrew, do you have any questions?

Mr. Andrew Carson: Is this building going to be certified by any kind of third party green building organization, like, US Green Building Council or . . . (inaudible) . . .

Ms. Fukuda: At this point in time we are not proceeding with a LEED type of certification.

Mr. Carson: Thank you. That's all.

Mr. Silva: Frances?

Ms. Frances Feeter: I was just wondering about the recommendation about photo voltaic. Is that just a recommendation or is it going to be seriously considered?

Ms. Fukuda: It has been suggested to the TJ Maxx management that they install that. But that decision rests with them, so –

Mr. Silva: Bob? Or was that it Frances?

Ms. Feeter: Yes.

Mr. Silva: Bob?

Mr. Robert Bowlus: Yeah, I'd like to ask the architect or, or somebody, to explain the link between the proposed building and the existing mall. Pedestrian walkway, how do you get across that. Yeah.

Mr. Riecke-Gonzales: Sure, if we could get the slide up here. And if I could borrow your pointer again. So there are several walkways. This one comes from the County Service Center over here. And then that would be walking through the parking lot. And then there are two walkways that connect directly to sidewalks up here in this corner. And then there are sidewalks actually covered under the canopy that go around the building on most of the side.

Mr. Bowlus: It looks like the road goes through there. Is that a service road only or will that still be open to the –

Mr. Riecke-Gonzales: It will be opened to the public. Though, I'm thinking that this is not going to be a heavily traffic area just because the corners here, even though they meet the fire access, you're gonna have to go pretty slow around those corners.

Mr. Bowlus: . . . (inaudible) . . .

Mr. Riecke-Gonzales: It is, so I would think, you know, it's not, you know, people that are actually wanting to go places, they're gonna go around this way. And, you know, if you really want to cruise by it at five miles an hour, you might go through there.

Mr. Bowlus: So the mall is laid out on a basic axis – north, south, east, and west kind of – and the main mall in the center. But from that, when you go down to the left, that direction, you end up out in the parking lot. And is there a connection? Does it connect all the way around?

Mr. Riecke-Gonzales: No, actually the mall itself, when you come out this way, this is kind of like an entrance to the mall so there's a landscaped areas right here. And so there is a walkway that you can walk on underneath the eaves over here. And now we'll be extending that so you can walk out across the walk, crosswalk, and then get under a, you know, a shaded eave again and walk around this way.

Mr. Bowlus: How many entrances are there to the TJ Maxx?

Mr. Riecke-Gonzales: There's just the single, for the public, there will just be this main entrance here.

Mr. Bowlus: So does the walk way connect around to that or is that really –?

Mr. Riecke-Gonzales: It does. So, I mean, you can actually go from here if you just wanted to stroll all the way around this way to this way to this way.

Mr. Bowlus: It's a long way around.

Mr. Riecke-Gonzales: It is. And, you know, most people are probably going to, you know, either cut across the parking, I mean, the walkway here. But actually this is, this is a walkway that exists right now that goes over to this high traffic area, which the County Service Center. I would think most people if they're going to TJ Maxx, they're gonna probably gonna come down this way and then cross over there. In fact, I bet there'll be a lot of people who come down here, go to the service, get their number, and say, well, if I have 45 minutes maybe I'll run over to TJ Maxx.

Mr. Bowlus: Okay. Thank you very much.

Mr. Silva: Thank you Bob. Morgan?

Mr. Morgan Gerdel: Yeah, I just have a question on the parking for the site. I imagine when Maui Mall was developed the parking requirements might have been more than what they are now. Is there more parking than is required by code, or you're just meeting those requirements or what is the –?

Mr. Riecke-Gonzales: Well, we – yeah, we will have more parking than required by code. And right now we're actually talking to the Planning Department because they sent us back a letter, and they said, well, it looks like you've got plenty of parking. But when we count what we see on your map, that's a lot more stalls than what you're showing in your parking count. And that's correct because what we actually did is we went through and, and where it's been stripped for like 11 or 12 stalls, we actually went out and measured it, and a lot of those stalls don't meet current code. And so we said we won't count all those stalls. We'll only count what current code would allow to be parked there. The County doesn't – it seems not to like that right now. So we're talking to them to see how we'll work through that. But the bottom line is we have quite a few excess stalls.

Mr. Gerdel: Okay. Thank you. And the other question is on the rendering of the elevation, is the sign color the same as that red trim color or are those different colors?

Mr. Riecke-Gonzales: It is. No, they're the same color. And again that's, you know, TJ Maxx has some requirements that they need their TJ Maxx red. And so rather than have that be the only thing on the building that's red, we picked that up on a, what we feel is a pretty subtle accent to the building to tie the two together.

Mr. Gerdel: Okay. Thank you.

Mr. Silva: Thank you Morgan. Linda, I'm sure you have a long list of comments?

Ms. Linda Berry: I'm not allowed to say anything, unfortunately.

Mr. Silva: Okay. Dave, comments, questions?

Mr. David Green: I think it's a lovely building. I don't have any comments. All my questions have been answered.

Mr. Silva: Okay. Jane?

Ms. Jane Marshall: I have a vague notion that this is a clothing store for young people? Is that true?

Mr. Riecke-Gonzales: I wouldn't say young people. I mean, every time I go to the mainland, my wife and kids drag me to it.

Ms. Marshall: Okay.

Mr. Riecke-Gonzales: It's, it's –

Ms. Marshall: So what's the demographic? I've just – I've never been to one.

