

**URBAN DESIGN REVIEW BOARD  
REGULAR MEETING  
JULY 1, 2014**

**APPROVED 09-02-2014**

**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 10:15 a.m., Tuesday, July 1, 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.)

**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. Michael Silva: Item B on the agenda. Well, actually before I start, I wanted to introduce Richelle Thomson our counsel today, and looks like going to be going forward. Michael Hopper is still maybe swapping in and out, but I wanted to welcome Richelle here. Thank you. Item B on the agenda is public testimony. So if there is anybody that would like to testify, you could come to the podium now. But we would just ask that if you do now that you would hold back from testifying when your agenda item is up. Is there anybody that would like to come forward? Seeing none, I'd like to close public testimony.

**C. ADMINISTRATIVE APPROVAL OF THE MAY 6, 2014 MEETING MINUTES.**

Mr. Silva: Item C on the agenda, administrative approval of the minutes. Is there any comments to the minutes? Seeing none, so we would like to administratively approve the minutes from the May 6<sup>th</sup> meeting.

**The May 6, 2014 Urban Design Review Board meeting minutes were administratively approved.**

**D. COMMUNICATIONS**

- 1. ARMSTRONG DEVELOPMENT, LTD. requesting a Step 1 Planned Development Approval, a Step 2 Planned Development Approval, and a Special Management Area Use Permit for the Wailea MF-11 Multifamily Project, a 70-unit multifamily project with improvements and amenities located on Wailea Ike Drive directly makai (west) of the Wailea Gateway Center at TMK: 2-1-028:002,003, 004, 005, 006, 007,008, 009, 010, 011, 012,**

**and 013, Wailea, Island of Maui. (PD1 2013/0001) (PD2 2013/0001)  
(SM1 2013/0001) (Danny Dias)**

**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: Moving along. Item D, Communications, no. 1, and I will read this in its entirety. *(Chair Michael Silva read the above project description into the record.)* I'd like to turn it over to Danny from the Planning Department.

Mr. Danny Dias: Thank you Chair Silva, and good morning members of the Urban Design Review Board. Normally the Planning Department sort of takes a passive role in, in these meetings, and we, you know, we just take your comments and we transmits them to the Planning Commission. For this particular project we're going to take more of an active role, and the reasoning being, we have some concerns with this project and I want to point that out before we have the applicant go through their presentation. I'm going to hand out some renderings of Wailea Gateway -- it's a project right next door -- and kind of talk to you through why we're a little concerned.

So I want to start off by saying, you know, we don't object to having something constructed on this property. The department did support the original Wailea MF-11 project, which was, I believe, the 12-lot single family subdivision. But let me talk about Wailea Gateway real quick. This was a project that came in around 2006. The first page of my handout shows you renderings that the department received, the Urban Design Review Board at that time received, along with the Maui Planning Commission. When the project was ultimately approved, if you turn to the second page, that was what -- what we saw when they started constructing it. And we found out about it because we started getting a lot of calls from the public, and they weren't too happy with, with what was being built. They felt that it was way too tall, that it was blocking the view, etcetera, etcetera. You know, they also were pretty vocal in the newspaper also. And if you just kind of go through this handout you can see what was eventually built, and then, you know, what exists now. And then the last page is showing what the applicant is proposing to build. So, the department doesn't have a problem with the project, but we do have a problem with the view plain.

I want to point out Chapter 205A-26 of the Hawaii Revised Statutes, and this is something that the Maui Planning Commission has to concern themselves with, but it also ties in to, to your comments. And Chapter 205A-26, Section 3, (D), it states the authority, meaning the Planning Commission,

*“The authority shall seek to minimize where reasonable any development which would substantially interfere with or detract from the line of site towards the sea from the state highway nearest the coast.”*

So in this case Piilani Highway. Our concern is that this project, it's, it's a kind of -- kind of, you know, it's right up there, it's kind of in your face. It does take away from the view plain. You know, on this island, we're sort of losing, you know, views with every project -- Kaanapali, Front Street, South Kihei Road, Wailea, you know. We keep building makai, and the public ultimately starts losing its view of the ocean piece by piece.

So, what we need from this, this Board, is basically some advice on, on, you know, what can be done with this project, or if anything can be done. You know, we, as planners, we're not engineers, we're not architects like you folks. When this project first came, it was a big red flag because, you know, Wailea Gateway is still fresh in our minds. And we voiced our concerns to the applicant, and basically said, you know, can you, I don't know, take out a floor of some of the buildings, can you grade the property lower, you know, something. Can we drop it somehow. And, you know, they went back and looked, and essentially what you have in front of you is what they originally proposed. So, you know, we felt that, okay, we have to go to the Board, and, and, you know, get your advice and expertise so we can pass that on to the commission. Because ultimately, right now, we're not too comfortable with this project, but if we find out that this is really all that they can do with it, then, you know, we might change our minds. But ultimately, for us and the applicant, you know, we want to get to the point where the department is comfortable with recommending approval to the Planning Commission. If we don't recommend approval to the Planning Commission, chances are the Planning Commission isn't going to approve this project. It's very rare that we don't recommend approval, so when we don't, they, you know, they love it. Like, okay, motion to deny. So, having said that, and I want to reiterate again, we're not against having something built here, we just want it a little more palatable and try to retain as much views to the ocean as possible. Thank you Mr. Chair.

Mr. Silva: Can I just ask one question before the applicant does a presentation? The last page on the handout you gave.

Mr. Dias: Correct.

Mr. Silva: Is that from the applicant or how did this come about?

Mr. Dias: Yeah. That's from the applicant.

Mr. Silva: Okay, so everybody's in agreement. That's what it's going -- or that's what they're saying it's going to look like. I want to make sure it wasn't the Planning Department putting it together without them.

Mr. Dias: No. They might have changed, but that was something that they did give us. Yeah.

Mr. Silva: Okay. Thank you. Anybody else have any questions on this specific item just so we can get it out of the way? Or not out of the way but --. Okay, no. Go ahead, Marie.

Ms. Marie Kimmey: Is it alright if I --. Okay, I just wondered is there a height limit for that lot?

Mr. Clayton Yoshida: And the question again was?

Ms. Kimmey: Is there a building height limit on that lot, the lot that we're looking at today?

Mr. Yoshida: Yeah, there would be a height limit relative to the zoning code for apartment.

