

**URBAN DESIGN REVIEW BOARD
REGULAR MEETING
AUGUST 5, 2014**

APPROVED 10-07-2014

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 10:01 a.m., Tuesday, August 5, 2014, 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).

Mr. Michael Silva: I'll call this meeting to order. It looks like we have everybody here. We definitely have a quorum of five and we always leave Bryan's name plate out in case he wants to come.

B. PUBLIC TESTIMONY -- At the discretion of the Chair, public testimony may also be taken when each agenda item is discussed, except for contested cases under Chapter 91, HRS. Individuals who cannot be present when the agenda items is discussed may testify at the beginning of the meeting instead and will not be allowed to testify again when the agenda item is discussed unless new or additional information will be offered.

Mr. Silva: Item B on the agenda is public testimony. So at this time if there's anybody that would like to speak ahead of the applicant presentations can come forward now. I just ask that if you do, you would -- refrain from doing so at a later time. So if you needed to leave for any reason, come up now. Seeing nobody stepping forward, so I'm closing this session of public testimony.

C. ADMINISTRATIVE APPROVAL OF THE JUNE 3, 2014 MEETING MINUTES.

Mr. Silva: Item C is approval of the June 3rd meeting minutes. Anybody have comments? Hearing none, so we will administratively approve those meeting minutes from June. One thing I should mention is there was a lot of inaudibles in the minutes, so if everybody could please speak clearly into the microphones. Applicants when you come up make sure you have a microphone and clearly state your name before you speak. That would be great. Next item D, Communications. I will read this first item, no. 1 (*Chair Michael Silva read the following project description into the record*) and we have Candace from the Planning Department.

The Board administratively approved the June 3, 2014 UDRB meeting minutes as presented.

D. COMMUNICATIONS

1. MR. ALEX FERGUS of LOT F-1, LLC requesting a Special Management Area

Use Permit for the 215 Wakea Avenue - Flexible Warehouse Building Project, the construction of a roughly 29,000 square foot flexible warehouse building with associated parking, landscape, and utility improvements at 215 Wakea Avenue, TMK: 3-7-002: 001 (por.), Kahului, Island of Maui. (SM1 2014/0007) (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.

Ms. Candace Thackerson: Thank you Chair. As stated this is SM1 2014/0007. This is in your purview today because it's located within the Special Management Area. It is zoned for M2-Heavy Industrial District. And I will be here to gather your comments and recommendations, and pass them on to the Maui Planning Commission for their approval as well. The applicant is here, and they have a brief presentation to go over some elevations for you.

Mr. Dave Ward: Good morning members. My name is Dave Ward with Frampton and Ward, and I'm here to do a brief presentation on this flexible warehouse building at 215 Wakea. As mentioned, the applicant is Lot F-1 LLC which is owned by the Fergus company. Alex Fergus is here today representing the Fergus company. The Fergus company is a family owned company that is based on owning, acquiring and operating commercial properties. They've been doing business on Maui for over 25 years, and Alex and his dad kind of split time both here and on Oahu. They have a number of office retail and industrial properties on Maui. They're really known for well maintained properties with their -- keeping their tenants happy. They're also a proponent of renewable energy and they currently have about three mega-watts of photo voltaic systems across the state. We also have Steve Marlette here as the architect. Kevin Tanaka is our landscape architect. Mark Matsuda is here from Otomo Engineering. And, again, my name is Dave Ward.

What I'd like to do is provide a little bit of information about the project, then take a quick spin around this area to get a feel for this industrial area, and then have Steve come up and talk to you about the, the site itself, the elevation, and then Kevin can talk a little bit about the landscape plan. So, again, the applicant is Lot F-1 LLC. The TMK actually is about 12.8 acres, but the area that we're impacting is about two acres. It is the former parking area for the Kahului Cannery, the Maui Land and Pine Cannery. The proposed use is a 29,000 square foot flexible warehouse space. It is state land use Urban, Island plan Urban, Community Plan Heavy Industrial. As Candace mentioned it's zoned M2-Heavy Industrial, and we are in the SMA.

The shaded area is the area we're talking about. The dashed area here is the actual TMK. It's about two acres in the front which is the project location. This is just an aerial view. You can see the heavy industrial neighbors. The Maui Electric baseyard. This is the old cannery building which is part of the TMK that the Fergus' purchased in 2011 and has done an adaptive reuse. On there you can see the photo voltaic actually on the roof of that building. The project

site is here in green. To get kind of a better feel of this area, these are some slides, this is -- if you look down on the bottom corner down here it has a little green area and arrow and it kind of shows you where we're looking. So this is looking west on Wakea, so the project site would be on your right. This is just a little further down the road, looking actually at the project site. This is looking the other way, this is looking east. Again, the project site would be on your left. This is a shot showing the project site, the frontage. This is on the property itself and this is, this is looking east. You can notice that the, the site is relatively level so it doesn't require a whole lot of site work. This is the site looking south at Hale Mahaolu.

Some of the neighboring properties. So, directly adjacent to this property is, is the, is a property that is also owned by the Fergus', and Hawaiian Tel is the current tenant there. You can see kind of the industrial nature there. The next property to the east is the Maui Electric baseyard property. This is just further down the road. That's the baseyard for Maui Electric. You can see the poles that are stored and some of the other things are stored there. Going the other way down the road, towards the west, the Kaahumanu Shopping Center is kind of the big land mark there at the intersection. I skipped the Easter Seal's property because it's currently under construction so basically it's just a fence along the road, but I know Steve worked on that project some time ago. This is the next property over which is the, which is an office facility on Wakea. And then the next two properties are hallow tiled buildings that are kind of used for retail.

Directly to the south is the Hale Mahaolu senior living facility. And then the TMK itself, as I mentioned, is 12.8 acres. And the existing Kahului cannery, again, the Fergus' purchased that in 2011, and did an adaptive reuse project there and converted that into large spaces for, for tenants, and it's currently occupied with about eight tenants. And this is the signage that they put up. You can notice how clean the grounds are and the grass is very well maintained. This is the drive going in, Oleander hedge along the side there. This is just looking in, again, kind of looking from Wakea, what you see for that existing facility today. This is an improved parking area. You can see the very nice grass with the, with the trees that have been planted there that will grow. And this is just a site, a shot from the street, again, showing the large tenants there.

Okay, so the site itself, this is Wakea here. We're proposing two access locations. We're proposing a right in, right out on the east side. On the west side, that's the intersection of Hina and Wakea. The county is currently, the Public Works Department is currently in the process of installing a traffic signal at this location and we're going to work with them to make that traffic signal a four way stop, so that will be fully signalized intersection.