Mr. Riecke-Gonzales: It's actually, and I hope I'm not threading on any toes here, but from a lay person's perspective, it's very similar to a Ross. Right? So they, they – it seems to be a little, you know, higher end than Ross, so they get stuffs from, I don't know, Macy's, Nordstrom, all their stuffs they weren't able to sell that season. But it's, from my perspective, again, there's a few, you know, nice things for men, but it's a lot of women's clothing, and housewares. You know, very similar to Ross.

Ms. Marshall: Okay. What the height relationship to the existing buildings?

Mr. Riecke-Gonzales: They're very similar in height. I think the TJ Maxx where the signage is is right about at the peak height of the existing mall.

Ms. Marshall: Was that back corner always planned as a building site?

Mr. Riecke-Gonzales: Yes. Actually it was, it's subdivided out for JC Penney many decades ago. And then JC Penney, I understand decided to go to the Kaahumanu Center.

Ms. Marshall: Since there's an abundance of parking – to dovetail that last question – is there another building parcel on that site for future construction?

Mr. Riecke-Gonzales: On which?

Ms. Marshall: On the Maui Mall site, is there some future corner that's been – that's has ear marked for another building?

Mr. Riecke-Gonzales: No, I think at this point if they were to expand additional building they would basically be taking a site that's used for parking right now, and then they'd have to go the Kaahumanu route and probably look at doing some kind of structure, depending on how big the

building actually was.

Ms. Marshall: Oh, I see, a parking structure. Thank you.

Mr. Riecke-Gonzales: Okay.

Mr. Silva: Thank you Jane. I had a couple of questions too. Of course, it's about the drainage and what the existing drainage system included. Mark, is the – was there an existing drainage system that took care of any retention or detention prior to this project?

Mr. Mark Matsuda: Mark Matsuda, civil engineer. There is an existing drainage system on the property. I don't believe there's any retention in that system. So, you know, the plan is to, within these areas that we are to improve to include retention.

Mr. Silva: And was it, the starting point for your calculations was it based on, like, undeveloped land or – because I know there's a lot of asphalt there now, so it wouldn't increase much from the existing condition.

Mr. Matsuda: Right. The current calculation for the building area is based on the existing condition which is the big parking lot. The two parking areas are –. Well, the east one is undeveloped. The west one, behind American Savings, there's a small asphalt parking lot, it was taking based on the existing, the current condition.

Mr. Silva: Okay. Okay. That was good. Thanks. Second question, when we're talking about walking around the building, I was wondering if there was any windows that were considered along the east and west elevations?

Mr. Riecke-Gonzales: Windows to the building itself?

Mr. Silva: Yeah. Either that or some kind of store front so they could, you know, put up some, I don't know mannequins. I don't know what they have. But as you're walking by, you're seeing this whole long building with nothing of interest.

Mr. Riecke-Gonzales: We go to the other site. Yeah. So actually, you know, as you come across from what right now is the Subway in the Maui Mall, there would be windows to these two smaller unit spaces. But over on this side that's more the service area, until you get around towards the front of the TJ Maxx, there are, are windows right now. But, I mean, as you cross the, the sidewalk, I mean, the idea would be these have attractive store fronts that pull the walker over to their stores.

Mr. Silva: But nothing along TJ Maxx?

Mr. Riecke-Gonzales: No. It's, it's not –

Mr. Silva: They don't kind of display?

Mr. Riecke-Gonzales: Well, they do in the front. Yeah, on the front they have the display. Could we go back to the other? Even on the – so the front of the TJ Maxx and this, these windows would have display windows, but not on the sides.

Mr. Silva: Okay. Thank you. Does any body else have any more questions? Jane?

Ms. Marshall: One, one more question about lighting. Can you just kind of give us an overall description of how you plan light this thing from the exterior?

Mr. Riecke-Gonzales: Are you talking about the – well the walk ways themselves will have lighting similar to what's now in the mall.

Ms. Marshall: Is that high pressure sodium?

Mr. Riecke-Gonzales: No, I don't believe so. It might be fluorescent. I don't have my electrical engineer with me today, so I don't know exactly what it is. But it is a high energy efficient light. And it's not the yellow one because I've walked around the mall. It would make you look like you're about to die. And the parking lot light will match the existing parking lot lights in the Maui Mall.

Ms. Marshall: How are you going to light that sign?

Mr. Riecke-Gonzales: You know, I don't have an answer for that yet. I'd have to talk to TJ Maxx.

Ms. Berry: I do.

Mr. Riecke-Gonzales: Oh okay. And that's a technical.

Ms. Berry: It will be made out of plastic and back lite. Like the Whole Foods sign.

Mr. Silva: Thank you. Any other questions? Doesn't look like it. So now we will be going around as a board making any recommendations to the Planning Commission on the SMA Use Permit and I'd ask Candace to compile them as we go around and summarize them at the end. Andrew, any comments?

Mr. Carson: No comments.

Mr. Silva: Frances?

Ms. Feeter: No comment.

Mr. Silva: Bob?

Mr. Bowlus: Just a couple short comments. But one of them, if there's an excess of parking and

there's no future demand maybe A&B would consider re-striping some of the, in judicious locations, some of the narrow, narrow spots to a more gracious or more – instead of an 8 ½ foot, like a minimum space, to a 10 foot space so you can actually get your doors open. And that would just be a recommendation that might just keep it within your parking requirements, and still provide Christmas parking at the high maximum times.

And then the other thing is on that we just discussed that east facing TJ Maxx wall with no windows, and it faces the parking lot in its pretty visible side. And it's kind of also the service side, so my recommendation would be maybe the landscape architect could kind of step it up in that area, and increase the screening of that big blank wall with maybe an interesting landscape buffer. It might make the building much more attractive since we're not really attracting anybody into the store at that spot. That's all. Thank you.