Mr. Dias: I believe it's 35 feet. I know it was 30. Is it 35? I believe the apartment district zoning, it was just changed in the last year or so, and it raised the height to about 35 feet.

Ms. Kimmey: Thank you.

Mr. Dias: Can we get you back on this?

Ms. Kimmey: Yes, you can.

Mr. Silva: So we can get -- we can come back to that. You can proceed with the presentation.

Mr. Jordan Hart: Good morning. My name is Jordan Hart from Chris Hart and Partners. I'm just going to briefly introduce the project and the project team. The project is at Keala O Wailea Project located at the MF-11 project site. The developer is Armstrong Development. Here today is Bob Armstrong, Wayne Muraoka, and Daniel Sandomire. The co-developer is A&B Wailea, and here from A&B is Paul Hallin, Grant Chun and Randy Endo, as well as the civil engineer, Derek Ono, and landscape architect, Shelli McCelvey.

So this is an orientation aerial photograph of the project site. The project is located on the Piilani Highway, here, abutting Wailea Ike Drive. The project is in the State Urban District. It is community planned multi-family. It is zoned -- I'm sorry, Business Commercial -- and it is zoned A2-Apartment, and it's in the County Urban Growth, or Island Plan Urban Growth Boundary. With that brief introduction, I'd like to introduce Wayne Muraoka from Armstrong Development to talk about the project a little further.

Mr. Wayne Muraoka: Good morning Mr. Chair, members of the Urban Design Review Board. It's nice to see all of you again, and as always thank you so much for your time and consideration of our project. The last time we were here, we asked you to consider two proposed projects, another project, Makaalii at Wailea on the Wailea MF-15 site, and our Kalama Kai Project in South Kihei. Part of -- and that Kalama Kai Project was to help us with our residential workforce housing in connection with both of our Wailea Projects. Today, we're excited to present to you Keala O Wailea. As Jordan mentioned, it's a joint venture with Armstrong Development and A&B, and it's a resort condominium project on the Wailea MF-11 parcel. And just to start off, if you recall last time, one of our projects was a little too spicy hot, the other project was a little too bland, we think we've hit it just right in terms of the colors of this project. And I understand from, you know, what Danny said in our meetings with the Planning Department, the concerns regarding protection of ocean views as reasonably possible, and we will, during our presentation cover those points as well, but we want to at least get a chance to present the project to you. Next slide please.

I think the first thing that I'd like to point out is this is another infill project in a maturing resort development of Wailea. It's part of a larger planned development. The parcel that we are developing was always slated for development. It is, as you can see, approved and was actually started, in terms of construction, and that's why it's clear and looks the way it does. Next to it is Wailea Gateway Shopping Center. To this side of it will be multi-family development. This parcel here is commercial. Down here it was recently approved a four-story hotel which is about to get going as well. So we are really just part of an infill of a -- of the completion of Wailea. What I also want to point out is understanding the concerns, we have done a number of things over the course of our design development to try to protect and, and enhance where possible the views from Piilani and, and looking towards the ocean.

And in that regard, I think just to start, to orient you, on this side of the property is a large drainage gulch. That drainage gulch is designated in the community plan as open space. This side is Wailea Ike Drive, and that's another view corridor. So the property was always meant to be developed, and with view corridors on either side of it.

This kind of shows a site plan of the project. The buildings are here. It's kind of a ribbon of buildings, and we're far below the allowable FAR for the site. So density is far less than what it could have been. The gulch that I mentioned is in this area here. That is part of open space that will never be developed and then views down this corridor. I'd like to touch upon -- actually show you -- the view corridors that are around the property. This is the gulch here -- and that's really what we feel was always meant to be the open space as designated by community plan. This is looking down Wailea Ike, and in between already is this gateway as you've seen.

Project highlights, Keala O Wailea means pathway to Wailea. We're at one of the main entries to Wailea. We're right next to the Gateway Shopping Center. And right next to the Gateway is the path to Wailea. It's also the path to Wailea in terms of providing very needed inventory. It's hard to think of anything in Wailea being affordable, but this project is really meant to provide an entry to Wailea, in terms of condominium living. Most of the product, any where this price range, is dated way back, from probably 70s, 80s and there's a real need for entry level Wailea with ocean views. We also wanted to make it a project that would be in harmony with and also synergistic with the existing shopping center. You've heard that a plan earlier was approved and it was actually tried. The infrastructure was put in, the grading work was done, and it was on sale for a long time. And this would have been for million dollar plus parcels, and multi-million dollar homes. Partly because of the economy, partly because of possible lack of synergy not a single parcel sold. And that's what we're faced with is, a least our sense, is that multi-million dollar homes next to a shopping center will not sell. And the irony of it is 12 large multi-family homes with associated privacy landscaping actually obliterates the ocean line anyway. Going up further, it doesn't matter. At the height of just a regular large home, the ocean line is gone. So 12 homes there would have largely obliterated the view of the ocean line. And that's why what we feel is this corridor here, on this side, and this corridor down here was really what was meant to keep the ocean views. And what we've done onsite was to kind of cluster the units into buildings that actually creates a more open site plan than would otherwise be the case.

We also think that this project will actually have a chance to sell. We think that active resort buyers would actually see the Monkey Pod restaurant, Pita Paradise, Fabiani's, and the other shops in the Gateway Center as an amenity as opposed to an imposition of their privacy. And we think that this -- these two uses actually work very well together. And finally as I mentioned, this ribbon arrangement of buildings, narrow sides toward the road, with spacing in between, actually preserves a more open feel than would otherwise be the case. And at this point, I'd like to call on Daniel to actually present the details of the project to you. Thank you.

Mr. Daniel Sandomire: This is Daniel Sandomire from Armstrong Development. The project is 70 units. This is in seven identical buildings, two and three stories, each has 10 units in it. There are four two-bedroom, two-bathroom units per building. There are four three-bedroom, two-bathroom units per building. And two, two-bathroom, three-bedroom -- sorry -- two-and-a-half bathroom units per building. In addition, the amenities, there's a swimming pool and recreation center. There are covered pavilion in here, and associated fitness room and bathrooms. There are landscaped walkways throughout the project that will connect into the driveway, into the existing sidewalks through gates, and covered storage for recreational gears, such as kayaks and paddle boards, larger things that won't fit inside the apartment. The parking is a combination of enclosed garage and covered parking spaces. There are 28 enclosed garages. That's these buildings with the P's on them, and then flanking them would be carport covered spaces with private storage at the back of each parking space. Every unit would have an additional assigned open space, so 70 of those. And then there are guest stalls for visitors and services, and accessible stalls at the recreational center and behind area -- building four. Those buildings will be flat roof to keep the height down to approximately under 10 feet, and they would have photovoltaics on them that would power the common area use -- lights, landscaping light, the pool, the elevators and building lights.