From a layout perspective, Alex and Steve went through quite a few iterations related to this project, and not only did they focus on the physical aspects and making sure that it fits in with the surrounding area. They also spent an awful lot of time on the functionality of this building. The Fergus' again, they manage a lot of, of warehouse space on Maui and on Oahu, and so they really wanted this building to function very well. You'll notice that there are 19 units within this building. However, we don't really foresee having 19 different users. The idea is to have larger tenants that would take multiple spaces. So you can see a tenant might take, you know, six or possibly even eight spaces in this facility. But because we have all the units it provides for the flexibility. We don't know who our tenants are today, so we don't really know what the

mix is going to be. And we don't know which of the tenants might want a small showroom like the, the . . . (inaudible) . . . showroom that's in the facility right behind. So this provides for flexibility with the tenants, not only the initial tenants, but also the future tenants. Or as tenants move in and out, they can take different units and we can reconfigure the building. And thus the term flexible warehouse by the way. Not only flexible internally, but also flexible from having a store front which is a roll up versus a store front which maybe has a glass facade.

I also want to point out we are doing some, some site work perspective. We do have some small retaining walls on the east and on the north sides of the building. Other improvements that we'll be doing, obviously drainage is big here, and we're working with Otomo Engineering, and we'll be doing catch basin inserts and storing that, that storm water. We also have put a -- we've located a pipe rack here on the site plan. Along Wakea we plan to have a grass swale, and we've been working with Public Works on that. So grass swale along Wakea. And then obviously the other improvements, the other utility improvements and parking. We also have, because of this neighboring lot, we have a couple of extra stalls that we can use over here if we ever need them because the tenant mix.

So, saying that, I'd like to let Steve Marlette talk a little bit about the building itself, based on the elevation.

Mr. Steve Marlette: Thank you. My name is Steve Marlette. I'm with MC Architects. We're the project architects for the project. As Dave had indicated the overall design of this is really emphasizing the flexibility of this overall building. The Fergus company has a lot of other real estate in town, and they're just trying to hedge all of the current and future options for overall leasing and mix of tenants within the building. So, the building itself has 24 foot clear on the inside of the building. It's generally designed as a pre-fabricated metal building with an upgraded skin on the exterior. The base of the building is intended to be a mix of split face CMU and flat CMU. You can see the bottom, right hand corner. Do we have a pointer here any where? The bottom right hand corner will give you a little bit of information on the overall fenestration. The bottom is eight foot eight of the building is CMU in order to protect the building from a lot of the eating that you see on a lot industrial buildings and damage to the exterior being that people hitting it and such. So we've developed some texture on the lower eight feet of the building. The upper portion of the building is efface rather than metal panel that you see on a lot of the industrial buildings. And again there's different relief and everything in the efface facade to give it a little bit of variety.

The top elevation is the Wakea Street elevation, and again based on flexibility of the overall, we're really looking at the possibility of some of the tenants having more store front glass in the front which would be a potential showroom areas on the front, potentially in the middle, and potentially in the side. The rest of the tenants all have, or all the tenants have overhead doors that are 16 feet tall to the front which would allow them to drive a truck in right into the facility to do their loading and unloading if necessary under . . . (inaudible) . . . building. We have a roof on the top portion is a standing seamed metal roof with a 10 foot overhang on the front to try to give some cover over the front the tenant faces. The two side elevations less adornment, I guess, you could say. You can see possible locations here and here, which is on the Wakea

side of the buildings that will allow us to pop store front glass in for the showroom type of users that are anticipated potentially on the building. Again, and the rear elevation, the same amount of flexibility that's built into the rear elevation. As Dean indicated that there's, I believe, 19 lease spaces on, on this, so we're planning for, I guess, worse case scenario which would be 19 individual spaces. We can't imagine that it would probably end up being like that, but you just never know. So we've provided block outs in the CMU where they can put glass in. So each tenant generally has an overhead door. They have a man door, and some piece of glass that they could either use as small show room or abut an office to, just to try to make it a little bit nicer environment than you would typically see in an industrial building.

The building itself is set up for PV systems. The Fergus company as, as David indicated, are large advocates and owns a lot of PV systems across the state, and much of it on Maui. And I believe a lot of the cannery that they do own that are adjacent to this has PV systems on the roof. So a standing seamed metal roof system on the top of the building that's really set up with the anticipating PV going on the roof of the building. The building's naturally ventilated, louvers up underneath the eaves to bring natural ventilation in, and power ventilators and such on the peak of it to exhaust as much possible. Not anticipating air-conditioning any portion of this building at this point in time. There could potentially, a showroom that wants some conditioned air, and that would be facilitated by a split air-conditioning unit that would either be located on a mezzanine inside the building or on the ground, potentially, on the exterior of the building.

Other issues that we've been addressing. The site lightings are all going to be LED lighting. Any plumbing fixtures and such on the inside of this will be mandated as low flow fixtures as much as we can possibly control that. We're really not anticipating much of any water usage in this. This is going to be a fully sprinkled building, so fully insulated building and everything else. We are proposing a monument sign located Wakea Avenue and there's the preliminary design for that, just indicated 215 Wakea with some fenestration of the CMU base as well as efface coating over CMU block to be as simple as . . . (inaudible) . . .

Here are a few other shots, again, of the exterior of the building. Here's the typical end cap which could be shown as an example of what could be set up for a showroom type of users with horizontal canopy, shading the showroom windows, and in this situation, the overhead doors are popped outs. The next one down generally is the typical example of what the typical industrial user will be getting overhead door, one man door, one window in the front that would give a little day light into the overall project. We're anticipating signage, wall mounted signage for each one of the individual tenants located in the band just above the windows. A view from the other side. Again, a similar showroom type of atmosphere we're thinking on the end of the building signage located on the overall signage, 10 foot overhang over the top.

Again, we really set up the whole frontage along the building for flexibility for loading. So you can pull a truck up to the very front here. There really doesn't have the burden of parking directly in front of the spaces, and so it's all have sort of a designated large loading area there. LED light fixtures. Let me go back to the landscape plan, and, and I'll bring Kevin up to talk you through the landscape plan. One other issue since I'm up here is we do have a preliminary material sample board associated with the project. Again, a green standing seamed metal roof.

We have the body of the building being just a white sand color, and accents of the building for the various columns, a tone darker, and as we get towards the ground we're pre-red dirt it as you might say where people can touch it. Okay, thank you.