Mr. Silva: Great. Thank you Bob. Morgan?

Mr. Gerdel: I have a comment on the, on the TJ Maxx entrance sign. The red kind of makes it read like a big billboard to me. I don't know if it's a matter of bringing that color into other parts of the building so it looks more integrated or maybe just eliminating that accent color. But, I'm not sure it works only in that location. Yeah, that's my only comment.

Mr. Silva: Thank you Morgan. Dave?

Mr. Green: No comment.

Mr. Silva: Thank you. Jane?

Ms. Marshall: None.

Mr. Silva: Alright. I do not have any comments either, so if Candace could just roll through what you have so far.

Ms. Thackerson: Yeah. So I have if there is an excess of parking, perhaps A&B could consider re-striping some of the smaller stalls to a larger size. That the east facing wall that currently has no windows, that the applicant shall consider landscape screening or buffering to make it more attractive. And then as far as the TJ Maxx main sign goes, either eliminating the accent color, or perhaps incorporating it in other aspects of the building, so it looks less like a billboard.

Mr. Silva: Okay. Sounds good. Is there any discussion as a board for those three comments or we're all pretty much in agreement. We would need a motion for those recommendations.

Mr. Bowlus: I move to approve.

Mr. Silva: Thank you Bob.

Ms. Marshall: I'll second it.

Mr. Silva: And seconded by Jane. And all those in favor, aye? All oppose, nay? Hearing none, passes unanimously.

Ms. Thackerson: Thank you.

It was moved by Mr. Robert Bowlus, seconded by Ms. Jane Marshall, then unanimously

VOTED: to recommend approval to the Maui Planning Commission with three recommendations.

(Assenting: R. Bowlus, A. Carson, F. Feeter, M. Gerdel, D. Green, J. Marshall

Excused: B. Maxwell

Recuse: L. Berry)

Mr. Silva: Does the next project need any time to set up? Alright, we'll take a quick – few minute break, say five minutes from now.

(The Urban Design Review Board recessed at approximately 10:35 a.m., and reconvened at approximately 10:42 a.m.)

2. **HUINOEAU requesting an amendment to their State Land Use Commission Special Use Permit for the operation of a Pilot School Program for 2-3 years with a maximum of 50 students at the Hui Noeau Visual Arts Center at 2841 Baldwin Avenue, TMK: 2-4-002: 011, Makawao, Island of Maui. (SUP2 980002) (Ann Cua)**

The SUP2 amendment request includes the reconstruction of an existing garage currently used for storage and workspace to be used for classroom/storage for the school and the addition of a 160 square foot patio and 72 square foot entry.

The existing State Land Use Commission Special Use Permit, SUP2 980002 requires review by the UDRB for all future buildings to assure that the historic character of the property is maintained.

The Board may provide their comments on the Land Use Commission Special Use Permit to the Maui Planning Commission regarding the design components of the proposed buildings to assure that the historic character of the property is maintained.

Mr. Silva: Next on the agenda we have . . . *(Mr. Michael Silva, Chair, read the above project description into the record.)* Planner is Ann Cua is here. Thank you Ann.

Ms. Ann Cua: Good morning. The, the reason why we're bringing this item before you is that this is a historic property. And when they went through the process to get a County, a State Special Permit years ago, one of the conditions that was placed on the, on the project was that any new building construction would come before the Urban Design Review Board to just assure that the historic integrity of the property is being maintained. And although this is not, you know, a brand new structure completely – it's basically an add on – we wanted to air on the conservative side and bring it to the board before we take this amendment to the Planning Commission. And it is gonna need to go to the commission for an amendment for the use, and also to add this addition on the property. So with that I'd like to ask Robb Cole, who is representing the Hui to come up and talk about the project a little bit and what they want to do, and then I'll come back and we can chat a little more.

Mr. Silva: Thank you.

Mr. Robb Cole: Hi. Good morning. My name is Robb Cole. I'm a planning consultant representing the applicant, Hui Noeau. I want to thank you Ann for introducing me. Thank you staff, and good morning, and thank you volunteer members of the Urban Design Review Board. Ann mentioned briefly the permit for this project which, because the property is located in the State Agricultural District, a special permit is required to run what is a visual arts center, focusing on arts education, galleries, gift shop, various uses of that nature. And as part of the last amendment to this permit, we were required not only to go before the Urban Design Review Board, but also present information to the State Historic Preservation Division's Architecture Branch. And they have reviewed the building plans and additional materials they requested. And they have completed their review. To summarize it, they requested that the applicant document it per HABS three standards, and they, since, written to confirm that the applicant has completed that process. So today we're here before you for your recommendations. And in a little over a month we'll be at the Maui Planning Commission to finalize this.

You know, I put up the hand drawn building plans on the wall because I know when we reduce them to the scale that you get in your mail outs, I'm sure they are absolutely ineligible. We do have them on the big screen as well today if you have any questions. Another part of the requirement of our last permit was that we show you pictures of the existing buildings on the site, so I will run through them quickly today. A lot of them are the same photos that were included in your handout.

Just to locate you, I'm going to identify the Hui Noeau property which is the old Kaluanui Estate that's located on Baldwin Avenue. It also has an access along Kaluanui Road. The estate was developed 1917 and the primary residence and its ancillary buildings are accessed through what we call the upper campus through a driveway off Baldwin Avenue. And the secondary service buildings were built in the next decade, and they are accessed off Kaluanui Road, via second entrance.

