

**CULTURAL RESOURCES COMMISSION
REGULAR MEETING
OCTOBER 3, 2013**

*** All documents, including written testimony, that was submitted for or at this site inspection are filed in the minutes file and are available for public viewing at the Maui County Department of Planning, One Main Plaza, 2200 Main Street, Suite 315, Wailuku, Maui, Hawai'i. ***

A. CALL TO ORDER

The regular meeting of the Cultural Resources Commission (Commission) was called to order by Chairperson, Warren Osako, at approximately 12:00 p.m., Thursday, October 3, 2013, Hale O Kupuna O Lana`i, 1144 Ilima Avenue, Lana`i City.

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

Chair Warren Osako: The October 3rd meeting of the Maui County Cultural Resources Commission is now called to order. I would like to remind everyone that, both Commissioners and members of the public and applicant, when you do speak, you do use the microphone. We do need to have a recorded record of the meeting.

At this time, we'd like to briefly have the Commissioners and other people at the table here introduce themselves to you since we haven't been on Lana`i in a while. So, Bruce, would you start?

Mr. Bruce U`u: Aloha. My name is Bruce U`u. I'm glad we came to Lana`i so we can get a bird's eye perspective of what's been proposed.

Ms. Bridget Mowat: Aloha. My name is Bridget Mowat. I'm from Molokai, and this is my first so please be gentle. And Owana is not here.

Dr. Janet Six: My name is Dr. Janet Six, and I'm an archaeologist by training, and this is about my fourth or fifth meeting, so new to the board as well.

Ms. Owana Salazar: Aloha. My name is Owana Salazar. I'm born and raised in Hawaii. I'm originally from the island of Oahu, I now reside on Maui, and I come from a line of family who's very versed in history, and I learned much from my mother, and music that I perform as well. So I'll do my best. Mahalo.

Ms. Kahulu Maluo: Aloha. My name is Kumu Hula Kahulu Maluo, and I'm very happy to be here. Thank you.

Ms. Michele McLean: Aloha. I'm Michele McLean, and I'm the Deputy Planning Director fo the County.

Ms. Richelle Thomson: Hi. My name is Richelle Thomson, and I'm Deputy Corporation Counsel.

Mr. Gaylord Kubota: Aloha. Okay. Aloha. My name is Gaylord Kubota. I'm Director Emeritus of the Alexander & Baldwin Sugar Museum on Maui, and I'm a historian by training.

Ms. Annalise Kehler: Aloha. My name is Annalise, and I am the Cultural Resources Planner for the County. So, at this time, I'm going to do sort of a brief rundown on what's happened in the past with this project, and then I'm going to turn it over to the applicant.

B. DEMOLITIONS

- 1. MR. MICH HIRANO, AICP OF MUNEKIYO & HIRAGA, INC., on behalf of Pulama Lanai, requesting CRC review and comment regarding demolition of Plantation Home Building No. 1, 605 Lanai Avenue, Lanai, Hawaii, TMK (2) 4-9-006:050. (BT2012/1046) (A. Kehler)**
- 2. MR. MICH HIRANO, AICP OF MUNEKIYO & HIRAGA, INC., on behalf of Pulama Lanai, requesting CRC review and comment regarding demolition of Plantation Home Building No. 2, 615 Lanai Avenue, Lanai, Hawaii, TMK (2) 4-9-006:050. (BT2012/1047) (A. Kehler)**
- 3. MR. MICH HIRANO, AICP OF MUNEKIYO & HIRAGA, INC., on behalf of Pulama Lanai, requesting CRC review and comment regarding demolition of Plantation Home Building No. 3, 623 Lanai Avenue, Lanai, Hawaii, TMK (2) 4-9-006:050. (BT2012/1048) (A. Kehler)**
- 4. MR. MICH HIRANO, AICP OF MUNEKIYO & HIRAGA, INC., on behalf of Pulama Lanai, requesting CRC review and comment regarding demolition of Plantation Home Garage, 605 Lanai Avenue, Lanai, Hawaii, TMK (2) 4-9-006:050. (BT2012/1049) (A. Kehler)**

Ms. Kehler: So, back in 2012, last year in September, Castle & Cooke came before the Cultural Resources Commission for three -- actually, it's four demolitions, technically, three residences, one garage. And at that time, the Cultural Resources Commission made about four recommendations, and the first one was to not approve the permits for demolition, and then there were a couple others that they wanted Larry Ellison to attend a meeting, and they wanted the recommendations that they made from that meeting transmitted to him immediately. And SHPD, which is the State Historic Preservation Division, they also issued a letter in regards to these demos, and that letter basically said

that they don't recommend demolition, and they would prefer rehabilitation, if possible. And after that meeting, the CRC -- it was agreed upon between the applicant the county and the state that a HABS Level 1 mitigation would be called for for these demolitions, and HABS is the Historic American Building Survey, and Level 1 entails measured drawings, black and white large format photography, and historic narratives. And I've been working with the applicant on getting the narratives and the drawings complete, and at this time, I'm going to turn it over to the applicant.

Chair Osako: At this time, is there anyone that, from the public, that wishes to testify that cannot be here at the period for testimony? If you would like to testify now, you make do so. No? I guess we can continue.

Mr. Mich Hirano: Aloha, Chair Osako and Commissioners. My name is Mich Hirano, with Munekiyo & Hiraga. We had the site visit this morning, and you had a, you know, inspection of the three homes that are before you for decision and action this afternoon. I'd like to just introduce the team that is going to be making presentation and is available to answer any questions that the Commissioners may have. Lynn McCorry is with Pulama Lana`i. She's the senior vice president of government affairs, and she'd like to give some background on the community meetings and public outreach that the company went through with respect to the three homes and the plans for the homes. And as well, this afternoon, Glenn Mason, with Mason Architects, will be providing the presentation of the plans for the new homes. Mason Architects were hired by Pulama Lana`i to do the HABS report and to design the new buildings, and so Glenn will be able to make the presentation or will be making the presentation of the building that will be built in the sites of where the homes are now. So I'd like to just have Lynn do some background. Thank you.

Ms. Lynn McCorry: Thank you very much. I'm Lynn McCorry, with Pulama Lana`i. One of the things, when Pulama Lana`i came in, to understand clearly was to listen to the community. I don't believe that necessarily was always the situation in the past. And we wanted to make sure that as we were going forward as a company, we were sure that the community was well aware of the various pieces. So we've done probably four or five community meetings on a whole range of things, and they include things such as the interior renovation of the Richard's Market. It's not a permit that whatever come in front of the public, but it's an important thing to the public to understand that we're going to change refrigeration and freezer space and whole range of things. Also just in terms -- I think as you came in you saw the signage that said, "Bougainvillea replanting." So part of what we believe strongly in is being sure that the community is aware and that we listen to them. So our community meetings are very similar to what I call sitting in someone's garage drinking beer, talking story. They're that simple. We're just sitting around in a circle; everybody's together. We don't stand up and do powerpoints. We just bring out boards that show what we're planning to do. And we sit, and we listen, and we talk.