I want to talk maybe a little history of the project because as Danny mentioned this is -- we've been working with the Planning Department for a while on this, and trying to make a building that fits on this site with smaller massing was important. When we first had our design proposals come in there were six across units, instead of the four that we have now. Three stories all the way up, coast to coast. And we broke the buildings down into four-plexes, and we further took the, the top unit and instead of having it go all the way across, knocked out the edge units, creating a higher value middle unit, like a penthouse unit. And what that does is it breaks down the volume of the building, lowers the roofs and creates a massing that has some air and spaces around it, and light, if not, actual views because these building are arranged -- can you go back one? -- as the buildings are arranged around the site, there will be peek a boo openings through it, in the landscape.

The other thing we've done is have the buildings orient towards the site, toward their own views, being perpendicular to the -- and the narrow side faces the public highway. And as the buildings -- as the site steps down it undulates in a way that allows the buildings further to face into the views more and create a lower level platform from the view, from the view from the highway or shopping center.

Let me talk a little bit about the buildings themselves, the materials. We looked at the existing

Wailea Gateway Shopping Center which is a stucco building, two-toned, with a good Mediterranean detailing. It's very common in Wailea. We looked at the roof of that. It's a tile roof. It's a red tiled roof. And we took that language and started this, this project. By using a Dickie roof, we have a Hawaiian roof form. By having it -- massed in a way that has -- breaks down the form, the roofs help cool it. And we use that roof color instead of matching the hot, the hotter color of the red, a more neutral green blue model. It's actually called Wailea Blend. That, that's the top of the building. Moving down, you have a stucco feel siding with key details like corabels and inset patterns in the, in the building. And then at key points around the entries of the buildings is a stone, like a cast stone product, that --. We have samples of all of the materials here.

Here's the elevation laid out. The entries to the, the ground floor. The center units are in the middle there, into an elevator lobby. Entries to the sides, to the building are in the sides of -- side units are on the side of the building. Materials themselves, the tile, teak railing, yeah. So these are the materials themselves. Roof tile. . . (inaudible) . . . texture to it. Aluminum bronze colored railings and . . . (inaudible) . . . The railings themselves would have the . . . (inaudible) . . .

Ms. Jane Marshall: Is it bronze, or is it aluminum?

Mr. Sandomire: It's aluminum powder coated bronze. The floor tiles would be ceramic . . . (inaudible) . . . in color, and . . . (inaudible) . . . The stucco itself would wrap around the corabels. One of the . . . (inaudible) . . . is the highest in the line, which has a lot of the similar architectural feel. We used the same architecture, WATG. The windows around would be a bronze colored . . . (inaudible) . . .

Mr. Silva: Wayne, if you could just please leave these on, and you can turn the middle and the back off that would be great. Thank you.

Mr. Sandomire: These are the architectural elevations. There was question about height. The building is 41 feet, 8-inches high here, three stories. And we used three stories as the height guidance under the zoning. Floor to ceiling, within each unit would be nine feet clear, so there's a 10 foot, three or 10 foot-six. There's a 10 foot, six-inch floor to floor. And then the roof itself, by being a full roof, and not a mansard . . . (inaudible) . . . at a height, you get a feeling for this mass of the roof is more pleasing aesthetically than a mansard that would may be a bit lower, but, you're not gaining any additional view, you're just taking off a box without a number. By connecting the dots, you've got a ridge line that's, that's higher up, but doesn't have an imposing feel as may be a similar building that goes coast to coast and knocks out a lot more.

This is the makai or the rear elevation, but I think of it as the front because those are expansive open balconies, lanais, that would face to the ocean. The unit arrangement is something that we paid a lot of attention to. We wanted to get people sort of sense of privacy even though it is multi-family. So, on the ground floor you're going to come into, for the center units, you come in on your own private entry here. On the side units you're going to come in through a private entry on the side here and here. And these approaches are beautifully landscaped and take

advantage of the space between the buildings and make that outdoor space that's partially open air space part of the approach and arrival of the unit. In addition, the second floor -- the second floor you come in down below and then up some stairs. And you have a private entry arriving at a beautiful wrap around lanai, three bedroom, two bathroom unit. The middle units, here and here, type D, you're coming in through either a stairway or an elevator that faces the direction that you came. You'll either turn left or right, and go straight to your unit. What this does is it prevents having people walk all the way across, to your far unit, with a corridor. So you never really walk by somebody else's unit. You just walk into your own unit.

The third floor, these are the penthouses, they'll offer two-bedrooms that face into the ocean. They're -- it's a narrower footprint, which helps with the building massing. And again, you would just come in, left or right, into your own unit, three-bedroom, two-and-a-half bathroom.

The recreation pavilion is located lower than the rest of the buildings, so the roof of this is lower than the floors of the buildings behind it, taking advantage of the slope of the fill, of the lot in this particular location. So the pool deck feels a little bit more private. So it's down near the first building's footprint. It's an open pavilion, with associated barbeque. It's near the pool and the pool deck, showers, bathrooms, fitness area and a small storage. It will have a sink and a refrigerator, so it is like a virtual kitchen for the community.

These are the parking garages and carports. The center phase will be enclosed car parking spaces, so, they'd be 12 feet wide, and 20 feet deep. On the sides of these would be 18 foot wide parking bays covered with enclosed storage behind them. The idea is to give the premium of this to the more expensive units. Next slide. I'd like to invite Derek Ono, from Warren Unemori Engineers, to talk about drain designs.