And this is the view from above Kaluanui Road. I'm gonna just show you a little bit more about this lower campus here. It includes behind the main primary residence and its guests house the maid's quarters which we refer to as the – excuse me one second. Sorry, thank you – the

Matsumoto building in honor of the original maid who became the cook, and the gardener who became a caretaker. And attached to that maid's quarter, built some time after 1925 is the subject of this renovation which is a series of additions that were made, kind of a semi-enclosed garage format. Also on the lower campus is the original stables and tack shed which were built in 1920, and three new buildings – children's classroom and central restroom facility built in 1999, and a ceramics and jewelry making studio built most recently in 2008.

So this is the primary residence, the Baldwin House, build in the California mission revival style, and current location of the administrative offices, exhibition gallery, history room, and other multi function spaces. Matching in style is the guest cottage, and the original carriage house. The carriage house is currently used for print making studios and has some multi-function classrooms in its lower quarters. On the lower campus is this a picture of the stable and tack shed. They were converted to use as a ceramic studio almost 40 years ago. And this is the south elevation of the maid's quarters, known today as the studio cottage.

Some of the newer buildings. This is the children's classroom. This is the central restroom facility. And this the 2008 new ceramic studio and jewelry making studio. Just couple days, over a month ago, Hui Noeau was honored by Historic Hawaii Foundation with a preservation award for their stewardship of Kaluanui. The subject of this renovation is this building here. This is the Matsumoto cottage, and attached to it, this structure here is the remains of what used to be this open air garage. Viewing it here from the primary elevation from the west, you can see that there's a lower section here which has been demolished and now only has a temporary tent on it. And an upper section which contains the first iteration of the garage which was gable roof structure with a chimney in the back likely servicing a furo, and an additional shed roof that came off it. And for kind of size and scale of where the renovation is going to take place – just to show you a little bit more detail of the structure that's going to be renovated. Once again this is the lower section, most recently constructed. It started falling apart, and unsafe sections were removed about five years ago. It contains a number of slabs with various different heights. 4 by 4 and 2 by 4 framing, kind of substandard roof framing. And this is the rear of the studio. I'm sorry, the rear of the garage. The furo was probably located in this section here. There is a brick chimney with a simple corbel. And the chimney is separated and leaning away from the building.

The intent of this project, looking at the Hui's need for expansion and their constant desire to ease use on the historic Baldwin House, they found a location that served two purposes. One, it was rather unsightly, rather unsightly and they'd like to remove this detriment to their property. It's also unsafe. So, they figured they could build a new structure that was usable and remove the hazard at the same time. They came up with the concept of this renovation of the garage.

And there are three design objectives. One was to make it more compatible with the existing cottage above. The garage structure, previously, you know, had about three different roof styles. What they're proposing now is a single gabled roof for the entire structure. They'll have to align certain elements. For example, this covered entry will be aligned with the natural slope of the roof to give it a little more purpose that these buildings were designed together. The roof material will be switched from corrugated iron to shingles that match the existing cottage. The

proposed field and trim colors of the addition will match that of the existing cottage.

Now there's a second slightly conflicting objective that stems from the Secretary of the Interiors Guidelines for Rehabilitation which is they don't want a new addition to match exactly with an old historic building. They actually want there to be an distinction architecturally. So there are some elements that make these buildings different. Primarily it's boll siding. There will be a baton on board siding for the addition while the cottage has an old style shingle siding. And the windows will be larger, undivided windows with modern materials. This is kind of an overview of both the existing cottage and the addition, and how they relate together.

Thirdly, the architect was looking to incorporate some elements of some of the newer buildings in the lower campus, and specifically the board and baton, and the large undivided windows that are used. This is 2008 building for ceramics and jewelry making building.

So just kind of showing a section showing the relationship between the levels within the building. They're simplifying what was three different elevations into two. They will be divided by a safety railing, and there will be an interior stairway to get from one to the other. Operate as one room. The floor plan is essentially is the exact same thing that we have currently. Storage area, with stairs to the upper cottage, and two work areas. The main difference is the upper work area, as I just mentioned, will consolidate in elevation, so just one elevation. There's two modest additions. There's open entry porch and a covered lanai. In sum, they are less than 200 square feet. There will be entries to the lower level on west and on elevation, and the upper area will have an entry only on the west elevation. Here's a picture of the north elevation with the second entrance and the covered lanai. The east elevation which will face the gulch, and has three undivided windows with louvers below.

I'd like to open it up for questions. And I note, chair, we do have a very specific request for a condition or recommendation, again, related to parking. And I got into that now or I can wait till questions about the building architecture.

Mr. Silva: If you could go into now and then we'll just talk about it later.

Mr. Cole: We have a special request related to the composition of parking. The Hui currently has a considerable surplus of parking over what's required. They've got approximately 85. It's hard to measure exactly because a lot of it is grass parking. Under current code, and their 2008 approval, they were required to have 47 spaces. This new addition is expected to bring in another eight spaces. So, 55 required out of 85, so it's still a surplus of over 30 stalls. Out of those, only 10 paved. And this is unusual with most properties. Most properties have a greater balance of paved to unpaved. What the Hui does have is three lighted, for night lighting, grass gravel parking lots and I'll identify them. Off Kaluanui Road there are two parking lots next to the 2008 ceramics building. There is a paved parking lot by the children's studio. And then there's the historical parking that developed after Kaluanui was created. You know, it was created in the days before the popularity of the automobile. But soon after this became a, you know, back up community center, and the arts, they park in this upper law up here. I'll give you an example, this is the grass gravel parking. It's graveled which the grass . . . (inaudible) . . .

afterwards by the stable surface. That suits the Hui considerably well. It also helps them in their opinion preserve the rural character of up-country, and specifically the historical character. This campus was designed by C. W. Dickey with a lot of flowing, grassy hill. And over all their approvals over the last, nearly 40 years, they've never had to address this issue. They've always used grass parking. Here's another example of that grass gravel parking.