So for this particular meeting, we put together the total properties that you saw today. The first thing that we talked about was these three houses and the demolition of these three houses. We had approximately 42 people at the meeting. There were more people but I wasn't counting Pulama Lana`i members even though they are community members. This is just separate from the company. And the total things in terms of comments and suggestions that came from that meeting were to take the sidewalk from the front door to around to the back of the house. There was a question should we even have -- because people will park in the back and they should be able to come to the front, should we have the sidewalk that goes to the street because there's no sidewalks. Well, the reality is if you drive down Lana`i Avenue, almost every single one of the houses goes so far and then just kind of stops with the sidewalk. The other thing was to plant aloalo hibiscus around the houses, and Glenn will talk about the hedge that he's talking about planting. The other one was to make sure that the walkway, wherever they were, were leveled with the ground. And also one question, because in the packet that I handed out, I did not handout interior layouts of the buildings but Glenn had presented interior layouts, and we had one person that asked for that layout to be sent to her, which was done subsequently.

That was it. So there was no objections to the demolition. There was no comments in terms of, oh my goodness, no. There was more interest in what you were seeing, and what was going to be done, and that they would be houses once again for community members.

So, with that, I thank you, and I'll turn it over to Glenn.

Mr. Glenn Mason: Okay, well, it's a little far away for you guys but let me try to -- I'll try to verbalize some of this. And you can take a closer look at this later if you want to take a break. But what we did with this diagram is to show, in this dashed red line, the outline of the existing houses, so each one is a little bit different because of additions that were made off the back, and this is where the garage or the carport is now that you saw this morning, and that's the -- somebody was asking me about the mango tree, that's the mango tree, okay. Now, what -- just in terms of the general site plan, we have added these walkways. We have to have two parking stalls for every unit, so we have a three-car carport that will have storage lockers built into it, and then just surface parking for the other three stalls. And then a walkway, paved walkway to get to the front door, which is something that, logically enough, people of the community actually thought was a good idea. There was some concern about reconstructing these walkways that are currently on the site that go out toward Lana`i Avenue. What we're doing is putting a gate on those and then putting the hedge around the site to help confine that site so that people felt a little bit more -- a little bit safer. There was some concern about that, the safety of having a sidewalk go to nothing.

Apart from that, I think this is fairly straightforward, the point that this is making is that we are -- the houses that we're putting there are matching within six inches of width, and we increased the width by six inches because these are double-wall houses instead of single-wall houses, they match the footprint and the outline of the existing houses.

Okay, so in terms of the plan, the plan on the inside is actually quite different. We're -- but the exterior, the fenestration is pretty much the same. We are reconstructing the lanais. And the organization of the houses is pretty basically the same with the kitchen of the original house here, the living room/dining room here; the same thing with the new plan down here. The one significant difference is that we are making the sort of laundry/hot water heater area much smaller and making a bedroom at the lower level here instead of walking down into a large bath/laundry area. And then we've created essentially a two-bathroom house, three-bedroom/two-bathroom house out of what was a three-bedroom sort of bathroom house in the back.

So let's go to the elevations. So the elevations, the top is a hand-drawing of what's existing. Now, remember when we were on the site, I mentioned the difference in fenestration between -- they're pretty identical except for these windows here. This drawing is of the 605 Lana'i Avenue house, and it had five -- it has five windows across. The other houses have only two, one here and one here, basically. So what we're doing is -- and all of these windows basically match exactly the sash size and the window sizes are very much the same. We're doing four windows here and we're going to do that on all three units. The outline of the house is essentially the same as it was originally. The one change is in this back area. Because this is a bedroom, we need egress. We need to satisfy egress requirements, and so this window had to be bigger in order to provide egress, so we did change this to be one of these windows.

Yeah, so in terms of elevations, in one of the houses, in the lanais, they do have -- they did have one of the original cross-shaped railings systems. It's been covered over with plywood and, you know, have lattice above. That's actually in this particular house. What we're doing is bringing these back and creating that same -- we're basically keeping the same pattern, the same height; the one difference between what was there and what we're able to put in is that we have to -- we have to satisfy the code requirement for maximum of four-inch spacing, so we're putting in, on the inside face, the mesh that will allow us to meet the code but still allow this to be articulated, that railing to be articulated. Otherwise, the windows that are each side are the same. The door here is where one of the doors was before. But many of these units were built with two doors; that one has been converted to a window, and that's the other difference. But most of the houses -- I mean all three houses will end-up looking like this in the front. And that's pretty basically what we're showing. So I'm really open to questions about what we're planning if anybody gets any specific questions.

Dr. Six: Just a quick question on the hedge. I understand people are concerned about the street, busy Lana`i Avenue, and the rushing traffic. We experienced it today. It was pretty daunting. Did they traditionally have hedges or do they have fences or anything in the front? Does anyone remember?

Mr. Mason: That hedge -- the hedge idea came out of the community meeting, and it is actually something that I think Kepa mentioned in the meeting as being -- this particular hibiscus variety was one that was used in the town previously, and that's where the hedge idea came from.

Dr. Six: Great. I was just wondering if it was like a big high hedge and you could no longer see so that's why I just wanted to ask.

Mr. Mason: Oh no. I don't think that's the case. No.

Dr. Six: Thank you.

Mr. Mason: In most of the pictures, the hedge is probably about that high, I would think.

Unidentified Speaker: ...(inaudible)...

Chair Osako: Correct. Yeah, but just please be recognized before you start speaking, and you need to use the mic. Okay, so --

Mr. Robert Kaye: My name is Robert Kaye. I'm a resident. Just a question. Could you explain how you get in from the back? If you park your car, do you -- oh, the entrance is only to the front?

Mr. Mason: Yeah. It's very different and it's because of the drive to get the three really good bedrooms. And unless we put a door directly into the bedroom, you wouldn't be able to do it. I'll put some stairs by the back window maybe.

Chair Osako: Okay, just another note here. Apparently, members of the public can testify and then questions need to come from the Commissioners, but you may, you know, if you have concerns, you can voice your concerns and, yeah, and then Commissioners need to ask the questions.

Ms. Salazar: So, did I hear correctly, there is only -- did I hear you correctly, there's only one way in and one way out the front door only, there's no back door?

Mr. Mason: That's correct.

Ms. Salazar: And the community like that?

Mr. Mason: I'm not sure the community absorbed that.

Ms. Salazar: We got it now though? Okay. Thank you.