Mr. Kevin Tanaka: Excuse me. Good morning Chair, good morning members. Kevin Tanaka, I'm the project landscape architect. It's -- the landscape design is pretty straight forward. Basically it's covering your county requirements of one tree per five stalls. Keep in mind this is an industrial use. There is on -- the other requirement would be a hedge front following the property line along South Wakea. The type of plant materials, the owners --. Well, the two types of shade trees are the Pink Tacoma and True Kamani, possibly either Hibiscus or Oleander hedge fronting the, the lot. It is, it is minimal, but being that this is an industrial use. If there's any questions? Okay.

Mr. Ward: Okay, so with that, that wraps up our presentation and, and obviously we have folks here if you guys have any, any questions.

Mr. Silva: Great. Thank you for the presentation. I'd like to open it up again for public testimony. Anybody would like to speak can come forward to the podium. Seeing none, so closing this round of public testimony. So as a Board we can go around once for comments and any kind of questions you have for the applicant. And then the second time around we will have our recommendations to the Planning Commission and Candace can jot those down when we get there. So first round, Marie, did you have any questions or any kind of general comments?

Ms. Marie Kimmey: No I don't. The project looks appropriate.

Mr. Silva: Thank you. Gerald?

Mr. Gerald Steiner: Gerry Steiner. No, no questions. Also, I'm very pleased with the looks of, of the layout and the forethought of the flexibility. Thank you.

Mr. Silva: Robert?

Mr. Robert Spilker: Bob Spilker. No comments.

Mr. Silva: Bob?

Mr. Robert Bowlus: I have no comments either.

Mr. Silva: Hunton?

Mr. Hunton Conrad: Hunton Conrad. My only comment is that I think it looks pretty nice for a warehouse in Kahului.

Mr. Silva: Thank you. Frances?

Ms. Frances Feeter: I agree. I think you've done a wonderful job for a commercial building like this. Just for the personal mind of curiosity, how do you determine the demand for a space? You're just hoping it's going to be rented or --? I mean, it's just a personal question.

Mr. Ward: I'm going to let Alex Fergus from Fergus Company to answer that.

Mr. Alex Fergus: That's a good question. I'm Alex -- Alex Fergus, principle at Fergus Company, and our company, you know, small family based company. We have properties on Oahu and Maui. We manage everything in house, and so our, our properties on Maui are typically retail, we have some limited offices, and industrial. We like industrial. We understand the product. We can manage it well. Is there a demand for this product? I think so after --. You know, we own some, some small user industrial space in the Kahului area. It's typically, vacancies always been very low, and supply has been relatively tight. Do we have any tenants currently lined up now? No. We have some ideas of, you know, the types of uses that would fit well, but, we're thinking for the long term. We bought that cannery, the big cannery property behind, and we were very successful in doing an adapted reuse, fixing it up, maintaining the character of the old cannery, and providing a large user industrial product. I think, you know, Fergus -- we plan to own this property for a long, long time, so we're not really constrained by having to build it and, you know, flip it or do anything like that. So with the longer term horizon we think we'll be very successful with the lease up of this property in terms of we have the flexibility to rent it with small users or big users. But over the long term we think with a nice product like this would have adequate parking and the amenities that we will be able to lease it out.

Ms. Feeter: Thank you. I didn't mean you to belabor it. I was just curious, but I, I, I think the building is uniquely good looking for the commercial.

Mr. Fergus: Thank you.

Mr. Silva: I have a few questions. First, maybe I misunderstood that you were saying that the exterior is actually flexible. But is it going to be built out at one time and then unchanged after, you know, the windows and the doors are all installed?

Mr. Ward: So we believe that during in between now and when the building actually gets built that we will start tenanting, tenanted the building. And we hope that once we start construction we'll actually be building it for the initial round of tenants. But we also know that over time those tenants are going to change. And so over time, we're building in the flexibility, even if a, even if an area starts with a glass store front, it has the possibility of converting back to roll up doors and those types of things. So, we hope to have the tenants in place or at least a majority of the spaces tenanted prior. And that's kind of what we did on the, when we did the adaptive reuse project on the back, our initial plans looked similar, they kind of gave for a lot of flexibility and then as we tenanted the space we were able to build it in such a fashion that it made sense for that first round of tenants.

Mr. Silva: No, it's good. A few more questions. Is there -- did you guys have a spot on the site picked out for trash and if that would possibly be visible from the road any where?

Mr. Marlette: Steve Marlette. Generally what we would be planning on doing for trash is as much possible contained within the individual spaces. But we may be developing an area into the very rear corner of the space if they have excess trash required that is sort of hidden from general public view to facilitate any trash. But ideally it's all contained within the space and the individual users have some sort of independent trash pick up depending on the use.

Mr. Silva: And I do appreciate the, the bike rack. That's one of our common questions, so I appreciate that on the site. Can you, can you just touch on -- there's no sidewalk on that side of Wakea. Is that not a requirement for this zoning?

Mr. Ward: It's not, and we've worked with Public Works. It's actually -- excuse me -- when we first started talking about this project there were a couple of things that we went out and did early consultation meetings with, the first, of course, was with Candace at Planning to talk through the process for the SMA. The second meeting we had was with Public Works and we went in to talk to them about what improvements they would like along Wakea. And in working with them they have come up with a plan to maintain a grass swale along Wakea on this side of the street. On the other side of the street there is a sidewalk so -- you know, fronting the senior living facility there is a sidewalk there. We actually like that. The grass swale provides an area for filtration for drainage so we like that, and we do feel like the sidewalk across the street. So, but from technical perspective, yes, we meet with Public Works and we talked to them about that and that's the answer that they would like.

Mr. Silva: Okay, and I guess there would be a cross walk at the intersection with the signal?

Mr. Ward: Yes. Yes, so, exactly. So one of the comments that we've received from Public Works about the signal is to install a crosswalk right here, so it would be right there.

Mr. Silva: Okay.

Mr. Ward: And we actually have design that we've been working with Public Works on related to the installation of that signal and that cross walk.

Mr. Silva: Okay. Last question would be just in regards to drainage. There didn't seem to be too much detail and I know you mentioned a little, but if you could explain the approach for the drainage. And I would imagine it's all underground.

Mr. Ward: Yeah, that's correct. Let me have Mark Matsuda address that.

Mr. Silva: Great. Thanks.

Mr. Mark Matsuda: Good morning. Mark Matsuda from Otomo Engineering. Yeah, so the drainage is proposed to be all underground with catch basins and storage provided by subsurface drainage. In general the property slopes from west to east approximately in this direction and we're, we're trying to maintain that with the, with the finish grade. And so there would be a subsurface drainage system on, in this back corner here, as well as along this

frontage at this Wakea driveway, prior to leaving the site.