Mr. Derek Ono: Good morning Mr. Chairman and members of the Board. My name is Derek Ono and I'm a licensed civil engineer representing Unemori Engineering and the Keala O Wailea Project team. I'd like to briefly discuss the earth work and drainage for the project. As you know, Keala O Wailea is located at the southern end of Piilani Highway, on the western slope of Mount Haleakala. The existing terrain generally falls from mauka to makai, from Piilani Highway, toward the Wailea Blue golf course. Currently, the land has graded lot pads intended for single family homes. To accommodate this development the ground will be slightly reshaped to allow for ADA access, level building pads and improved driveability in the parking areas. Elevations across the sites will gradually drop from east to west similar to the present condition. All planned earth work will be preformed in compliance with the County's grading ordinance. Also, as shown on the proposed site plan, the project will increase the amount of hardscape on the parcel, which in turn will result in more storm water runoff generated during storms. Surface runoff from the buildings and pavement will be collected by inlets and piped to underground storage chambers. At the underground storage chambers, the chambers will be designed to mitigate the increase in runoff by detaining storm water and limiting the release rate to the project's pre-development level in accordance with the County's drainage standards. Thank you. And now, we'll move along to Shelli, to discuss the landscape.

Ms. Shelli McCelvey: Good morning. My name is Shelli McCelvey. I'm with McCelvey



Associates and we are the landscape architects on the project. The landscape design will emphasize the use of natives and drought tolerant plant species. In developing our plant palette we rely heavily on the landscape handbook that has been put together by the Maui Department of Water Supply. The predominate plants we intend to feature for palms we're looking at coconut and Loulu Palms. For the trees Kou, Pomani, Plumeria, Shower trees. For the shrubs Aalii, native Hibiscus, the tea Croton, Manu, Spider Lily. And for ground covers Pohinahina, Nanu, Ilima, Lauae, Puupuu, Aki Aki, . . . (inaudible) . . . and Palapalai. For the slope -- stay back there, yeah -- for the slope areas and the peripheral areas, we intend to use highly drought tolerant plant species with the intentions that those areas only need to be irrigated for establishment or in severe drought conditions. So we'd like to take, you know, where the lighter greens are along the perimeter there, those would require, rarely require to be irrigated. From a site kind of landscape zoning stand point, we've worked with the project team to be able to set the buildings actually back from the parking lot in order to allow room so that we can soften the building facades and accent them with the use of vertical palms as well as canopy trees. Around the buildings we also intend to use foundation planting, a little bit more ornamental around the buildings and then we're moving natural as we go away from the buildings. The irrigation system will be a central, centrally controlled system which will allow the -- a very highly efficient application of water. The pool area, at the pool area we're looking at very natural type of pool. The rock work, lagoon style pool. Very natural to kind of blend in to the topography there. The next slide.

This is just some images of some of the plant materials that I, I mentioned previously. And go to the next slide. At the entry, this is at the entry at Wailea Ike -- Wailea Ike, and we're looking at a coral type of entry wall with pilaster framing it. The top of the wall mimicking the logos for the project. It would be in, in the forefront. We're envisioning, you know, colorful accent plants. And that's the landscape.

Ms. Marshall: What is that ground cover that is extremely drought, drought tolerant that you're going to using in the perimeter?

Ms. McCelvey: The ones that we're looking at -- all these are within the Maui handbook -- but the ones that we're really looking at for the slope areas are Pohinahina, . . . (inaudible) . . ., Aki Aki, Ilima, and Nehe.

Ms. Marshall: You'll just decide at some point.

Ms. McCelvey: We'd like to use a combination, not make it all one thing so that it looks really natural. But we're picking things that will look good when they're not -- that will still look good non-irrigated. You know, you still want it to be beautiful.

Mr. Muraoka: At this time I just wanted to wrap up some of the things we covered. As Daniel explained the history of the design, we had different design proposals come in from different architects. They did go as wide as eight units across, and many of them six units across. And, we consciously made the buildings smaller so that it would be more of a clustered affect, more open space. We consciously went lower density for the same purpose. The shapes of the

buildings as Daniel describe come in as they go up to give a feeling of less mass. The orientation of the buildings again, trying to show the narrower sides toward the road. One thing I should point out is where the seventh building is closest to Piilani Highway, it's actually much further set back than, than required, and that actually gives more of a space as well. What was actually planned there before the seventh building was there, and as the SMA was originally submitted, it was only six buildings. That was going to be an extension, a possible extension of the Gateway Shopping Center. So in place that, imagine a commercial building. What we would submit is the building that we have worked really hard to get as compact and as shapely as we could be, and to finish it in materials that would be outstandingly reflecting the quality of Wailea would be a much more attractive entry appearance than almost anything else someone could develop on that site.

As far as the view channels -- can you go back to something that at least shows the site plan? Currently there are trees in this area that are actually blocking some of the open view corridors. To the extent they're on our land, we're going to trim them down and make sure we open up a little bit more view here. We also have the ability to trim trees down here, which we'll be doing not only for the views of our units, but to also to expand the view corridor looking down Wailea lke. The height of the landscaping within the project will be limited to be eave height or lower, second floor eave height or lower, thereby, to the extent there may be peak a boo views looking between the buildings that the landscaping doesn't block them out. I don't think you had any of that with the prior plan that was approved for single family homes that, again, would have walled themselves in and protecting themselves with privacy screening that would probably obliterated the view. So we're consciously, consciously trying to improve views where we can, and where we think that they were always intended. And even within the project, to the extent we're able to maintain views due to lower density and smaller buildings, we're trying to keep the landscaping from blocking the views to the extent possible. We think that the buildings are very attractive. We think that the units with ocean views at starting prices about \$800,000, unheard of in Wailea, and greatly supplement the inventory, again, which is very dated and it would -- this project we believe would be an incredible enhancement to Wailea as a whole.

If you have other questions, more detailed, we do have the SMA exhibits, that I think portray the impact of the buildings in a much kinder way than the paper handout that was given. That is one version that we submitted, but it does not include any landscaping, it does not -- and it made the building as bright as possible. It's white. So, if you need to we'd be happy to run through those SMA exhibits to show more in context with landscaping growing in, with the colors that we're intending, you know what -- what the feel of it is. Is there an impact to view? No doubt there is. But would any project, any project built on this parcel which was designated for develop impact views? Of course. And we think we do it in a way that is much nicer, much more gentle, and much more constant with the feeling of Wailea than anything else that would be developed here. So, we understand that no matter what is built, the public is going to have some out cry from somebody. But, I think as this project comes in, I think it will be a very appreciated addition to the Wailea community, and we thank you for your consideration of those aspects as well.