Dr. Six: I noticed you're bounding them by a single hedge. Is this just one TMK? This is just all one property with three residential?

Mr. Mason: That's correct.

Dr. Six: Or, right now, it's zoned commercial?

Mr. Mason: Well, yeah. I mean --

Dr. Six: It's in the process of going through --

Mr. Mason: We view it as, yeah, whatever it's zoned we view it as residential.

Dr. Six: Okay. Thank you.

Chair Osako: Bridget.

Ms. Mowat: Just help me here. We're a Cultural Resource and we're talking about historical places, right?

Chair Osako: Correct. Right.

Ms. Mowat: So what we're -- you're proposing here is to totally demolish three homes and building new homes to look like the homes that were existing?

Mr. Mason: Right. And, well, let me -- we were hired actually to do the new building design, and we were hired to do the Historic American Building Survey. I actually, when I got involved, I felt that if we were going to talk about demolition, it was also important to talk about what was going to go there in place of the houses that were there because just talking about demolition is -- doesn't present the whole picture, and so all we're trying to do here is present the whole picture, but I think the issue before the CRC is the demolition itself.

Ms. Mowat: Thank you.

Dr. Six: I was reviewing the August 2012 letter by the SHPD where they recommend preservation, and I see emails from Stan also mentioning that as well. Have the buildings deteriorated that much in a year that they would now no longer warrant any kind of preservation attempts? I mean in your estimation because that last recommendation I saw was August 2012.

Mr. Mason: Well, I think, if I read the records correctly, the houses were condemned before that -- those letters were written, so it was delivered to the county with the inspector already having condemned the houses. Now, yeah, they've probably deteriorated since then, but I think the decision about their condition was made more than a year ago. Now, I think it wouldn't be -- it would be rather odd if any organization that is focused on preservation wouldn't have at least asked the question: Isn't there some way to save these houses? And so I think that's what I got out of that letter. I mean they said if you can save them, you should save them, and I think that's logical. Now, my understanding is that there was negotiations between the county and the State Historic Preservation Division about this, and that's what I'm taking away from other presentations and other information I've read subsequent to that, which came to an agreement that a Level 1 documentation would be done and that that would act as mitigation for the work. But I don't want to be putting -- I wasn't involved in that part of it so I don't want to be putting words in people's mouths here, so anybody that might be more aware of it than I should --

Dr. Six: And I wasn't on the Commission then so I wasn't aware of what went on prior to this.

Mr. Mason: So I just -- yeah.

Ms. Kehler: I think, I don't know when it was, but I think it was agreed upon between the county and the state that that would be the mitigation because when they came for demolition before, there were these inspector's reports about how the houses couldn't be saved, and even though we had those, the recommendation was still to look into preserving, so then we agreed that they can't be, and so that, the Level 1, because of their significance, we gave it a Level 1.

Dr. Six: Okay. Thank you. That answers my question. Thanks.

Chair Osako: I have a comment. Because we received our meeting packet -- I received my packet yesterday in the mail, I tried to contact Angie Westfall, yesterday. She was out of the office. I did email her. And I had not got a reply by the time of the meeting. I do have some reservations because, you know, we didn't have enough time to do a little research and, you know, being able to contact interested parties, such as SHPD. And the other person I tried to contact at SHPD no longer works there so I was unable to contact anybody there yesterday, and I checked my email this morning, I hadn't gotten a reply, so,

you know, I had some questions about this agreement that was made between the parties. Was this an oral agreement? Is there a written agreement? And who were the parties that actually took part in this agreement? You know, we need to know that. I don't mean SHPD. I mean the person.

Ms. Kehler: I would assume that it was the folks at SHPD, Angie, who the architecture branch chief, and Stanley, probably decided, mutually, that they would give a HABS Level 1, which is typical for demolitions of properties that are either contributing resources to a potential district or that are significant on their own, in their own right.

Chair Osako: That is the problem I have. For a decision like this, I don't want to work on an assumption.

Mr. Mason: Well, yeah, I mean I don't know what sort of written documentation there is behind this. What we've tried to do, you know, the three sites that you looked at this morning, I have met with Angie and tried to coordinate with her, I mean we're trying to work our way through these because there are -- there are preservation issues at all three of these sites and we -- the way we're used to working is we try to work cooperatively with SHPD and, you know, obviously in this case, with the County of Maui. I will say that in whatever form you want this kind of assurance in, I will tell you that, you know, I showed her the preliminary, I didn't have boards or anything, but I showed her the plans and she did not have any problems with what we were proposing. So -- but I don't know what kinds of documentation you would normally want to make sure of the next step, but the only thing that I can tell you is that we're running these things through SHPD. We're not going to -- we don't want to be submitting for permit on any project if we're not relatively sure that the county and SHPD are going to be okay with the preservation decisions being made because, this is a little different story, but in many cases, those preservation decisions are tough decisions to make, and they're not necessarily black and white, so working cooperatively with everybody is really the way to do this. This particular project has a history from before my involvement, and so I don't know, you know, exactly what's needed to get there, but we've been going on the assumption I think correctly that the structures themselves are not -- are in pretty poor shape. I mean if you walk around them, the damage is pretty evident. But, you know, the lot, again, a lot of this history was there before, they've been condemned for a while, and I think it's more a question of, you know, trying to figure out a way to move on and actually get housing that's usable for people back on the property. That's --

Ms. McCory: I have been meeting with Angie, and she was going to be here today, and we were going to, when the meeting was over, finish and start working on design guidelines, her answer to me is, well, I'm not going to come today. I'm going to come tomorrow. So tomorrow she's coming over and we're going to work on design guidelines for Lana'i City. And her reason for not coming today was that she's already -- she's

already made the decision. This is fine what's going forward. So she didn't feel any need that she needed to be here for the meeting. Had she thought she would have, she I'm sure would have come because she is making the trip over tomorrow.

Chair Osako: Yeah, well see, that's the problem is, you know, the only communication we have from Angie is the letter from 2012, which, you know, she preferred restoration and stuff. And as far as the Commission goes, it's not that I'm trying to be obstructive, I just want all the t's crossed and the i's dotted.

Ms. McCory: I'm believing that there was another letter issued; that she did issue one. You don't have one either?

Chair Osako: We have nothing.

Ms. McCory: You have nothing? Alright.

Dr. Six: The recommendation is for preservation. I don't know if you'll have the answer to this question, but I'm looking at the HABS and I'm kind of counting the number of these 1920 houses of which these are -- some of these earliest ones, and there's about 20 in this photo, and I know too that you're looking at it or looking slated to be restored or preserved, but these three to demolish. I'm just wondering, how many are left of these houses? What percentage do we have left because I know they look like little potato chips and they're ready to crumble, but I mean I almost want to take the three of them to make one whole one or I mean is there anything we can do to restore and preserve some of this heritage? I understand making a similar footprint is -- it definitely is better than not doing that, so I really want to thank Pulama Lana`i for working with the community and reaching out and attempting to address all these, it's not an easy decision, but I just was wondering if you know how many of these houses -- does anyone have any idea, percentage-wise, just roughly, how many are left?