Mr. Silva: Okay. That's good. That answers my questions. Anybody else have any other questions or comments? Gerry?

Mr. Steiner: Just one. So you're going with the individual tenants, tenants taking care of their own garbage. Does that turn out to be more efficient or it just gives you more flexibility than a common?

Mr. Ward: I'll let Alex talk about that. Alex Fergus.

Mr. Fergus: Alex Fergus, Fergus and Company. It's really going to depend on the tenant mix. So if, if we were to tenant with, say, eight or 10 or small user tenants, in our, in our experience we would provide the service with the single dumpster passing through common areas. If it was one or two large tenants typically they like to handle their own refuse, so it would be tenant driven.

Mr. Steiner: So you're not set on one way or the other?

Mr. Fergus: No. We're not. We're flexible.

Mr. Steiner: You maintain the flexibility there too.

Mr. Fergus: Yeah, that's correct.

Mr. Silva: Anyone else? Hearing none, so we'll go around the table once for recommendations for the Maui Planning Commission, and we could have Candace jot them down for us. Marie, would you like to start us off?

Ms. Kimmey: This is Marie Kimmey. I have no recommendations.

Mr. Silva: Thank you Marie. Gerry?

Mr. Steiner: Gerry Steiner, no recommendations.

Mr. Silva: Thank you Gerry. Bob?

Mr. Spilker: Bob Spilker, no recommendations.

Mr. Silva: Thank you Bob. Bob?

Mr. Bowlus: I'll concur. Bob Bowlus, no recommendations.

Mr. Silva: Hunton?

Mr. Conrad: Hunton Conrad, no recommendations.

Ms. Feeter: Frances Feeter, no recommendations.

Mr. Silva: I feel like I have to say my name. Mike Silva, I also have no comments so -- seeing that we have no comments and we're all pretty unanimous, we will forward no comments to the Maui Planning Commission.

Ms. Thackerson: Thank you.

Mr. Silva: Thank you.

Mr. Ward: Thank you very much.

Mr. Conrad: Thanks for your presentation.

By unanimous consensus, the UDRB recommended approval to the Maui Planning Commission with no comments or recommendations.

2. **MR. PAUL MERAGE requesting a Special Management Area Use Permit and a Shoreline Setback Assessment in order to demolish the existing structures, construction of a main single-family residence, two (2) accessory dwelling units, pool and spa, pool mechanical room, change room, BBQ and covered lanai, and related landscape improvements in the R-3 Residential District at 3116 S. Kihei Road, TMK: 2-1-010: 005, Kihei, Island of Maui. (SM1 2014/0006) (Keith Scott)**

The proposed single family dwelling needs to obtain a Special Management Area Use Permit because its floor area exceeds 7,500 square feet.

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: Charlene do you know if you guys need some time, sorry, to set up?

Ms. Charlene Shibuya: Yeah, I was just about to volunteer. I could just go ahead. Anyway, my name is Charlene Shibuya and I'm with –

Mr. Silva: I can read first.

Ms. Shibuya: Okay, sorry.

Mr. Silva: And then we'll get you started. Next item on the agenda, no. 2, is Mr. Paul Merage. Is that how you say the name? Sorry. Merage. Okay. *(Chair Michael Silva read the above project description into the record)*. And just to note, Planning Department, Keith Scott is not here, so we have Clayton who volunteered to take notes for us. Thank you Clayton. Charlene, if you'd like to start us off.

Ms. Shibuya: Yeah, now I can proceed. My name is Charlene Shibuya. I'm with the planning firm of Munekiyo & Hiraga, Inc., which is across the road, and I'll be opening up the presentation followed by the project team that I will introduce shortly. So this is as Chair Silva says that the proposed Merage residences at 3116 South Kihei Road, and TMK: 2-1-010: parcel 5.

And here with me today is the project team, Mich Hirano which is a principle with Munekiyo & Hiraga, and to his right is Carlos Elenes, architect, who's also a licensed architect in Hawaii. And then we have Bill Mitchell, landscape architect, sitting to his left, in the background. And civil engineer, Stacy Otomo, president of Otomo Engineering, who is behind Carlos. You can't see him.

Okay, and just to get you oriented, the project is in Kihei. It's on the south side of Maui. I didn't show the island of Maui because everybody knows where Wailea is. It's sort of at the gateway to Wailea. If you're traveling on South Kihei Road, it would be just after the Kiawekapu public beach access way. If you're coming to this area via the highway, you would travel down Piilani Highway, turn right onto Kilohana Drive, and right after the beach parking lot take a left and it's so many lots down, which is right in front the Kiawekapu sandy beach. And just to give you an aerial perspective, again, this is the public beach access. This is the beach parking lot, Kilohana Drive, South Kihei Road, and this is the parcel here. And the aerial perspective gives you how the existing residences sit within this area.

Sorry, I accidently skipped a slide. Just to give you some project background again is as Silva, Mike Silva explained, it's a single family residents and two accessory dwellings. It's at 3116 South Kihei Road. The zoning is R3-Residential. The lot area is 34,848 square feet, approximately 0.8 acres, and it needs a special management use permit and shoreline setback assessment. And it's because the total square foot area of the residences exceed the 7,500 square foot threshold.

And this is the architectural site plan. It's kind of a long lot. The beach is on this side. South Kihei Road on this side. This is the property boundary along the shoreline. This is the flood zone line commonly referred to as the zone, flood zone VE and X line. And then this line is the 90 foot shoreline setback line. And as you can see the entire development is actually outside of the shoreline setback line. The front area is a pool. This is the main dwelling. These are the accessory dwellings and then there's the garages and front driveway area that accommodates six cars. What I'll do is I'll turn the presentation over to Carlos who can best explain to you the design of the home and, you know, all those little details that you guys are probably interested in. To assist him, we actually have a board of the actual materials that he can point out to you,

you know, which is roof and which is the siding and et cetera. So I'll turn it over to Carlos.

Mr. Carlos Elenes: Good morning. My name is Carlos Elenes. I am the principle architect for the project. I'm with EBTA Architects. We're a firm located in Irvine, California which is very near where Mr. Merage lives. Mr. Merage approached us to design his home, and he had this vision for this project. He's very involved and he had very specific requirements for the development. They travel as a family and Hawaii is their destination of choice. They come here on holidays and with their kids on Spring Break, Christmas break, Thanksgiving. Any change they get they come out here, so the house will get used throughout the year, but sporadically. It's not their primary residence, but it's intended to be for family use only.