Mr. Silva: Thank you for the presentation. Glad we got the projector to work. A lot of hard work

there and very informative. So -- actually, I would like to open it up once again for public testimony. Anybody would like to come forward? Seeing none, so closing the second round of public testimony. So now we'd like to go around the table for the Board members to ask any questions, make any general comments and discuss, you know, anything with the applicant that you'd want. And after that first go around we'll do a second go around that will be our recommendations to the Planning Commission, and at that point, if Danny could write those down. So first with the questions or comments. Jane, do you want to start us off?

Ms. Marshall: You are an amazing sales person. You really are.

Mr. Muraoka: . . . (Inaudible) . . .

Ms. Marshall: I think it's a very beautiful, sophisticated project. I was going to actually compliment you specifically on including the drawings that show view corridors, and how it affects the view. And it appears those drawings were incorrect? I, I just wanted you to explain to, to me the discrepancy between what we got in our package and what you passed out today. Is it just taken from different -- is one taken from a kneeling person and the other is taken from a standing person? Is it a view from a car? What's the -- what's the discrepancy?

Mr. Sandomire: Are you talking about the handout that Danny presented?

Ms. Marshall: Versus what, you know, the beautifully, elegant, discrete view images that you included in your package that I received by mail.

Mr. Silva: Jane, did you have any specific in the package, so we can all see, too? It had a rendering of the building or no?

Ms. Marshall: What's the difference between these? This is today and this was --

Mr. Sandomire: So those are two different photos. Let me --

Ms. Marshall: But it's the same. Well, it's relatively the same view.

Mr. Sandomire: Right, superimposed.

Ms. Marshall: And this does not, even though it's white, look anything like this. What's the difference?

Mr. Sandomire: Can you go to the second -- yeah, that one.

Ms. Marshall: There we go.

Mr. Sandomire: But go forward actually because you can kind of --. Okay --

Ms. Marshall: Was it drawn incorrectly originally?

Mr. Sandomire: No, no. What I want to show on this one is it's -- Danny asked us to put in some of the mechanics of the renderings that we superimposed, so it's got the horizon lined out. It's got key marking of the cornice. So I'll explain the difference between the two.

Ms. Marshall: This –

Mr. Sandomire: The one that was handed out. That one.

Ms. Marshall: This shows the horizon at the lower roof level. This shows the horizon hitting what looks like the eaves of the upper roof level. I'm just curious what the difference in perspective is.

Mr. Silva: And Jane, is the sheet you're looking at, does it say view study line imagine location A at the top? I just want to make sure that I'm looking at –

Ms. Marshall: Location B.

Mr. Silva: Location B. Okay. So near the –

Ms. Marshall: And this is the last page.

Mr. Silva: Third or fourth page at the end. Okay.

Ms. Marshall: Is it -- is it --? It looks like it's the same place on the road within a few feet.

Mr. Silva: Okay.

Ms. Marshall: Is it a midget?

Mr. Sandomire: No, no. It's the same. Is it the same photograph?

Mr. Silva: It doesn't look like the same photograph because the sign looks different. The road sign.

Mr. Sandomire: Okay.

Ms. Marshall: It's -- it's further down the road, but it is the same view.

Mr. Sandomire: It could be a different place. It would not have been taken by a midget. Can I at least look at the photograph? So this was sent to Danny as a part of -- these were sent to Danny as part of our studies.

Ms. Kimmey: The line, location A, is pretty close to this –

Ms. Marshall: I'm looking at these two.

Ms. Kimmey: Yeah . . . (inaudible) . . .

Ms. Marshall: See, this is this roof line, right?

Mr. Sandomire: Right.

Ms. Kimmey: This is this -- no. No, it's not.

Mr. Sandomire: Okay, I can address what we're -- what the question is. So this is a, a more -- it's a different location. It's more normal to the location of the building itself versus this one which is further over, and addressing perpendicular to Piilani Highway. We were asked to take certain locations, middle of the property, perpendicular, and then this one he asked to look at the middle of the building, perpendicular. So it does look more in your face, as he's saying. And also this is a very quick study that we did just to -- as part of the conversation. So this was picked, I think, to emphasize the greatest impact of it. But at the same time what it does show, that this doesn't, is one of the peek a boo views between the buildings that are further down.

Ms. Marshall: Okay. Danny, are the drawings that were mailed to us, are they accurate, in your opinion?

Mr. Dias: You know, what you're looking at, it's all from the applicant, so, I mean, you know, it's hard for me to say what's necessarily accurate because they came from them. You know, this morning I made this and I just, with what I had in my files, this was, like, you know, one of the best images that I had because I only had four. So that's why it's in your packet. So, I can't really tell you, like, what's more accurate, because, I mean, everything we're getting is from them.

Mr. Silva: I just wanted to add that, I mean, . . . (inaudible) . . . is a little challenging to put in a photo, and it looks somewhat close. I mean, I maybe a five feet off possibly from --. If you're looking at the blue line in the location B, the one that we got mailed, which looks maybe mid-story possibly, on that top floor, and this one is maybe bottom. So I don't know, five feet or so. So I think it's -- it's close enough. I don't know, for me to try to model it, and for somebody else, I mean, I think, that's pretty tough.

Ms. Marshall: What have you thought of?

Mr. Sandomire: So the Piilani Highway is not leveled here. So as you move, you're at different levels so the horizon is going to be relatively different.

Ms. Marshall: What are you -- what are you thinking as a firm, to address the concerns that Danny brought up earlier?

Mr. Sandomire: Yeah, we've been working very hard and diligently with it. It's, it's, it's a -- the fact that that land is already cleared right now, it looks like that's a view corridor the public should be able to enjoy. There's that sense of how to -- how to build anything on it. You're

automatically, as soon as you start building, you're going to start blocking those, that view, anything. So what we wanted to do was make a lower density, and we found much lower than the density that we're allowed under the floor area ratio.

Ms. Marshall: I heard that. I appreciate that. I hear what you're saying.