The recommendation that we're asking from you is that the Hui be – that you recommend that the Hui keeps this grass parking and not pave it. There's no issue currently, but we're expecting a possible letter from ZAED, you know, requesting that some of this paving – some of the parking be paved. And at this time we don't think it's necessary given the amount of parking that's currently there, and its current use, and it's, you know, it's utility. Also, we feel it's necessary for preservation of the historic feeling of the campus.

I've provided you some sample language here of course, . . . (inaudible) . . .

Mr. Silva: Thank you. Any other presentation materials?

Mr. Cole: No. Any questions, I'd be glad to answer them.

Mr. Silva: Great. First we need to go through and open it up for public testimony. I don't see anybody here for public testimony so I'm going to close public testimony. And, Ann, maybe we can just get some clarification too on the grass parking. So we're – obviously we don't have, the purview to approve anything. It's just a recommendation to, for future, permitting. Is that a variance they need to do?

Ms. Cua: Possibly. They, they've been – you know that our – the administration and DSA has moved over to One Main Plaza, and so for the last few weeks, you know, it's been, it's been difficult to be able sit down and, you know, work on an issue like parking with them. Now they're back, and kind of moving it. And so Robb has tried to be in contact with them to, to resolve this issue, but that's gonna still be ongoing. So, you know, they're gonna have to, the Hui, is gonna have to work with the Planning Department and – to resolve the parking issue, they're gonna have to provide x-number of stalls, and normally it's paved stalls. And so they may have to be going to the Board of Variances and Appeals to get parking treatment different than, than the regular paved stalls. So, I think what they're asking for is, in their dealings with the Planning Department and possibly with the Board of Variances and Appeals, if they just had some kind of a statement from this Board, along those lines, it may help them in process. But there is, there is no authority from this board to say, yes, we prefer that you have grass parking, and so, you know, we'll wave our magic wand and you can have grass parking. But I think it, you know, based on the make up of this, this board, I think it is very important if you acknowledge, you know, the historic character and whether you feel it is appropriate or not for them to be able to maintain the balance of, you know, the gavel grass versus just completely paving the amount of stalls they would need for this project.

Mr. Silva: Okay. Thank you for clarifying that Ann. So, some of the last communications we'll go through one round with questions and any kind of discussion, and then we'll follow up with

a second round of comments specifically recommendations, any recommendations going to the Planning Commission for their Land Use Commission Special Use Permit. Amendments. Andrew, questions? Discussion?

Mr. Carson: Yes. Is this project going to be certified by any third party green building organization?

Mr. Cole: No, it is not.

Mr. Carson: Okay. Thank you.

Mr. Silva: Thank you Andrew. Frances?

Ms. Feeter: I don't have any major questions. I have some comments. Is that appropriate now?

Mr. Silva: Sure, go ahead.

Ms. Feeter: 20 some years ago I was a regular volunteer at Hui Noeau and we lived here so I really appreciate what has happened in the last 20 years. I applaud what you've done and hope you continue. And I especially like your gravel and grass parking. I think the . . . (inaudible) . . . of pavement is wonderful, and I hope you can keep that up. Thank you.

Mr. Silva: We appreciate that input. Bob?

Mr. Bowlus: Well, I didn't have any comments, but I'd like to reiterate Frances's comment about I just really love the character of the Hui, and I like the grass and the gravel parking. That really is a part. I'd hate to see a TJ Maxx kind of parking lot out there, so thank you.

Mr. Silva: Morgan?

Mr. Gerdel: Yeah, I just have a question. Is, is this building still a residence? Is it basically an addition to the residence or is it becoming a commercial building? I was curious.

Mr. Cole: I think the best answer is the building is kind of multi purpose. There's a long history of artists coming to Kaluanui starting Ethel Baldwin. She would invite artists to come over, and as payment for their stay they would have to teach her and her friends, you know, this style of painting or give a lesson. And the building is still known at the studio cottage, and it is still used occasionally to house an artist, you know, who comes in and teaches classes, or, you know, may actually even work in that studio.

Mr. Gerdel: Thank you.

Mr. Silva: Linda?

Ms. Berry: I'm curious why the roofing is going to match the existing roofing, but the siding is

not.

Mr. Cole: Good question for the architect. When I asked him, you know, it's a balance between making the buildings look like they belong together, but at the same time, satisfying the recommendations that there be an architectural distinction. And the architect chose to unify the roof, or, you know, putting the structure all under one roof, give it that, that feeling of one sheltering unit. But at the same time, you know, he chose the element of siding to reflect that. I also believe that to recreate the siding of the cottage would be difficult and prohibited in cost due the size, and you know, in those days when it was built, labor was quite cheap, and it would be hard to do exactly today.

Ms. Berry: But hardy board – I mean, hardy does make panels, I mean, boards that look just like those claverts which –. I see that the drawing shows claverts not board and baton.

Ms. Marshall: Is the drawing up there? It looks like shiplap siding.

Ms. Berry: Yeah, shiplap, which is what the original one is.