As Charlene explained the house, the project is made of three separate structures. Three separate primary structures. There's some axillary structures also on the site. The main house is towards the beach. The main house here, across from the beach. These are the two guest houses towards the street side, and the guest houses are identical. They're mirror images and they create kind of an entrance into the site. You approach it down the center and you park two cars here, two here, and there's two surface parking stalls there. Each guest house has three bedrooms, and are intended to just house -- they're just basically sleeping quarters. There is a kitchen in each one, upstairs, for their use, but primarily the family will dine together in the main house, using the main kitchen. The main house is glass towards the rear for the views. It opens up to the back yard.

The style of the house was derived. The clients came to us. They wanted a modern style home, but he was very aware of the local architecture and wanted to be sensitive. He wanted the house to blend in with the environment specifically in Kihei. So what we came up with was an island modern style which is long overhangs with sloping roofs, slate material on the roof. He wants to use very high quality materials. He wants to make this house be a permanent structure, and not something that will just go to weather and not look good after time. So we're using very, very nice materials throughout the house.

The massing of the house. Towards the street there's some heavy shrubbery that you see here that we are going to keep, and it actually screens most of the house from the street. Right now, it's grown to a height of almost to the top of the building. So the view from the street is going to remain, not very altered. There is a slight effect. That's the photo montage of what you see from Kihei, and we're going to keep all of that vegetation so the houses will tuck in. This actually has, you can see a little peak of the roof structure there. There would be another one on the other side. And then from the ocean side -- from the ocean side, we chose to keep the house as far back as possible. From the area that you saw earlier, most of the homes along the shoreline are much closer to the, to the beach than this house is. The current resident sits approximately where the proposed resident sits. Wanting to get a certain number of bedrooms. The house is two stories, but what we've done to mitigate that is other than pushing it back is we've, we have these two single story pavilions that flank either side of the structure that will help bring the scale down towards the ocean side. Also we have a palm court here and here, and there's going to be some anchor trees here again to help soften the edge. The back edge of the property, the shoreline setback here, the pool goes to the shoreline setback. But instead

of having just a line all the way across, we've jogged it back and let the landscape just flow back up to the pavilion creating a softer edge between the property and the ocean.

The house -- the water heater is required to be solar powered so we'll have a solar water heater. We are incorporating a Dicon air-conditioning system which is a variable speed system. Most systems turn on to a 100% capacity, reach the desired temperature and then they shut off. Because of that they're very noisy because they're on full speed. The Dicon system is a variable speed system. It only runs to the level that it needs to get the house to that temperature, so it runs at 10%, 15% or whatever it needs to run. Because of that it's very energy efficient and it's very quiet, and the units would fit -- the units -- the condenser units can be very remote. There's no limit to the length of these. So we would have one unit here and one unit here. One unit would serve the two guest houses and one unit would serve the main house.

Besides the two pavilions here, there's one more in the court yard. If it's windy and they want to dine outdoors, this would provide shelter and they can still have outdoor dining to enjoy. Are there any questions? I'll turn it over to our landscape architect and he can talk about the landscaping.

Mr. Bill Mitchell: Thank you Carlos. Good morning, Mr. Chair, members of the Board. My name is Bill Mitchell. I'm the project landscape architect with Hawaii Land Design. It's -- this is a, as Carlos mentioned and Charlene will show you some more photos, this is an existing lot surrounded by mature vegetation and landscape on either side. And we had the opportunity as there have been over the years a lot of existing trees planted on the property. We probably have, oh, 15 to 20 mature palms -- Royal palms, Areca palms, Manilla palms -- on the property now, and our intent is to reuse those as possible, as much as possible in the new design. As Carlos mentioned the front of the property will be maintained with heavy landscape buffer so the view plain or the view from the street will really not change significantly. And as you come into the, into the motor court and the bungalows on either sides Carlos and his team have done really a, in my estimation, a fabulous job in creating some spaces for us, some landscape spaces because we have this wonderful main entry courtyard that will be landscaped with palm trees and tropical foliage and color to bring you in from the motor court to the entry to the main house. I was fairly limited in our sideyard setbacks so that space will be primarily vertical palms or more vertical plant material because we are maintaining a pathway, a service way down either side. As, as Carlos also mentioned the property will be used for, for family purposes and the owner really wants to try to keep a low maintenance profile to the landscape component so we'll be using all drip irrigation around, through the shrub ground covered areas with some limited spray irrigation where we do have lawn. The irrigation system, of course, would be on an automated system and the latest technology is really cool because you can have all of the environmental control components to the controllers that adjust your daily watering schedule based on evaporation and sun and wind and everything. So we see a fairly low maintenance sort of landscape treatment around, around the house.

And then as Carlos mentioned in the back we have again, some wonderful spaces, for palm trees, large palms trees to get shade on the Lanai areas. We do have a, a path that leads us

down to the beach. Just, I think Charlene mentioned it, but we have a 90 foot shoreline setback here. So almost 25% of the lot is going to remain in existing lawn. We have approximately 25 to 30 existing coconut trees as depicted in this rendering, and those will all remain in the shoreline area. There's about 10 foot grade change from the beach which is, is kind of berm right here from the beach area up to the finish lanai surface, so both vertically and horizontally, visually the house is set far enough back you don't really perceive -- you're not going to perceive its presence here and certainly not in relationship to the existing houses and on either side that have pushed further forward as Carlos mentioned. So we really see it as sort of an adapted reuse of a lot of the existing plant materials, certainly the trees, and maintaining the wonderful great lawn, beach front lawn we have here and making the, making the landscape both user friendly and maintenance friendly for the family use as possible. With that I'll turn it back to Charlene.

Ms. Shibuya: Again, this Charlene Shibuya. I guess as Bill was saying, if you look, if you look -- this thing is sort of -- if you look back at all of these elevations of the main dwelling and dwelling two and dwelling three you can see how well the architecture and the landscaping meshes in. And, you know, although you can see this onsite, from offsite, I'll give you some idea of what, you know, what this parcel looks like from the street and the beach, and you'll see that you can barely see anything that's on the property. And I guess these are the lighting fixtures that are going to be on the property. But again we show this street montage. This is South Kihei Road. So if you look at the front of the property it basically looks almost unchanged because all you, all you would see is the top of the residence. And then if you drive down South Kihei Road approaching this property, basically all the properties are similarly heavily landscaped where you can just see some of it through the driveway. So you can see these are some examples of the types of properties that you would see when you're approaching this property.