Mr. Sandomire: Significantly less. And a lower impact number of units. But by chopping a building down a little bit, you're not -- you can see in these -- well, you can see in your handout you're not going to get any more horizon. And if you start chopping them down, the building start getting wider and more continuous, and then you end up without any see through or peek a boos of the ocean, as part of your arrival sequence into, as you're driving down, into Wailea. And then you finally can turn around in Wailea, Wailea Ike Drive, and there the view opens up. And we've made, as the -- as our site curves down, we've opened up that end of it, so we do get this sense of arrival. And I think that's what the Gateway, there is literally a structure there, it's an arrival stance, and that's when you come into Wailea. So, these buildings are very important to us, that they are a strong --

Ms. Marshall: They're beautiful.

Mr. Sandomire: Beautiful --

Ms. Marshall: They are.

Mr. Sandomire: Statement --

Ms. Marshall: It's very, very . . . (inaudible) . . .

Mr. Sandomire: It's our calling card and, and we feel -- we feel like we've done a lot to break this up and make it feel as, as -- as much as we could to keep this view going.

Ms. Marshall: If they're 41 and 8-inches high, and the height limit is 30 or 35 which we're not sure.

Mr. Dias: Okay. Let me address that. The reason why we were kind of scrambling is because the apartment code was recently changed so nothing online so far was updated. I did talk to the person that deals with the Council and so forth, he said this -- this is zoned A2. Actually, sorry, it's zoned Planned Development, but it's designated for A2. I can explain that if you want. But in A2 Apartment, it's actually, it was six-stories I believe. For Wailea it's -- for Wailea it's different?

Mr. Hart: . . . (Inaudible) . . .

Mr. Dias: Okay, so 40, four-stories. Four-stories, according to the CC&Rs, so that's more of a Wailea thing. It's not County zoning.

Ms. Marshall: But we don't know what the dimension is.

Mr. Silva: Yeah, is there a number?

Mr. Hart: Are we talking --? So, excuse me, this Jordan Hart. So, is the question what's the ultimate restriction or what is the proposed elevation?

Ms. Marshall: What is the height limit?

Mr. Silva: What is the restriction.

Mr. Hart: So the restriction, my understanding would be that it would be limited by the community plan designation which would be 45. If you have the zoning community plan, the community plan would be the more restrictive. That's my interpretation, but, obviously –

Mr. Dias: But in any case what they're proposing would be allowed, with what they have. That's this, the bottom.

Mr. Muraoka: Jane, sorry to jump back a little. What was handed to you today, we did create at one point of time during the discussion. I think the most consistent set is the one that came in with the SMA submittal, and if possible we'd like to run through that. I think what you're seeing is at different times we were asked to take photos from different places along Piilani Highway, and the road actually does change in terms of its height and where you stand to take the photo. And depending on where you stand, it will change the perspective on the building. What we did, in the SMA submittal was, we did it from the places that we were requested to do it, and was done at consistent matter with the best computer modeling that we could do. And if it's okay, you know, we could walk through it and Daniel can explain what we're looking at, where the buildings are, and where -- what it looks like without the buildings. Is that okay? Would that be helpful?

Ms. Marshall: I would like that. Thank you. Thank you for taking the time.

Mr. Sandomire: It took a lot of time to make them so –

Ms. Marshall: That's important.

Mr. Sandomire: Okay, so this is the four views that we ultimately ended up including in our application. Point A is from Piilani Highway, which is, as it's rising up towards Piilani, so it's lower. Point B is directly across from Wailea Gateway Center which shows the Gateway mostly, and our buildings will be behind it. Point C, you're coming down Wailea Ike Drive. And then Point D is across from Wailea Ike Drive.

Ms. Marshall: Just as a side note, who -- who was the developer of the Gateway Shopping Center. Just -- I don't mean to interrupt you, but can you just tell me that now? Was it –

Mr. Sandomire: Wailea Gateway Center Partners.

Ms. Marshall: And you had nothing to do with that?

Mr. Sandomire: I -- no, I did not. We were not the developer.

Ms. Marshall: Okay. Well -- I'm sorry, what would, what would -- what category would you put yourself in?

Mr. Sandomire: Armstrong Builders.

Ms. Marshall: Builders. But you're not -- you don't consider yourselves developers?

Mr. Sandomire: No, they weren't the developer for that. Armstrong Builders is the construction company and they built it for the developer. He was a Maui --

Ms. Marshall: But you -- so you built the Gateway?

Mr. Sandomire: Armstrong Builders did. Yes.

Ms. Marshall: Okay.

Mr. Sandomire: But they were not part of the application process. It was a competitive bid. It was very . . . (inaudible) . . .

Ms. Marshall: Anyway, I'll let -- I'll let you continue. But part of -- part of Danny's --

Mr. Muraoka: Can I just address your question?

Mr. Silva: Every time, if you could say your name again for the . . . (inaudible) . . . Thanks.

Mr. Muraoka: Wayne Muraoka. Armstrong Builders was just a contractor on the Gateway, who built totally unrelated -- totally unrelated to the developer of the project.

Ms. Marshall: So that elevation discrepancy wasn't on your plate is what you're saying. It's wasn't -- that Danny brought up at the beginning?

Mr. Muraoka: No, no. I'm not saying that.

Mr. Silva: No, if you didn't prepare the application for the Gateway then you were not involved, I think, is what she's saying.

Mr. Muraoka: I see. In terms of what was submitted with Gateway we were not involved.

Mr. Silva: Okay.



Ms. Marshall: I'm sorry, please go on.

Mr. Sandomire: So the -- the way we model it and superimpose on photographs is we first survey the property, telegraphic survey that creates accurately the relative locations of each of the standing points to the buildings that we propose. So the top photograph is the existing -- it's a panorama which -- it's like a -- we stitched the photographs from a single point because you experience visually things wider than a camera can take. Your view point looking perpendicular at a building would only be the building, and we wanted to, as the Planning Department asked, have some context to it. So if you just take a picture of the building, it looks like only a building. If you take a picture of the open space, it only looks like open space. This stitches it together and this show some of the -- in doing so you end up with some level of distortion of the photograph and the image. But what you do get is a constructed representation of what it would be. With the horizon, that's the blue horizontal line locking in the ocean. And those red vertical lines are our place holder sticks that we know where our points of the property end. And we can take that and accurately represent a model of it. And those computer models, they're accurate, and they measure or they're imposed to the scale, we have the known height of the existing buildings so we can relatively put our buildings into that image that way. The photographs are taken from a five foot height. That was consistent throughout all the photographs.