Mr. Mason: I don't know the exact number. I mean driving around town, I know there are quite a number left. The one -- how many of them are in near original condition, it's hard to say. For example, the one that's between these three houses and Lana`i Theater, was one of the originals and that's been pretty heavily modified. But in driving around town, I can think of, in addition to the Ilima Avenue houses, just without much trouble, I can think of six or eight that I've seen, but I haven't really done a search for them.

Dr. Six: Thank you. Thank you very much.

Ms. McLean: Thank you, Chair. I just wanted to give the procedural framework that we're working in today. What's before the Commission are the demolition requests. And previously, when this was before the Commission, you received the one SHPD letter that

we have where SHPD is saying that the demolition would have an adverse effect on historic resources. So what that meant, at the time, as that subsequent email says, is that the demolition or any action couldn't occur until consultation is complete. So at that time, it went before the Commission, the Commission said no or recommended no to the demolition, and so that's when the consultation process really got underway with our Cultural Resources Planner, who was Stanley at the time, SHPD, and the applicant, and at that point, the applicant had changed to Pulama Lana`i. And so what's being presented today is the result of that consultation. And I haven't seen anything in writing that SHPD is onboard with this, but I trust our staff and I trust the applicant that SHPD is onboard with what's being proposed. It's what our department is recommending that the demolition be approved with a condition that that consultation and mitigation process be concluded to the satisfaction of the county and the Federal Government, because it's the Federal Government that dictates down through the state, so even though we don't have that correspondence, the recommendation, if you were to approve the demolition, would be for that to be conditioned upon the state and federal and our staff being accepting of the mitigation that the applicant almost completed. And again, the Commission's action is still a recommendation to the building department office on whether or not to issue the demolition permit. So that's the framework that we're working in. Thank you, Chair.

Mr. U`u: Question. This is for staff. So prior, who condemned those three homes? Was it a licensed or certified architect?

Ms. Kehler: I think the -- we had letters from Ralph Masuda from the Fire Department who said they're not habitable anymore, it's hazard, and I think that was --

Ms. McLean: It was between Fire and also the building inspectors.

Mr. U`u: And, you know, when we walked, just from the exterior of the home, and I'm all for preservation, definitely, all for preservation, but I seen every single joist and post that was rotted beyond belief. The flooring, I swear, I could fall through some of them, and the siding was damaged where you can outside from the inside, and the inside from the outside, so as I'm looking at the house, I'm thinking what part of the house is salvageable? Only the tin roof. That's the only part that I saw, visually, that -- and I was put in a situation once when I was asked to renovate my grandmother's house, which is similar to that house, similar to the houses, not to that Lana`i standard, but tough task when you'd have to basically take apart everything and redo it because nothing is salvageable in that house, and everything is to nominal dimension, which is actually two-by-four, which is an actual four-by-four, which is not found anywhere. And I, personally, I feel the proposed, what's being proposed, for me, would fit what I would say is okay in they're bringing back that old Honda look, from that carpenter, that guy came from Maui with his crew and propose these plantation houses and, you know, came up with that design guidelines to build Lana`i Park to where I think it's incredible, and I think this is just taking it to the 2013 model to make it

more efficient, just like one car, the hotrods, look good but you no like go Lahaina with 'em. You know, it's too far. It's not green. It's not, you know, efficient. So we getting the look of the old but more new, you know, I think that's the value in Lana`i, and, obviously, that's my personal opinion but I like the look of the homes they building. I like that they're duplicating. And thank you for the history, the history I got of Lana`i. That was incredible. Like I said, I agree with the Chair, I wish I had it before yesterday, but the descriptions are incredible, and the history is incredible. At the very least, they're building it to match the existing, which I think it's pretty cool. That's kuleana.

Ms. Mowat: I just have -- I have a -- I live in a old home, and whenever I wanna try and make a renovation, they don't make it anymore. They don't -- everything is different now. Everything is prefab, and everything is -- and costly, and so it's really hard to renovate. And I have all my kids who always tell me, "Just buss 'em down, ma." You know, "Start all over." But, you know, when there's a lot of -- I had two babies born in that house. My husband's grandparents built that house. So there's a lot of value. Where was I going with this? I just worried that you're talking about, and I don't know if this is appropriate or not, but you were talking about and you were focusing a lot on housing for Lana`i for the community, so if you're going to rebuild, is it going to be affordable to the community with these new homes? So I'm just thinking about those things.

Ms. Salazar: I have a question. As the, you know, the designer, you must have some ballpark number as to what the difference would be between a renovation and new build, a rebuild or redesign - I may have the wrong words there - but to build again, to replicate? Yeah, we'll start there.

Mr. Mason: I can't give you an exact number. I'll just --

Ms. Salazar: I said ballpark.

Mr. Mason: Yeah. Well, I can't give you numbers, but let me give you relative -- I'm going to actually use a different plantation village. We're working right now on Kunia Camp on Oahu, and we're actually working with SHPD, we're going to demolish some houses, we're going to restore some houses, and we've worked out with them how to best do that. And part of that exercise was to do just what you're talking about, and we had to do structural analysis and come up with schematic plans to restore houses to compare them to what a new house would cost, and in that instance, the threshold was if it cost significantly more to renovate it, then they wouldn't renovate it. And so it's interesting, it has more to do with the quality of the original construction. In that particular instance, there's some plantation homes that were built in 1940 that are, you know, really pretty good homes. I mean they're built well. They've got more standard framing even though they're single-wall. The homes like this, which are so lightly framed, there's almost nothing to take apart. Once you start taking them apart, you're basically shoring them up because there's not a whole lot there.

You have roof rafters that are five feet on center. They don't meet any codes. And once you start taking them apart, you have to start meeting codes and then you're making a lot of compromises with --

Ms. Salazar: Yeah.

Mr. Mason: So the bottom line is that, at least what we found at Kunia, was that this type of home with this kind of roof framing and this kind of construction, it was more expensive to renovate those homes than it was to -- and, frankly, they were in -- most of them were in better shape than these homes.

Ms. Salazar: I'm sorry. I wasn't asking you to justify one against the other but --

Mr. Mason: No, no, no, I'm just -- No, I'm giving you a general idea that with this type of construction, and with this type of damage, it would be significantly more expensive to renovate this home than to build a new one.

Ms. Salazar: I can absolutely see that. So what would a new construction be about?