And then if you're on South Kihei Road itself, if you're looking south or you're looking north, mauka, both mauka and makai is heavily landscaped with trees, shrubs, so you barely see any residences from, from the road itself. Then from the Kiawekapu beach side, this is if you were standing at the top of the sand dunes looking into the property, this left photo, this is the existing residence and you can barely see anything else neighboring it. Mainly because at this neighboring property here has only a small structure. On the right side, this is the right side of the existing residence, you'll see kind of a monstrosity that's up front, close to the beach because I guess apparently it was built when they didn't have to pay attention to the setback. And then if you're, if you're actually at the shoreline, you know, it's a very wide beach and it has beautiful sand dunes with a lot of beach shrubberies so even looking, if you're actually sunning yourself on the beach and looking into the property, the property is up here. It's pretty obscured. It's very, it's very nicely landscaped.

And then I show this photo again just to kind of give you a perspective of -- you remember looking at the architectural drawing at this long lot. This is how the existing resident and cottage and garage fits. It's sort of like a halfway deep into this property. And if you look -- if you remembered that architectural drawing, it's -- the main residence was about the same thing. It's about half way deep into the property with the pool on the front. So you can see the relation to the rest of these residences, it's setback pretty far, so essentially from either way it doesn't

really, the whole site won't block any view plains because from the street side all you see lushly landscaped trees and shrubbery. And then from the ocean side you see this nice sand dune with a lot of beach shrubbery. So with that, with our team back here, if you have any specific questions and comments. And I'll also pass around this material board so you can kind of touch and see what the materials are going to look like. You can ask any questions.

Mr. Silva: Okay.

Mr. Mich Hirano: Hello, Mich Hirano, with Munekiyo & Hiraga. As Charlene passes around the material board, I would just like to ask Carlos to talk about the materials on the exterior of the building.

Mr. Elenes: Okay. Sorry I kind of rushed through that I guess. Mr. Merage wants to create a very fine quality home as I've said. The materials that are going to be used are exterior plaster, slate roof for the roof obviously, and then the textured stone is going to be a split travertine. That stone is a representation of something that we found. We're fine tuning. We want to have a little bit more movement to it and it's going to be a blend. So it's going to have that color and a couple of other subtle color changes so it's going to give the house a little bit of texture, but there are going to be very similar and color. It's not going to be, like, checkered board or anything like that. But we just wanted to not look flat or from a distance be just white. We wanted to have that, that texture. All the wood on the house is going to either mahogany or the eaves, on the overhangs, it's going to be cedar. But vertical wood, the one that get hits by the sun and everything, he wants to do mahogany because that just weathers much, much nicer. And it has a real rich quality to it.

Some elements on the elevation. The roof slopes, that is an 8 and 12, goes to a 5 and 12, and then there's a pitch break at the eave to a 3 and 12, giving it that more of a Hawaiian kind of pavilion look. This is that stone that I was talking about. And although it's used sparingly, it's used in key areas to kind of give the contrast to the house. You'll see it on the front and then on the rear of these columns here. That's that textured stone that you're looking at there. The rest is going to be a steel . . . (inaudible) . . . very smooth plaster. And when a steel . . . (inaudible) . . . applied it will create movement in the plaster so it's not just a flat white plaster. It will have, as you can see on that sample, it will have a little bit of color variation to it that adds some nice texture to it.

There are some louvers here. They're going to be -- at the time they were going to be wood, but we're talking about doing a metal louver system here so that we can get a baked on finish for maintenance purposes. The windows and doors are all going to be mahogany on the interior. They going to be clad on the exterior, again, for maintenance purposes. The salt air will just destroy through the wood, so we're keeping the wood in limited areas to get the quality in there. But the actual framework of the doors and windows is going to be a clad -- it's an aluminum clad with a baked on color finish to it. But the inside is all wood. These doors here will all pocket into the side so the whole thing just really opens up.

The quality of the main house will be carried over to the garage structures. These are now in

CAD. At the time of submittal these were just hand drawn. But the roof will be more the color that you see there. This was our initial study. It's going to be a little more of a greyish, greyish-brown tone as opposed to a shingle kind of color. There are entry gates in the front that slide back. And the entry gate design will take on this kind of Hawaiian motif here which is a very fun geometric pattern. These are solid. The gates will be more transparent, just something to create a little privacy for the client.

This here is that louver system to help tie that into the main house. And we're taking that from grade all the way up to this eyebrow roof structure here, and the stair goes up behind that. Those are the elements that give it that contemporary look that he wants. But these are the elements that when you see the home that's what you perceive is the overall form of the house is still very appropriate for the region. But the design elements are what takes it to a more contemporary. We're using horizontal railing. I think what we're thinking of doing now is doing actually glass railings instead for views. And we're using glass on the rear, so we want to keep it consistent, so we're using glass on the front and it's all very cohesive looking like one structure.

Ms. Shibuya: Any questions?

Mr. Silva: So we'll have to open up for public testimony one more time. Seeing that only the design team is here, we're going to close this round of public testimony. So we'll go around once with questions or any kind of general comments you might have, and then the second time we'll provide our recommendations to the Maui Planning Commission. Marie, can you start us off please?

Ms. Kimmey: Yes. Marie Kimmey. Actually you've answered all of my questions. I think it's a very good looking project. That's all I have to say.

Ms. Shibuya: Thank you.

Mr. Silva: Gerry?

Mr. Steiner: You've probably answered this. . . (inaudible) . . . Is there the typical large iron gate over the entrance to the, to the drive?

Mr. Shibuya: Okay, I'll have Carlos, the architect, to answer that.

Mr. Steiner: Oh, and I'm Gerry Steiner.

Mr. Elenes: At, at the front of the property, but even with the house structure we did not jog forward. We kept a wall that seals off the building here. And you can see these are the extent of the tapered. The elevation has a tapered base to it, so this wall will hit into that tapered base, and there will a planter there for our palm to create that kind of entry court. Remember, this is all going to be heavy planting so you would see very little of that. And where those walls are, we have two six foot gates here. It's a 12 foot wide driveway. These gates will slide behind the

wall, and they will be a transparent gate. It's not designed yet, but it's going to be similar to what you saw in the garage doors, which is some sort of a geometric pattern. They will be iron gates, probably between five and six feet tall.

Mr. Steiner: Thank you.

Mr. Silva: Thank you Gerry. Bob?

Mr. Spilker: Bob Spilker. I have a question as to we have a lot of landscape here and we have a lot of bedrooms and bathrooms, and I'm just curious if we're going to do anything to take gray water to use for irrigation within the, the site here because as we all know.

Ms. Shibuya: Yeah, well let me have --

Mr. Steiner: This is Kihei and Kihei is --

Ms. Shibuya: -- pretty dry. Yeah, let me have Bill answer that, and he field that question.