Ms. Marshall: Okay.

Mr. David Green: Is the building on the left the building 7?

Mr. Sandomire: The building on the left is building 7. The building center is building 6. Behind that, actually, you see a little of it, is building 5. So that's building 7. This is the roof of building 6. This is the edge of building 5. This here is building 4. So, currently there's a tree right there, but that, that area would be obstructed by any construction activity in -- on the site. So peeling off a building doesn't improve the view. Right. I was asked to show the horizon relative to the height of the buildings. So, at this point, even a single story building would be -- would block a horizon view, an ocean view.

Ms. Marshall: Okay, that was another one of my questions. The height doesn't matter, but I guess this is a very good illustration of what you're saying. Okay. Alright. Got it.

Mr. Sandomire: I'm sorry, so that's the first view. The second view is from Wailea, Piilani Highway across from it. Next slide. So this is the existing Gateway. You can actually see through it, and the lanai beyond. Our buildings start here at the corner. That will be building four. There's a gap to building 5. And then 6 and 7, right here. The other thing we did with these renderings was enhance the landscape as it would also -- ultimately the landscape is going to impact the views more than the buildings.

Ms. Marshall: Wasn't there a comment that someone made that the landscaping was not going to extend above the second floor eaves?

Mr. Sandomire: Yes. That was part of the conversation with -- with the Planning Department was to have areas that it doesn't extend beyond, above the eaves.

Ms. Marshall: Okay. Thank you Wayne.

Mr. Sandomire: Let me just repeat that for him. But these were submitted prior to -- we, we would find a lower level of landscape that wouldn't exceed past the eaves of the roof. So the roof kind of becomes the top of the land, of the view plain impact. This is the horizon and it's flipped mirrored to you, but the construction of it is, is -- is the same methodology was used. This is coming down from Wailea Ike Drive. What I want to point out here is actually this corner where we photo shopped taking out some of the trees that we're intending to clean, not just for our views, but for the benefit of the open space and that view corridor that we strongly feel like the edges of the property are the view corridor.

This is -- this is so wide because it's a two foot diameter thing to pin point -- it just shows that it's much closer. So you know that this is a closer one, and there's further ones off screen that you wouldn't, you wouldn't see. The buildings appear here. This is building 1, under, below the horizon, so this is the first time that you come up Piilani high enough and our site is slipped down low enough that you could actually have the low horizon project. And then this is building 2 and building 3, and the existing Wailea Gateway.

This is looking towards West Maui mountains on Wailea Ike Drive. The buildings are here. This is building 1, building 2, and the site slopes down. And the horizon, what we would do is open this up, you can now see the horizon actually and landscape around our buildings to buffer them. The existing is blocked this way as is most of Piilani Highway actually except our parcel.

There's a note made about the open space designation. I'm just going to go to that exhibit so we can --. Our parcel's here. This open space designation actually goes on to our parcel by 30 feet. 30 feet of flat, level, otherwise developable area that we could get closer to because it's not part of -- the set back is only 15 feet at that point. We could've built further into that, but we have an open space designation that keeps that clear. And cutting the trees down in that area, keeping them open and clear, helps enhance that open space and view plain. And then obviously, this, this Wailea Ike Drive would stay open as a view.

Ms. Marshall: Very good. Thank you. I don't see any lighting plans.

Mr. Sandomire: Landscape lighting plan would be similar to what we did with the -- the . . . (inaudible) . . . would be in the trees. Same as what Wailea Gateway Shopping Center is doing. We don't have any --

Ms. Marshall: No, no poles?

Mr. Sandomire: No poles except the ones that exists currently off of our property.

Ms. Marshall: Thank you.

Mr. Sandomire: Thank you.

Mr. Silva: Thank you Jane. Dave?

Mr. Green: I think Jane really covered the key points. I don't have anything to add.

Mr. Silva: Okay. Marie?

Ms. Kimmey: Well, I think that -- two things. Okay, first of all, I think that there's kind of a conflict between what's allowed for zoning and what is, let's say, recommended by the SMA, which is keep the view corridors open. However, if the parcel is actually zoned for 45 foot buildings, obviously, it's not in our purview to say you can't put buildings there. That's a whole another ball game. I -- that being said, I think that the project itself is one of the most attractive that I've seen in the few times that I attend these meetings, so I would thank you for the design. I think they did a very good job.

Mr. Silva: Thank you Marie. Frances?

Ms. Frances Feeter: I agree with this. The only thing I -- it looks to me like the parcel that would be most affected by the view corridor is this vacant one over here, and I just wonder why we're going into such depth about, yes, it doesn't affect that many people.

Mr. Silva: Which lot, just so they can clarify. I didn't see what she was looking at. Do you want to respond, though, Danny?

Mr. Dias: Yeah, just as a reminder. You know, it's a matter of preference keeping the view open, but it's also a matter of law. And, you know, once again, Hawaii Revised Statutes, Chapter 205A-26, Section 3, says:

*"The authority shall seek to minimize where reasonable any development which would substantially interfere with or detract from the line of sight toward the sea from the state highway nearest the coast."*

And that's in the law because, you know, you look at Waikiki, you look at all these areas that's built up, and when you take away views from a public right of way, you're taking away from the public, and you're giving it to somebody that can afford. You know, I know this is fairly cheap for Wailea, but it's still \$800,000. You're taking it away from the public, you're giving it to them. And so, at some point in the past, the Legislature decided that, you know, we have to minimize this. So that's where we're coming from. It's not just our preference, but it's also something that we have to stand up in front of the Commission, and when they ask how is this complying with the law, we're gonna have to justify that. And that's why we're coming, you know, to you folks for help.

Mr. Silva: Okay. Thanks for the clarification. Wayne, did you want to respond to Frances? I don't know which lot exactly you're talking about.

Mr. Muraoka: I just wanted to respond to what Danny just said if it's alright.

Mr. Silva: Okay. Go ahead. Sure.