Mr. Mason: I don't know. You know, I don't know Lana`i numbers because they're way more than they are on Oahu. It's just more money here. Maybe Charlie has an idea, but I don't have an idea for Lana`i.

Dr. Six: So, you know, I went to school back east where everything is colonial and George Washington slept here, and everybody restores the houses and keep them, now they're made of brick, you know, and they have some stronger construction, but there's a value added in the history. People pay more because so and so lived in this house or so and so -- I mean there's a value there. And I know we talk a lot about cost because that's the world we live in, but also I just wonder somehow if there's not a value added in a renovation in the sense that the biography of that house, of that artifact, and what it means to the community, right? And I know that -- I'm not saying everybody has endless, boundless, deep pockets, but we are talking about a company where it's not maybe as strapped as some other people, so I'm just wondering if there's some way. I mean, and again, I agree with Bruce. I've lived in a lot of rice camps. That's why I wanted to go into plantation studies, I lived in haole ghettos, they call them in Lahaina. I lived in all those houses and they were falling down. You put a thumbtack and all the termite stuff comes out. But I also worked on some renovations on the Big Island that were successful on houses people thought were tear-downs. So I just was wondering, because there's so few and Lana`i has got such a small history and there's people like Warren that remember these houses and the names of the families, the babies that were born there, if there's not a value there that, you know, would offset the more -- little bit more money or more time it would take, and I understand, you know, when you start taking them apart, it's a, you

know, it's a trick. I'm just thinking, you know, when you do -- when you bulldoze them down, and put up something else, it's not the same. And that's all. I'm just saying from -- coming from a place where they really value heritage and homes.

Mr. Mason: I think you're correct. The only thing is I wonder -- I, honestly, with those houses, wonder how much of the is going to actually be left by the time we were through. I mean if I have to run all new electrical in there, and all new plumbing, and all new everything, and repair all of the termite damage, you're not going to have a whole lot of house left at the end considering the condition of those. And that's hard because I mean there's traditions in Japan where they tear down historic buildings every hundred years and rebuild them. I mean, yeah, that's -- it's possible to do that, but at a certain point, it becomes a stage set and we kind of need to understand the -- when we're crossing over that threshold. You know, I think the -- we're heading in this direction we just need to -- we just need to get there that's all.

Ms. Salazar: My other question, you know, earlier today I asked -- may I? Thank you. That the word "affordability" is coming up and again, so -- and I got the answer today that there was no clear answer whether these would be rented or purchasable, purchased, so that's out in the open. New construction will cost a lot money. And I'm all for restoration and preservation, and the treasures that we have, but I also treasure the people, you know, that lived in and throughout the times of, you know, being here. So the need of the community is to have these homes and, you know, there's -- I don't know what kind of guarantees can really be put in place because when it comes to purchasing, then you get more stumbling blocks, loans and interest rates and qualifications, and then maybe the community can't afford it. I mean this is not a good picture. I would like to, you know -- I want to go on a better road, of course, but those are the pitfalls that happen, especially when prices are that high. So, you know, where's the money coming from to do these planning? Pulama -- who is Pulama? I mean I know the word, but I don't know the people. I'd like to know who are the people that is -- the owners get name, yeah. I didn't look at the TMK. I'm sorry. I didn't get this till today. E kala mai.

Ms. McCorry: Pulama Lana`i is a company that is personally owned by Larry Ellison, who is one of the -- is the major owner of Oracle, who, in case anybody didn't notice, just won the America's Cup Races from far behind, and won 11 races in a row. That is the company. He came to Lana`i in his 20s and fell in love with the island and just always wanted something or a place that could be like this, so when the opportunity came that this island was for sale, then he realized that his dream of having a sustainable island, an island that could produce all of its food; that could live off the grid, would have its own utility system; its own water; people employed; housing that would be enough for everyone in the community; university system that would be going; schools that would be sitting and saying I want to move to Lana`i because I want my children to go to that school. Hospitals and health care that is --

Ms. Salazar: That's a lot of development.

Ms. McCory: Hospital and health care that says, you know, it works for everyone. So we're working from a very big dream. But understand that there are three words in what you would call "tag lines" for what we say as Pulama Lana`i; the first word is "preservation." Because equally as important to us is the preservation of what Lana`i City is and what the island is. And it's so important to us that we have Kepa Maly as a Senior Vice-President, he's one of the top people in the organization so that all of us at that level we hear, we're told, we understand. It's equally as important. The second word is "progress," and the last word is "sustainability." So all three are very important to us. That's Pulama Lana`i, and Kepa's here, I'm here, Charlie works for the company, Chris works for the Company, Tom Haine works for the company. That's it. That's it so far. Oh, yes, I'm sorry. That's Kepa's assistant, I'm sorry, one more.

Ms. Salazar: Thank you. You named some people, I don't exactly know who everyone is, and then we met you today, and so that's -- we're coming along. All new faces. And then I'm -- you know, today I get this so we're working on it being with you and everything. Yeah.

Mr. Charlie Palumbo: Hi. Good afternoon, everybody. My name is Charlie Palumbo, and I grew up on Lana`i. My dad was a veterinarian here for about 50 years. And prior to us moving here, we actually -- our very good friend was Sol Viela and he lived at 605 Lana`i Avenue. So I have a personal history. My very first friend on Lana`i was Johnny Harris, who lives at -- used to live at 615 Lana`i Avenue. So I remember 605 and 615 since I was a little kid. I mean in 605, the house was immaculate in the '60s and '70s. It had the brown painted floor and, you know, everything was in great shape, and a lot has changed since then. So, you know, I've grown up and become an architect and some of my concerns about restoring that building, the houses versus replacing the houses would be there's a lot of issues. You know, there's lead paint. There's probably asbestos in the glue of the vinyl tile. There's a lot of mold in them because they've been allowed to be rained on. And, you know, so you have to consider those issues, and if you do more than 50% of the cost of the house, then it has to go right up to code, so that means everything has to be hurricane strapped, all the footings would have to be redone, most of the posts would have to be replaced, and it would just would have to be entirely torn apart and put back together. So I can say, personally from my heart, that the Harris family and the Viela family would be proud that we are respecting the site with a structure that's very similar to what they grew up and what I grew up in. So that's all I have to say. Thank you.