Mr. Mitchell: My name is Bill Mitchell, project landscape architect, with Hawaii Land Design. Thank you for that question. Unfortunately Maui County does not allow us to take gray water into the landscape so what we do is use the most efficient landscape delivery systems that we can and right now the drip systems have gotten so effective in their ability to deliver water right to the plants that we use exclusively all drip around structures. The only place we use spray systems now are in lawn, and some, some drip in lawn, but in the larger lawn areas we use spray. And we use a spray technology that delivers a larger droplet of water so a lot of the old spray systems you see, you get a lot of misting off of them and it's kind of frustrating to see water just kind of mist out into the air knowing that none of that water gets to the lawn. These new heads, they're called rotator heads. They have a large droplet to them, and they actually deliver that water right into the, the root zone or on to the top of the lawn so it doesn't evaporate off. So in that regard we're using the latest, greatest, most efficient irrigation technology that's available. Unfortunately gray water reuse is not yet allowed in Maui County. To my knowledge, it hasn't been, unless somebody else knows something differently. Does that answer your question?

Mr. Spilker: Yes it does.

Mr. Mitchell: Thank you sir.

Mr. Silva: Bob?

Mr. Bowlus: Yeah, Bob Bowlus, and I just have a couple of questions. First I'd like to congratulate you guys. I think you've done a fabulous job. It's a very impressive looking project and it certainly is going to fit within the neighborhood. There's a lot of big, big houses in that neighborhood. But it's, it's kind of a hotel scale. It's a big impressive scale, so my question is, I guess, on the floor to floor heights, how high are the ceilings? It looks like you're under the

30 foot or right at the 30 foot height limit.

Ms. Shibuya: Yeah, I'll let Carlos to answer that.

Mr. Bowlus: Thank you.

Mr. Elenes: Carlos Elenes. Architect. Go to that elevation. These doors here are 11 feet tall. Our floor to floor, on the first floor, is 11 feet, and the plate at the second floor right now is, I believe, 10-6. The reason for that is the great room which is the room behind these doors here is very large, and a 10 foot ceiling was going to feel like a nine foot ceiling because of the scale of that room.

Mr. Bowlus: Right.

Mr. Elenes: So what we did is we bumped it up to 11 feet, but we were very aware of the building envelope so we made sure that the house tears down the site as it slopes from the street to the ocean. There's a building envelope we must respect that parallels the existing topography. So all the structures fit within that, but the client wanted that volume on the main level. And then upstairs what we're doing is we're creating a volume by exposing the underside of the structure and taking advantage of the sloped roof.

Mr. Bowlus: Right. And I like the multiple sloped roofs. And you said you had very large overhangs, but I didn't hear a number. How big?

Mr. Elenes: Five -- five feet.

Mr. Bowlus: Five foot overhangs.

Mr. Elenes: Yes.

Mr. Bowlus: And that's typical all the way around?

Mr. Elenes: Every where except -- in the master bedroom it's much deeper. It's like a 10 foot. It's a lanai. But this is your typical overhang here. It's five feet throughout the rest including the garage structure, the guest house.

Mr. Bowlus: Okay. And I assume that the plan must be pretty far along if you're already in CAD drawings and they're still being refined. But I, I, I tried to do some work with the numbers, but there's a lot of square footage here, and nothing was really tabulated. But I came up with almost 14,000 square feet. Is that about what you have?

Mr. Elenes: No, I think it's closer to 12. Are you adding garages?

Mr. Bowlus: Well, no, I didn't count the garages. Oh, I guess I did count the garages, just in the bulk of it. And then I counted the pavilions is an additional.

Mr. Elenes: Yeah, liveable is --. Okay, pavilions aren't counted. Yeah, if you're counting all of that you might be close. You're right. But as far as liveable, the way architects count the square footage is on air-conditioned space, and the air-conditioned space is under 12,000.

Mr. Bowlus: Under 12,000.

Mr. Elenes: Yeah.

Mr. Bowlus: Alright, that's really all I have. Thank you.

Mr. Silva: Thank you Bob. Hunton?

Mr. Conrad: I just have a comment. I think it's a beautiful project, and I think it's very well designed and landscaped beautifully as well. Thank you.

Ms. Shibuya: Thank you.

Mr. Silva: Frances?

Ms. Feeter: I agree with the beauty. I suppose it would be a bad influence on the architect to have any kind of photo voltaic. Have you thought about that?

Ms. Shibuya: Yeah, I'll have Carlos answer that.

Mr. Elenes: Carlos Elenes again. We are in discussions with the -- using solar energy, but the client has not committed one way or the other. The nature of the project being that it's a vacation home and the time that they're here, the return on that investment would be much longer than if it was a full-time use. It's normally a seven to eight year return. Being that it's being used maybe 10% of the time, that extends that where it's, you know, not really feasible. So chance are we'd like to do it without it, but it hasn't been completely ruled out.

Ms. Feeter: Okay, thank you.

Mr. Silva: Okay. Yeah. Yeah, very nice project, and good presentation. You guys actually answered all of my questions that I had in your presentation. So anybody else have any questions or general comments? So we'll go around one time with recommendations to the Planning Commission. Marie, do you want to start us?

Ms. Kimmey: Marie Kimmey, no recommendations.

Mr. Steiner: Gerry Steiner, no recommendations.

Mr. Spilker: Bob Spilker, no recommendations.

Mr. Bowlus: It looks like you're off to a pretty good start. I have no recommendations.

Mr. Conrad: Hunton Conrad, no recommendations.

Ms. Feeter: Frances Feeter, no recommendations.

Mr. Silva: I would just want to add that maybe we could look into, or how we normally word that to encourage the, I guess, exploration of the photo voltaic a little further. Even though they're not going to be here full time, when they are here, it seems like it would be heavy energy usage, so maybe you don't design the system to its full operating capacity, but maybe to take that 10% that they're here and spread that out the whole year, and maybe that will work out with the energy that is being used. Maybe design for that. So I would -- Clayton are taking notes for this? So the only recommendation that I have would be to, I guess, further explore the photo voltaic energy production.

Mr. Clayton Yoshida: So is that by consensus of the Board?

Mr. Silva: No, that's my --. Anybody else have any comments or discussion?

Mr. Steiner: I, I concur to them looking at a further, but I think it won't work out . . . (inaudible)
. . .

Mr. Silva: Okay. Okay. Yeah, just to recommend the further exploration.

Mr. Jeffrey Dack: Good morning. I'm Jeff Dack. I'm Keith's supervisor. I apologize for the confusion of my not being aware that he, that he had this meeting and he was out ill. I just ask on the recommendation to clarify, please, if you would like to recommend -- if you'd like to have that a condition. I'm sorry. If you'd like to have a recommendation that the Planning Commission apply a condition to further consider photo voltaic. Please just clarify that. It would be helpful. Thank you.