Mr. Cole: I, I think – yeah, he might have actually had some underlines there from a previous design. The current application is for baton on board, and I actually asked the architect that myself, what about, you know, matching the shingles. He said you could do it. And they do make the pre-fabricated panels that already – you know, you don't have to nail a shingle on. However, the sizes aren't the same, so you would have two different sizes of shingles. So you wouldn't achieve the matching house that you're aiming for.

Ms. Berry: I would still rather see something that looks, something horizontal rather than the vertical element. That's it. Thank you.

Mr. Silva: Thank you Linda. Dave?

Mr. Green: I assume the chimney is being taken down. Right?

Mr. Cole: Yes.

Mr. Green: Okay. And you're not making any other improvements to the other three elevations of the, of the cottage.

Mr. Cole: No, just the elevation of connect.

Mr. Green: Alright, and then I'll just make a comment. I think grass gravel parking is fantastic for this venue.

Mr. Cole: Thank you very much.

Mr. Silva: Thank you Dave. Jane?

Ms. Marshall: Is that an open rafter ceiling on the inside?

Mr. Cole: Yes it is.

Ms. Marshall: Are you using – you're just using A/C plywood as a sub-straight for the roof?

Mr. Cole: Yes. It is a very modest cottage.

Ms. Marshall: Yeah.

Mr. Cole: Sorry, addition to the cottage.

Ms. Marshall: Can you reuse the old bricks from the building? Are they reusable? Those are great old bricks.

Mr. Cole: I agree. Technically I can't answer that question. I don't have the resource.

Ms. Marshall: Put that out there.

Mr. Cole: Okay.

Ms. Marshall: Yeah. Can you, have you thought about using wood windows and doors, instead of Milgard? I'm sure there's a budget issue there, but can you put that out there too? Just to respect the old wood windows and doors that make these buildings so charming.

Mr. Cole: Thank you.

Ms. Marshall: Are you painting the existing cottage along with the new addition so that you take a similar color all the way around?

Mr. Cole: I believe the issue will be painted to match, but I don't believe there are plans at this time to paint the cottage.

Ms. Marshall: Yeah. Yeah. I'm sure it's a budget issue too. So the, the new construction will be painted to closely match the existing cottage.

Mr. Cole: Correct.

Ms. Marshall: And I agree about the parking totally.

Mr. Cole: Thank you.

Ms. Marshall: Thank you.

Mr. Silva: Thank you Jane. One question I had actually was the, on the rendering, it looked like

the upper roof line got cut off maybe for some electrical service. I don't know if you can go back to that rendering, and it looked little off balance. I like the hand drawings ones a lot better. That one there. Or I guess it would extend past the cottage, the existing cottage?

Ms. Marshall: The porch roof.

Mr. Silva: Yeah.

Mr. Cole: Let me first clarify. This is not a colored rendering. This is something that I put together, not the architect.

Mr. Silva: Okay.

Mr. Cole: Just to show the roof structure differentiation from the siding. And – all the electrical is going to go underground as part of the renovation.

Mr. Silva: Okay. Very good. Thank you. Does anybody else have any more questions? Jane?

Ms. Marshall: . . .(inaudible) . . .

Mr. Silva: Yeah, I did like one. That's why – I mean, it's just technical, I guess, they went over the photo.

Ms. Marshall: It's a cut and paste thing.

Mr. Silva: Sure. Sure. Any more questions? No more questions. So we'll go around with recommendations to the Maui Planning Commission. Andrew?

Mr. Carson: Keep the parking, and that's it.

Mr. Silva: Do you want to – maybe you could put that language up. Are we all okay with that language and then you could just – Ann could cut and paste maybe. Recommends that Hui Noeau to be able to utilize its existing grass gravel parking resource to fulfill the County's assessed parking and that it not be required to pave the existing stalls. Alright. Ann?

Ms. Cua: The department actually supports the first.

Mr. Silva: Sorry.

Ms. Cua: Because I think you can choose either or.

Mr. Silva: Okay. Yeah, I'm sure we could got either way on the board. I think we all pretty much support.

Ms. Cua: Yeah.

Mr. Silva: Okay. Frances?

Ms. Cua: And maybe we can do a combination of the two. If you support, you know, the language as it is up there, then, you know, the department can definitely work on maybe incorporating the two together.

Mr. Silva: Okay. Frances?

Ms. Feeter: I strongly support the parking. It almost seems like the second one, it concerns me that they might have to pave parking. But I think it would be a disaster.

Mr. Silva: Okay. Bob?

Mr. Bowlus: Well I admire the Hui a great deal, and I support the use of the grass and gravel parking completely, and I'm in favor of the project.

Mr. Silva: Great. Morgan?

Mr. Gerdel: Yeah, I just have a minor comment on the windows on the addition. . . (inaudible) . . . more contextual to the existing cottage. They're kind of vertical and contemporary looking. That's my recommendation. Thank you.

Mr. Silva: Thank you Morgan. Linda?

Ms. Berry: I support both of the recommendations on the slide.

Mr. Silva: Dave?

Mr. Green: I like the first recommendation. I might just add in there where it says support the continued use of gravel grass parking as opposed to paved parking, and then continue.

Mr. Silva: Okay. Jane?

Ms. Marshall: Just to reiterate the potential reuse of all the old bricks from the chimney somewhere in the landscaping, and then it would be a story on your tour. And I know you have new buildings that set a precedent for Milgard windows, but, you know, I'd like to reiterate the charm of wood windows – they can be treated – and doors.

Mr. Cole: Thank you.

Mr. Silva: I have no further comment, so Ann if you could summarize what you have.