Mr. Anthony Pacheco: Good afternoon. My name's Anthony Pacheco. I was raised on the island. I still live here. Actually just a comment and a request to Pulama from myself and a person who lived in the house on the corner, 605 Lana`i Ave., Michelle Fujie, she's actually working right now at the school so she asked me to just read this, so here I go:

I apologize for not being able to attend today's meeting. Since I was not able to attend, I asked Anthony Pacheco to share a few words regarding my thoughts of the proposed changes to the three houses on Lana`i Ave. The house of particular interest to me is 605 Lana`i Avenue, as this is the home I grew up in. I believe I lived there for at least ten years. This home has many memories -- it has many years of memories and I look forward to hearing more about its proposed development. I do, however, have one request. With your permission, I am kindly asking Pulama Lana`i to allow Anthony Pacheco and I access to film a video documentary on a gated property prior to the start of any of your proposed developments. He's kindly offered me an opportunity to document the history behind my home before it is changed for future generations. If Pulama Lana`i is willing, please share any information you have with Anthony and I as to how we may follow the appropriate protocols to begin this project. A hui hou, Michelle Fujie.

Mr. Pacheco: Really what the request is is just to really build a relationship with the company and, not just Michelle, but anybody else who's lived in that place because I think film work plays into preservation because although those places change, I think through film, that's one way that you always keep that place the same, you keep those people alive, you keep those memories alive. So if that's something we could do before any of the changes occur, thank you.

Ms. McCory: Yes, we met with Michelle, and I was expecting a very different request, but no, there is no problem with setting up filming that you can document things. Actually, Michelle's other request was that they buried their dog Prince beneath the tree, so we just need to be very careful not to disturb Prince and we said we would be very careful not to disturb Prince, that was a very important part to Michelle and so, yes, we're fine with that piece also.

Ms. Kay Okamoto: Okay, I guess I'm testifying. As you can see, there's only -- oh, Kay Okamoto. There's only three or four of us here that are Pulama Lana`i. I guess you've noticed as they pointed out who works for them. My husband's family grew up in the house, I think it's A or D? The inside one. My children grew up there. We know that the house was -- as many of the older houses were not taken cared of. They never were. I was telling Lynn about the how the floor was held together with duct tape and masking tape from the time my kids were growing up, and I'm sure Warren remembers those days. I'm speaking personally, I would hate to see it torn down, but I realize that it probably is going to have to be done. I have a interesting -- because we also have a very strong affinity to the house that you looked at next to the hospice house, that was where our babysitter lived. So my children grew up in those two houses. And if you can save one, why can't you save the others. That's -- I know that they were -- we used to go to the babysitters, who had 11 children, and, you know, the floors were bad then. There was a lot of dryrot.

You had the one bathroom. If that house can be saved, I didn't see them as being that different. There may be. They may have deteriorated. I think the last people to live in the house where my in-laws lived probably it's been five years since anybody has lived there and so, obviously, they do deteriorate. I also sell real estate and just recently sold the house on the corner of - let's see - Queens -- Palawai and 13th. We sold it as a tear down. It is not being torn down. It is being renovated. The whole bathroom had collapsed and it is totally being renovated. He is fixing things. So -- and I -- it seemed to be in worse shape than these houses. So I would ask, if at all possible, that they be retained. If not, I do object to there's no backdoor. Those houses, everybody, the backdoor was where you -- you know, you did go in the front door, occasionally if you had guest, but everybody went in the backdoor, and to have no backdoor on a street where you're going to park in the back, that is not a historic use at all. And so I think there has to be -- what was shown here and what's in the packet are two different things also. The floor plans that were in the packet I was looking at are a little different than these floor plans. But certainly, I think that part you would -- you should look at that coming and going in the back was -- was definitely the way on those particularly houses because of the Lana`i Avenue. I don't know if you were aware that under the house that was my father-in-law's there's almost a whole basement under there and I'm assuming, unless it's been filled in, it's still there. He was a mechanic and that's where he stored all of his tools and parts and so forth, and it was -- you could actually walk into -- under there. I don't know that that's ever been changed, it may have been, but it would require filling in and that was certainly part of the history of that house. So I would ask you to very carefully think about it that renovation may be more expensive, building new is expensive too, and, yes, you have to change -- you probably have to change everything but it's still a little bit more historic than just tearing it down and starting again. Thank you.

Now I'm going to speak with another hat. I have a second hat. As president of a group called "Lana`i Changes," we -- well, first of all, I did go the meetings that Lynn had. I don't think anyone objected to the demolition at that time because we really thought it was a, you know, a foregone conclusion, but a couple things came out of that in that housing was so important. Lana`i Changes took a position that if those houses are -- become residential, that they should be rented to Lana`i residents, long-term Lana'i residents, so that does mean, and we haven't thought about the affordability; if as a new house, they going to be a lot more expensive to rent that may let out the Lana`i resident. There was never, at that meeting, any discussion of selling. It was purely they were to be rented. So we would recommend, and I believe we may have sent a letter to your Commission, that there be some sort of a -- a way of keeping those -- those three houses, of they're going to be rented, that they be rented to long-term Lana`i residents, which is a little hard to describe, but that they also be kept affordable in the rents. Thank you.

Oh, I also -- I have a lot of hats. I used to work with the company when they were building the newer plantation homes. When they first started, they said they tried to do them at a

hundred dollars a square-foot. They never did. That's those newer ones that you see around and that was 10 to 15 years ago. Probably now, because of the new ones, they're talking 200 a square foot and just in recreating the plantation ones that they were doing at that time.

Mr. Robin Kaye: I was just going to -- my name is Robin Kaye. I'm sorry. I'm a resident. And I just wanted to second what Kay said and what Lana`i Changes, which is a community economic development agency for this community, and it's very important that those houses, if they are -- if they become rental residence rentals, and as we said, we did not know they were going to be considered for sale, we thought it was just for rent. Okay, well, originally we heard only rent. We did not hear sale. And in that situation, they need to be preserved historically for longtime Lana`i residents, and I know that's a difficult thing to do, but look at how we did Hawaiian home lands here. Exceptions were made so that first priority went to Lana`i kupuna, it wasn't open to the whole state first, and then, secondly, to other Lana`i residents. So rules can be changed. Thank you.

Chair Osako: Is there anybody else ...(inaudible)...

Mr. Butch Gima: Good afternoon again. My name is Butch Gima. Janet, in answer to your question, under the direction of John Ornellas, who's a board member of Lana`i Changes, this past weekend we went around the whole town, and we mapped the city, and we did our best to mark down which homes were occupied, unoccupied, abandoned, disrepaired, unknown owners, or known owners. We have to modify this and get back with more specific information, but we did this because Lana`i Changes has been talking about, ever since we formed, about how to possibly maximize the use of either abandoned buildings, empty lots, under-used facilities, so John came up with a good idea to do this and Kay gave us a map that we could use, so we're in the process of, you know, coming up with the actual numbers. So I think the numbers are more than eight.