Mr. Silva: Yeah, I think our, or the recommendation would be to further consider using photo voltaic. That would be the recommendation. Yeah, as opposed to -- yeah, we're not requiring or it, it's a must.

Mr. Dack: You're recommending that to the architect or you're recommending that the Planning Commission --

Mr. Silva: The Planning Commission.

Mr. Dack: -- include that a recommendation as a --. I mean, it would be a condition, it still be recommend, recommended wording. Okay, thank you for the clarification.

Mr. Silva: Yes. Sure Mich?

Mr. Hirano: I'd just like to add a little bit on the, the comment on the PV in that I'd like Carlos, the architect, to speak a little more on that in terms of the exploration because the client is very

particular in terms of the overall design of the building. And --

Mr. Elenes: Carlos Elenes again. They really light candles a lot for energy. This client, more than any client we've had is very concerned with the aesthetics of the building. He's very involved. I mean, we spent a day looking at all of the stones, and we still haven't selected one. And a second reason that we were shying away a little bit, or hoping to not do the photo voltaic is just the aesthetic quality of that. They just -- we're using -- at one time we were talking about a single roof, we talked about a metal roof, and he went ahead and said, okay, let's do the slate, which is probably the costliest of all the roofs that we could have done because of its beauty. Then to go ahead and slap a bunch of solar panels on there is kind of counter intuitive to that. So he likes the beautiful look of the slate, and we will do whatever we can to make the house energy efficient. We're going to dual glaze all the windows. We're going to over insulate the thing. And if at all possible, we'd like to not have that as a condition, but as an option because of, like I said, we're still exploring it, but what leads us away from it usually is the aesthetic and quality of it. And especially with this particular client wants to create that is something is very beautiful.

Mr. Silva: Sure. And, and a question, would -- if it is the south facing roof you think that would be visible from --

Mr. Elenes: Because it's a two-story roof it would be visible from side views, but --. And there are several south facing roofs. Go to the site. This is a south facing roof. That would be very visible from the courtyard. This south facing roof because of this buffer of landscape it probably would not be too visible.

Mr. Silva: Even with the first building being 20 -- 25 feet, the roof would be pretty high up. I don't know if you'd be able to see from the courtyard.

Mr. Elenes: It would be pretty high, but I think if you're standing here --

Mr. Silva: Okay, maybe that's --

Mr. Elenes: -- looking this way, you probably will. And what we'd have to do is analyze. Do some site line analysis. And because of the steepness of the roof also it makes it a little more visible. But -- and then the other south facing would be here, which I guess, you know, we'll have to take a look at to see how visible it would be from back here. When you're looking sideways. We'd have to study that further.

Mr. Silva: So, so from our, our Board standpoint we provide comments to the Maui Planning Commission. So, they're not conditions that you have to meet, so I think if we say that we recommending further exploration of use of photo voltaic for energy use, that is not making it a condition. But it's just when you come before the Planning Commission you'll have looked at it a little further and maybe giving a little more information to them on why or why not you would be pursuing.

Mr. Elenes: Understood. Thank you.

Mr. Silva: Yes.

Mr. Hirano: I think that would it be possible to talk about the exploration of photo voltaic or alternative energy efficiency in the residence because I know the client would, would look at whatever can be done in terms of being energy efficient. It's not that he doesn't want to be energy efficient. I think it's really an aesthetic quality. But as Carlos mentioned with respect to the involvement he went to with the air-conditioning system that is, you know, the most energy efficient kind of system we can get now. There will be further exploration of, of that aspect of the residence.

Mr. Silva: Any other discussion? None? Okay, so we have, I guess, one recommendation that we still have is the further explore the use of photo voltaic power generation. So if we could maybe get a motion if we're all in agreement. I'm not sure where we all stand.

Ms. Feeter: I so move.

Mr. Silva: Okay. Is there a second?

Mr. Steiner: Second.

Mr. Silva: Seconded by Gerry. All in favor say aye? All opposed?

Mr. Conrad: Nay.

Mr. Silva: So we have one nay. The motion carries with one, two, three, four, five, six. I guess. . . (inaudible) . . . So that's it. Yeah. Thank you.

Ms. Shibuya: Thank you.

It was moved by Ms. Frances Feeter, seconded by Mr. Gerald Steiner, then

VOTED: To recommend approval with one recommendation as discussed.

Assenting: B. Bowlus, F. Feeter, M. Kimmey, M. Silva, R. Spilker, G. Steiner

Dissenting: H. Conrad

Excused: D. Green, J. Marshall, F. van Ammers

Absent: B. Maxwell

E. DIRECTOR'S REPORT

1. Status of Board Vacancy

2. Agenda items for the September 2, 2014 meeting.

Mr. Silva: The next item on the agenda is the Director's Report, and we have Clayton coming up, status of board vacancy.

Mr. Yoshida: Thank you Mr. Chair and members of the Board. The department has heard nothing further regarding the filling of the vacancy. We have been observing the Policy Committee agendas though they've been preoccupied with the deciding on the temporary GMO ban during the month of July and all the testimony from Moloka'i and so forth on that particular topic. So we have no change in the status to our knowledge.

Our next meeting is scheduled for September 2nd which is the day after the Labor Day holiday. We have two items. One is the Westin Maui Hotel at Kaanapali, a special management area use permit for a multilevel parking garage and also improvements to their restaurant and dining facilities. The second is a special management area use permit application for the Cove Beach Village Apartments in Kihei. It's about a 32-unit multi-family project. So those will be the two items.

F. NEXT MEETING DATE: September 2, 2014

G. ADJOURNMENT

Mr. Silva: Okay. Thank you. And as Clayton mentioned next meeting September 2nd, 2014. Meeting adjourned. Thank you.

There being no further business brought forward to the Board, the UDRB meeting was adjourned at approximately 11:22 a.m.

Respectfully submitted by,

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

RECORD OF ATTENDANCE:

PRESENT:

Robert Bowlus, Vice-Chair
Hunton Conrad
Frances Feeter
Marie Kimmey (Alternate)
Michael Silva, Chair
Gerald Steiner
Robert Spilker

EXCUSED:

David Green
Jane Marshall
Fiona van Ammers

ABSENT:

Bryan Maxwell

OTHERS:

Clayton Yoshida, Planning Program Administrator, Current Planning Division
Jeffrey Dack, Staff Planner
Candace Thackerson, Staff Planner
Richelle Thomson, Deputy Corporation Counsel