Ms. Cua: I, I didn't get your comment. Can you restate your comment?

Mr. Gerdel: There's some fixed glass windows on the east side of the addition. If they could be

a more traditional proportion or shape. They're kind of contemporary style.

Ms. Cua: So consideration for changing the contemporary fixed glass windows on the east to a more traditional window style.

Mr. Gerdel: Right. And actually if they're operable that might give better ventilation to the states also.

Ms. Cua: Okay, so that would be the first comment. Second comment that the applicant strongly consider reusing the old bricks from the, from the chimney into the project.

Ms. Marshall: No, into the landscaping somewhere.

Ms. Cua: Oh, into the landscape.

Ms. Marshall: Even if it's stacked in a corner at that point and used 10 years from now. I mean, it's great old bricks.

Ms. Cua: Or just on the property itself.

Ms. Marshall: Yeah.

Ms. Cua: Okay. And then reuse of the –. Was it reuse of the old windows or no?

Ms. Marshall: Use treated wood windows and doors.

Ms. Cua: Oh, to use treated wood windows as opposed to the vinyl.

Ms. Marshall: The plastic. Yeah.

Ms. Cua: Okay. And then finally that the Board supports the continued use gravel grass parking at Hui Noeau. And I think you mentioned as opposed to paved parking. And I think that combines the two together. So we would include those four comments if you agree as your comments to the Planning Commission.

Mr. Silva: Okay. Questions or discussion?

Ms. Marshall: How do you guys feel vinyl windows on this building? I mean, what do you think? Am I off base?

Mr. Bowlus: I don't think you're off base, but I, I have really no objections to using the vinyl windows. I agree that – I agree with Morgan, really, that the historic proportion of the windows as you can get the vinyl windows in a single hung opening design that very affordable and kind of nail on operable window. I assume the building is not air-conditioned. Is that right? It's not air-conditioned at all?

Ms. Cua: It's not air-conditioned.

Mr. Bowlus: So cross ventilation and open air is going to be a good thing. All the doors is going to be wanted to be opened and get some air circulated through there. And vinyls are, are like the old single, single hung wooden windows, they basically, you can get the same proportions and the same look out of the vinyl windows. I don't have any objections at all.

Mr. Gerdel: I was going to mention the other option for the windows could be Milgard makes a fiberglass window that looks more like wood windows and it's, it can be clad . . . (inaudible) . . . with wood so it has the wood appearance with lower maintenance.

Ms. Marshall: Because it's such a small space. You're right on top of it. Yeah.

Ms. Berry: Pella makes those as well, and they're an intermediate price in between the vinyl and the wood.

Ms. Cua: Yeah, we've, we've used the – we've recommended in the Lahaina Historic District and we have a sample of the Pella windows that, you know, they even have the divided light, the divided lights that we like in the historic district. And they were at least a little, a little bit easier on the cost.

Mr. Bowlus: You know the cost is a huge, a huge consideration in the design at this point.

Ms. Cua: So do we want to – because we do want concurrence from, from the Board before we put any comments down. And so do we want to modify Ms. Marshall's request or suggestion to use the wood windows?

Mr. Bowlus: Could you reiterate your request?

Ms. Marshall: Yeah, let's do. Let's just, you know, maybe make it a little more vague that, you know, maybe find a solution to something that doesn't look like Milgard windows, or vinyl.

Ms. Berry: Like vinyl windows.

Mr. Bowlus: You're looking for a single hung window or a horizontal slider?

Ms. Marshall: What's on the existing cottage? Usually they're double hung.

Mr. Bowlus: Yeah. Single. Yeah. Vertical.

Ms. Marshall: Yeah. And that's kind of what you're thinking about instead of those fixed glassed window with the jalousies on the bottom.

Mr. Silva: I think the applicant would like to comment. Robb, do you want to comment?

Mr. Cole: Sure. To address this issue. A few comments. First off thank you very much. It's something that I know that within the Hui they debated what type of windows to use. And part of their decision was, of course, cost and budget. Part of it was durability in this area which can be quite wet. And also to, you know, comply with the architecture branch of SHPD who is a little bit more interested in complying with these recommendations that the buildings do differentiate themselves in style. And, you know, there are a few components of style that differentiates – differentiates the addition from the cottage. The one being siding and two being windows. And also to tie it in with some of the newer buildings. Last comment is, you know, unfortunately, the Hui is also on a time line to move forward here and I'll bring this up just because it's pertinent information, but the windows have, actually, are already been ordered. So that shouldn't sway you in your recommendations, but I'll just bring that up just for your knowledge.

Ms. Marshall: Well I love the Hui. I'll back off. I just want to – I don't see – I don't know where this rumor of vinyl windows lasting longer than wood windows came from because in my own experience I find that's false. I'm surrounded by subdivisions with Milgard windows that look old when they're 10 years, you know, into their life span. And wood windows, you know, with a little maintenance lasts a long time. The Hui being a very good example. So, I, I don't know where that rumor came from. But you have ordered them, so I'll leave that off. I take it back.

Mr. Cole: Thank you.

Mr. Silva: So I think as a Board we would retract that.

Ms. Marshall: The windows.

Ms. Cua: So we're down to three comments then.

Mr. Bowlus: I have one more if I may. And I just neglected this earlier on. But on the north elevation there's a door and there's no protection or covering at that door at all. There's a big high short overhang way above that door, and I wanted to know if that door is going to be used often. Or, it just seems to be easy to add a little shed roof over that to protect the door. And the door could be opened if it was raining and provide, just provide some protection. I know that's a budget issue, but it seems like it's a fairly reasonable thing to provide. And it might happen two months into the project as people realize there's a need for covering that door. That would be my only comment.