Secondly, I think Lynn forgot one of the comments that were made at the meeting that they held that Carol Deshay, a longtime Lana`i resident, had suggested that Pulama consider the three Lana`i Avenue homes, along with some of the other homes, to be renovated in the Waipahu Village kinda idea. When I -- I don't know how many of you were on the CRC when I testified on Maui a year, year-and-a-half ago, but at that time, we brought up -- I brought up the issue of demolition by neglect and was really pounding on Castle & Cooke for failing to keep the homes in better shape, and it's not the responsibility of Pulama Lana`i; at the same time, I think legally when you purchase something you assume what you're getting from the owner. So I bring this up in that I understand their position about how much it would cost to renovate; yet, at the same time, they took on the responsibility of the former owners for not keeping those buildings. I think there's a dual responsibility that Castle & Cooke, at that time, in addition to who was living in the building, you know, had to tell the landlord, eh, landlord-tenant laws, please fix my house, please repair this.

So I don't want to put 100% of the responsibility on Castle & Cooke and/or Pulama that the owners -- I mean the renters had that responsibility too.

Lastly, when they had a meeting here several years ago and SHPD -- SHPD was here, and it had to do more I think with the BC-T area right, Sally? And we testified to keep the BC-T and the labor yard area and make it a historical preservation area. The SHPD, at that time, one or two of the members felt that the whole city should be considered a historic preservation area. So I provide that to you in the context of, like I said early this morning, that you cannot just look at these individual homes in and of themselves. You have to look at it comprehensively and to consider that other entities and other individuals are not looking at individual homes, they're looking at the individual homes within the context of our community. So please keep that in mind when you make that decision. Thank you.

Dr. Six: Thank you for your efforts to document the houses that are here. And, you know, I really appreciate Larry Ellison's love of Lana`i. I moved here in '78, I'm not from here, it's a great place. A lot of things you're describing are going to be making infrastructure for new people to move here, and growing food it a good thing, and being self sufficient is awesome. But you did mention that boat race and that's, to me, a monumental waste of resources, personally, so I say fix those three because if you can afford to do all that, and you love Lana`i, and you get deep pockets, and it means a lot to different people, and it's work, and you gotta take it apart, even if one could be preserved or something because these are little historic artifacts and treasures, and you know as an architect, and everyone here has good intentions, so I just want to put it on record though, if you're going to have that boat, you going buy an island, but I do -- I did like Butch's comments about the responsibility and that demolition by neglect. What I found in my studies is that they would literally tell their older workers who didn't own their houses in Pohala on the Big Island, sorry. Pau. Out. And then demolish them. And so that idea that, you know, once they didn't want to maintain them, once they get that you're complaining to your landlord, they're going to shut you down. Lana`i is special. You know, I watched Lahaina; it was hard to save it. We talked about the signage in Lahaina. We spent a lot of time talking about what we're going to do to try to make Lahaina have a little more historic integrity. You have a chance. You have a small space. You have a unique situation. And, like I said, I'm really advocating the value added of having historic buildings, like that movie theater, putting things back, getting rid of the bad '90s renovations and some of the good intentions that have happened in the past, and I just really -- you know, and I'm obviously going to defer to the experts, but as a historian and archaeologist, those are really important artifacts that I would like to see protected. And I'd really like to know how many are left because, again, you know, it's easy to go, oh yeah, well those are -- and pretty soon we don't have any example of those anymore. So that's all. Thank you very much.

Chair Osako: Do we have anymore testimony from the public?

Ms. Sally Kaye: Sally Kaye. Resident. I just noticed in your packet that Butch and I are footnoted all over the place. The "Kay and Gima," we were the ones that submitted the plan to preserve the district to the State Historic Preservation Division. So I cannot, I cannot speak to destroying the properties because I've spent years fighting to have them preserved. Demolition by neglect is what Castle & Cooke did for 25 years. It is not Pulama's fault that they did that. There's no question. But I wanted to set the record straight, and, Lynn, you can correct me if I'm wrong, those three houses are all part of one tax map key? So they can't be sold unless they're subdivided. So there's no -- there won't be any conversation about selling until if and when they're subdivided. And I still -- I'm questioning why the first two, that aren't on the agenda but they kind enough to show us, are that much different than the three that we saw. And so I would want a little more explanation about that. I don't know if this body is permitted to suggest conditions on a permit, or to the Planning Department to add to a permit, but the brunt of demolition by neglect has to stop. And if the demolition that's proposed for very valid reasons is approved, then I would want to know plans to preserve what's left. I would want to know, okay, how houses are there and what are you doing because that's what Castle & Cooke didn't do for 25 years and that's why they're as bad as they are. And then I have a question about the HABS 1 consultation, which it sort of -- I'm a little offended that this deal happened between off-island people, you know, the state preservation and the county did it. That's what happened three years ago when we were trying to fight for the preservation. The county was cutting a deal and nobody in the community knew about it. So I -- it's not clear to me that this -- if this permit was granted, that what's missing from HABS, and what's -- there's no detail about exactly what's missing, will that have to be completed before the demolition could occur? And what's missing? I want to know what's missing from the review before that could occur. And if that's the case that there are steps not taken yet that have to occur, then will it come back to you, to this Commission before it's finalized? And then I would like to propose a compromise. I really do not see that much difference between the five properties. Could they take one, the most visible, and restore it and knock the other two down and turn them into housing? Thank you.

Chair Osako: Is there anybody else from the public? Annalise, can you answer the question about the HABS 1 documentation? What's missing? Or what needs to be done?

Ms. Kehler: Yeah, as part of my recommendation, the condition would be that everything needs to be completed and acceptable by the Library of Congress and the Park Service before demolition begins but --

Chair Osako: I understand what you're saying now but the recommendation is to approve with the condition that these things be done.

Ms. Kehler: Right.

Chair Osako: That seems to me like they can demolish before they finish the HABS.

Ms. Kehler: No. That's not what it says. No. It would be that they cannot demolish before everything is completed. Yeah.

Chair Osako: Okay. So what more needs to be done?

Ms. Kehler: The drawings need to be done. The buildings need to be measured and the drawings need to be done. And there's some corrections to the narratives that need to happen as well. The photography is done.

Chair Osako: And I notice on the ones that we have it says photographs but there are no photographs in the packet.

Ms. Kehler: Yeah, those -- that draft did not have photos with them. The draft that was submitted to us prior that you guys -- that wasn't for your review, it had photos attached to it but these drafts didn't.

Chair Osako: So the photographs are there but we just don't have them?

Ms. Kehler: Yes.

Chair Osako: Commissioners, is there any further discussion?

Mr. Mason: It's been made pretty clear to us by the county that demolition will not occur until we've satisfied all the requirements. We are -- we've taken some measurements and we've done some drawings, but we need to have many more measurements taken. I have somebody from my office coming back here on Monday to take those measurements and we will be working on those drawings. We have gone through a couple of rounds of review already on the HABS documents. We have picked up the last round of comments but what we want to do is resubmit them to Annalise for review once we also have the drawings taken care of. So it's going to take us a few weeks probably to do those drawings, but my target is to have those drawings done within three weeks, hopefully a little bit sooner, but our target is within three weeks so that that document will be complete. There were further requirements that in the initial -- well, the initial requirements given to us. There were -- we brought a professional photographer over here and we have 43 -- 43 HABS quality photos taken of the various buildings, both inside and out, and some overall, so maybe a copy of that, once we've got it all together, can be made available for people to review. It's actually pretty interesting. There's a lot of information in the document, but let's get it together, hopefully within two or three weeks, that document will be there for people to look at and we can get a copy to whomever wants to take a look at it, but only after she says it's okay.

Chair Osako: Any discussion, Commissioners?

Mr. Kubota: I have a question about one of the HABS documents. The description in the narrative doesn't seem to match with the floor plan that's shown. This is for 26, no. 4, talking about a lanai, it says, "A grid lattice with painted wood strips covers the front wall of the small room at the north end of the lanai." For one thing, there was no grid lattice there when we were looking at the house, but the bigger thing is it talks about a small room at the north end of the lanai. This is from House No. 26-4, in the HABS, page 3, middle, it talks about a small room at the north end of the lanai, and if you look at the floor plan, which is on page 18, there's indication of a small room on the floor plan. But then I do see it on the other drawing. I don't know what these are. This does show a small room.

Mr. Mason: Gaylord, that's why we have to --

Ms. McLean: Can you use the --

Mr. Mason: We really need to work ...(inaudible)...

Mr. Kubota: Okay.

Ms. McLean: Can you use the microphone, please.

Mr. Mason: That's correct. These drawings were supplied to us and so we realized that we need to redo them, yeah, and these will ultimately be ink on Mylar drawings that meet HABS standards and they will be accurate. Don't worry.

Mr. Kubota: Thank you.

Chair Osako: Anyone else? In that case, does anyone want to put a motion --

Ms. McLean: Chair and Commissioners, again the request before you today is for demolition, it would be your recommendation to the Public Works Department about the issuance of demolition permits, so the different options available for you today would be to request approval or to recommend approval, you could recommend approval with conditions, you could recommend denial, or you could defer taking action. So those are really the four options that you have.

Dr. Six: I'd like to move that we defer until we have all the information and the correct packets.

Ms. Mowat: I would like to second that.

Chair Osako: All those in favor?

Dr. Six: Discussion first.

Chair Osako: Oh, discussion? Anybody? Yes?

Mr. U`u: So the deferral is to request for information that's missing from the packet? What is the information we're requesting for?

Dr. Six: I was referring to the fact that the drawings are incorrect, as Gaylord pointed out, and Glenn agreed that this is not correct information. We got this yesterday as well. Also, maybe a followup letter from Angie or something to make us feel more confident. I mean I totally believe Lynn and Pulama Lana`i that they're working, but as a Commissioner, we need to do due diligence. So for me deferring is to get a little more information, right, and we've community input and we've got everybody it seems to be, to me, working together on this and wanting it to have a positive outcome, so, for me, it's just getting a little more information. That's what I was thinking.

Mr. U`u: I just wanted to be very specific so we know what we voting on. So that's what I'm asking. You know, so if we're asking for Angie's letter, we're asking for the update in drawings, and what else we asking for? Just I wanted to be very clear.

Chair Osako: You can take the mike out of the holder and just past it around.

Dr. Six: What I was hoping to have was, 'cause it was mentioned there's photos now, 42 quality grade that we don't have access to just to see that this has been done and, again, if we could get these fast, quickly or I didn't get this till yesterday so, again, seeing that one letter from Angie, dated, saying we recommend this and that doesn't -- you know, so just some kind of -- some kind of confirmation from SHPD; a complete packet of the most recent HABS so we can review with like Gaylord, you know, mentioned the drawing doesn't match up with the description, just so that we can do our due diligence, so those three conditions. Is there anything else that we discussed? I think that's what I'm asking the deferral on, just till we get a little bit more information.

Ms. Mowat: ...(inaudible)... the discussion I guess. I just think I appreciate everything that was said. I'm concerned about the demolition and having it done because of the possibility of lead, of asbestos, and things like that that's things to consider; and at the same time, I'm thinking about this historical value and that's what we're supposed to be looking at, and so I kinda want to be absolutely sure before I make a recommendation. And being that we got this at such a short time, and that's all. You know, I don't want to prolong this thing anymore than anybody else does, but I want to make sure I'm sure that I am making the recommendation 'cause it's going to affect all of you folks, not me, I'm on Molokai, but I

want to be sure that I'm going to be, you know, fair and I'm going to feel comfortable with my decisions or my recommendations. That was why I -- thank you.

Chair Osako: Is there any other discussion? It has been moved and seconded that we defer the decision or recommendation to the department.

There being no further discussion, the motion was put to a vote

It has been moved by Commissioner Six, seconded by Commissioner Mowat, then

VOTED: to defer the recommendation until further information can be obtained, as discussed.

*(Assenting: K. Maluo; B. Mowat; O. Salazar; J. Six; B. U`u)
(Dissenting: G. Kubota)
(Excused: M. Kanuha)*

Mr. Kubota: I don't believe in deferring it. I don't think it's going to make that much difference in the long run. That's the reason I object.

Chair Osako: The vote is five-to-one. Motion carries. So the recommendation is for deferral until we get all the pertinent information, and I do have a comment there. This has been an issue with this Commission in the past about timely receiving the packets for the agenda items, and I think, you know, speaking of due diligence and it falls on the Planning Department to provide the Commission with the information in a timely manner and, hopefully you know, that will help in the future.

C. COMMISSIONERS' ANNOUNCEMENTS

D. NEXT MEETING DATE: November 7, 2013

Chair Osako: At this time, are there any announcements from the Commissioners? None. Next scheduled meeting date is November 7, 2013.

E. ADJOURNMENT

Is there a motion to adjourn? It has been moved and seconded that we adjourn the meeting.

There being no further business brought before the Commission, the motion was put to a vote.

It has been moved by Commissioner U`u, seconded by Commissioner Six, then unanimously

VOTED: to adjourn the meeting at 1:36 p.m.

Respectfully submitted by,

SUZETTE L. ESMERALDA
Secretary to Boards & Commissions

RECORD OF ATTENDANCE

Present

Warren Osako, Chairperson
Kahului, Maluo, Vice-Chairperson
Gaylord Kubota
Bridget Mowat
Owana Salazar
Dr. Janet Six
Bruce U`u

Excused

Makalapua Kanuha

Others

Michele McLean, Deputy Planning Director
Annalise Kehler, Acting Cultural Resources Planner
Richelle Thomson, Deputy Corporation Counsel