Mr. Cole: Thank you.

Ms. Cua: So is that a – is that comment shared? Do we add that as comment number three?

Mr. Silva: Yeah.

Ms. Cua: So that's the door on the north side?

Mr. Bowlus: Yes.

Ms. Cua: That you suggest that a, that a covering, some kind of a covering over that door.

Mr. Bowlus: Yeah, a small shed roof or some protection, some covering at the door.

Ms. Cua: Okay.

Mr. Silva: Any more discussions, comments? Everybody in full agreement? So we would need a motion with the recommendations that Ann has, has read and compiled for the Maui Planning Commission. I would need a motion.

Mr. Bowlus: I move to approve as noted.

Mr. Silva: Thank you Bob.

Ms. Feeter: Second.

Mr. Silva: Seconded by Frances. Can we get a vote? All in favor, aye? All opposed, nay? Hearing none, it moves forward with the recommendations unanimously.

Ms. Cua: Thank you members.

It was moved by Mr. Robert Bowlus, seconded by Ms. Frances Feeter, then unanimously

**VOTED: to recommend approval to the Maui Planning Commission
with the recommendations as discussed.
(Assenting: L. Berry, R. Bowlus, A. Carson, F. Feeter, M. Gerdel, D. Green,
J. Marshall
Excused: B. Maxwell)**

Mr. Cole: Thank you very much.

Mr. Silva: Thank you Robb.

D. DIRECTOR'S REPORT

- 1. Status of the ability to access UDRB agenda documents from the County website.**
- 2. Agenda Items for the August 6, 2013 meeting.**

Mr. Silva: Next item on our agenda is the Director's Report. Clayton?

Mr. Clayton Yoshida: Thank you Mr. Chairman and members of the Board. This is the second

meeting that we made the agenda packet available electronically through the Dropbox. And also to the public by posting the packet on the website. Now the next progressive step is we're working our County Information and Technology Services Branch to make the room Wi-Fi accessible so you can bring your lap top or electronic device and you can access the internet as well as members of the public. So we will notify you when that, ITS has done that. But that's the next step. So are there any comments on what has happened so far? Because you're kind of – this is kind of the pilot program. And we'll be doing this – the plan is to do this for other boards and commissions that we serve.

Mr. Silva: I have downloaded them, and I think it's convenient just to look through them before the packets gets in the mail, comes in the mail.

Ms. Marshall: I like the idea of being able to access it on my laptop because I can zoom on things like details on these drawings that don't come out on a 8 ½ by 11 really well. So it's a good idea.

Mr. Silva: How are they – are they scanned by your department or are you going to be asking applicants to submit digital copies?

Mr. Yoshida: Yeah, we're getting the applicant accustomed to submitting the hard copy and the digital copy. We're kind of getting them into the habit.

Mr. Silva: Okay. I mean if the larger size format sheets, maybe, if they get reduced to 11 by 17. But if we get the full size, and we can zoom in on the computer that would be helpful.

Mr. Yoshida: Our next meeting is scheduled for August 6th and –

Mr. Bowlus: If it's a larger format. If you're scanning an 8 ½ by 11. Sorry.

Mr. Yoshida: Our next meeting is scheduled for August 6th. Probably have a variance for a monument sign for the Lahaina Business Park Subdivision on the mauka side of the highway across from the Cannery Mall.

And we have received about nine SMA Use Permit applications for this year which is already more than all we received for all of last year, which is eight. However several of these are for drainage improvements by our Public Works Department to improve the drainage in the Maalaea Kihei area to sort of avoid what happened during the winter of 2010-2011 when we had a large amount of rain, the water came down the mountain and flooded portions of Maalaea and North Kihei. So they were under water for a couple of days, some portions. So they're doing, Public Works is, wants to do some drainage improvements. So you won't see those. But we are getting more SMA Use Permits.

Mr. Silva: You had me excited. I thought we were going to do the drainage projects.

Ms. Marshall: I know.

Mr. Yoshida: That's all we have to report.

Mr. Silva: Okay. Thank you Clayton. As Clayton mentioned, next meeting is August 6th. And I'd like to thank our special counsel, James for helping us. Very knowledgeable.

Mr. Carson: Excuse me? Excuse me Michael?

Mr. Silva: Andrew, yes.

Mr. Carson: Just one other comment.

Mr. Silva: Sure.

Mr. Carson: Things have changed for me personally so this is going to be my last meeting. I'd like to thank the board for the opportunity. It's been great, but it's time for me to move on. So, aloha.

Ms. Berry: We'll miss you.

Mr. Silva: Yeah. Thanks for being here. I know that –. I know your input brought that slide in for all the renewable. Okay, that's it. So, Andrew, thank you, again. Meeting adjourned.

E. NEXT MEETING DATE: AUGUST 6, 2013

F. ADJOURNMENT

There being no further business brought forward to the Board, the UDRB meeting was adjourned at approximately 11:28 a.m.

Respectfully submitted by,

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

RECORD OF ATTENDANCE:

PRESENT:

Linda Berry
Robert Bowlus
Andrew Carson
Jane Marshall
J. Morgan Gerdel, Vice-Chair
David Green
Frances Feeter
Michael Silva, Chair

EXCUSED:

Bryan Maxwell

OTHERS:

Clayton Yoshida, Planning Program Administrator, Department of Planning
Ann Cua, Staff Planner
Candace Thackerson, Staff Planner
James Giroux, Deputy Corporation Counsel