Mr. Muraoka: Wayne Muraoka. Couple of things. Yes, it is the law. But if you listen to what was read really carefully it says, "minimize" not eliminate. And it says, "where reasonably possible," and that's the key part of it because if you took that to mean you have to not do anything that affects views, nothing could get built. So, please, if you're going to focus on the statutes, please look at it very carefully and focus on the word "minimize" and "where reasonably possible." And I would submit to you that we have done that by the things that we have enumerated from where the design started to where its ended up, and the things that we are trying to do to minimize the impacts, but still do a financially feasible development that contributes to Wailea's inventory in a very meaningful way. So that's the -- that's the perspective we bring, and, again, different people will read the statutes differently. But, again, I would submit that where reasonably possible is a key aspect of it.

Mr. Dias: Can I respond to that?

Mr. Silva: Danny, yeah.

Mr. Dias: Wayne's correct, and it's all perspective. You know, if I'm a member of the public and I'm not going to benefit from this project, to me, minimize where reasonable means don't build anything at all. From a developer, it's do exactly what they're proposing to do, so it's all perspective, and it's really the Planning Commission that's going to have to ultimately decide, you know, what "minimize" is, and what is "reasonable." But we certainly -- you know, we hope you folks give as much comments as possible so that we can kind of explain, you know, whatever this project ends up being, we can sort of, you know, explain to them why it is the way it is at that point that it goes to commission.

Ms. Marshall: Yeah, it's a push pull between -- it's a hard line to draw, and it's not, unfortunately or fortunately, it's not really our job to draw it. We have to respond to design, and -- and it's well designed.

Mr. Silva: Danny, we do appreciate you bringing to our attention and asking for our input, I guess, our interpretation, our view point. Is there anything that the Planning Department has any other recommendations to possibly minimize impacts of view or are you just coming to us?

Mr. Dias: You know, from a planner's perspective we'd say, you know, drop the height of the building, or grade lower. You know, but, we don't have the expertise that you folks have, so we, we kind of -- we knew at some point we have an issue with the view, but at the same time we don't have the expertise to know exactly what's reasonable. And if it's not reasonable to do, you know, to do absolutely nothing to this project, and the way it is is perfect, you know, then it is what it is.

Mr. Silva: Okay. Thanks for the clarification.

Ms. Feeter: I just want to say I think, I think, you've done an amazing job with what you have to work with, and I'm impressed. I do feel high rises in Hawaii are obscene, so I like to see minimizing where possible.

Mr. Silva: Okay. Any other -- you want to -- any other comments on the specific view corridor that we want to talk about in discussion?

Ms. Marshall: Fiona's turn.

Mr. Silva: Yeah. Well, I want to get back to Frances's question too, but go ahead.

Ms. Fiona van Ammers: I guess I was looking for a little bit more clarification on the elevation of the roof as compared to the elevation of the road. And, I guess, is the elevation of the roof line going to be higher than the Gateway. Do you guys have an approximate height?

Mr. Sandomire: Yes. We do have a section through the --. Okay, so the lower section is the elevation along Wailea Ike Drive, and it shows the Wailea Gateway Shopping Center buildings with the red roofs on the right hand side. Our building 7 appears beyond that. So this is Piilani Highway. The site starts dropping down. This is the contours along, just inside where the properties are going to go. Building -- it was called building 1 at the time, it's now building 7 -- is higher than the existing roof by virtue of the fact that the ridge is not -- is continuous rather than being clipped in a Mansard. So we could've -- we didn't want to do that we when considered it. It looks better for the roof form.

Ms. van Ammers: Okay, I guess, when I was looking at the rendering which Danny provided, it's kind of hard to tell, you know, from the perspective. But how much taller is --

Mr. Sandomire: I'm sorry. So it would be -- at that building 1, it would be approximately five feet taller.

Ms. van Ammers: Okay.

Mr. Sandomire: Danny Sandomire. I'm sorry, relative to the Piilani Highway or the Gateway Shopping Center.

Ms. van Ammers: That's fine. That's fine. It gives me the perspective. My original question was from the highway, if you knew that, how tall that this was from. And I know the highway is changing elevation, but --

Mr. Sandomire: Right. And at the point, it's approximately 15 feet above our, our building pads, and then 45 -- 41 foot 8-inch building.

Ms. van Ammers: And then I don't know if Danny or Jordan can answer this, but is there anything in the CC&Rs about view corridors?

Mr. Sandomire: No Wailea Gate -- Wailea Community has met with us on this project, and they submitted their comments. We met with them a couple of times.

Ms. van Ammers: Did they have comments on the view corridor?

Mr. Sandomire: No, they did not. They're supportive of the project.

Ms. van Ammers: That's it.

Mr. Silva: Okay. So, sorry, going back to Frances's question. The lot, did you guys get which lot she was talking about. I didn't see that's why.

Ms. Feeter: No.

Mr. Silva: Or, are we done.

Ms. Feeter: As far as I'm concerned . . . (inaudible) . . .

Mr. Sandomire: The lot across the street is –

Ms. Feeter: That lot goes up, obviously, so that . . . (inaudible) . . .

Mr. Silva: Okay. So, no more questions for you too? Okay. I had a, a few questions. I guess regarding that, the view corridor, and I didn't see actually a legend on the landscape plans. I don't know if Shelli has any ideas, but what -- and we talked a little bit about the planting, but was there a specific tree that you were looking at? I saw trees up by the highway, on the plan. I wonder if those could be, like, some skinny trunk palms or coconut, or --. Not like Monkey pods, a big spread. I know because that was on the –

Ms. McCelvey: -- on our list.

Mr. Silva: -- the palette, yeah.

Ms. McCelvey: Yeah. In which locations specifically are you looking at?

Mr. Silva: Just at -- like, in between building 7 and the highway, the very tip of the project, there was like four or five trees, I think. Yeah, that one. There's about four trees at the top.

Ms. McCelvey: No. Yeah, we're looking at something low, like the Kou that wouldn't grow up too high.

Mr. Silva: Okay. Okay. Very good.

Ms. Marshall: Which trees do you put the lighting in?

Ms. McCelvey: Well, we'll have to specify. We can either mount them on coconuts or Loulu Palms, or we can put them in the branches of any, any type of tree as long as a decent branching structure. We'll have to specify those trees larger so that they can immediately receive a light fixture, you know, that they'll support it.

Mr. Silva: Next question I had actually about the existing drainage basin. Is that -- it looks like it's possibly connecting to the road, and I was curious, it also looked like it was getting landscaped in this plan. Mostly, if, if it's going to get re-landscaped and who is going to maintain the basin. It looked like there was a gate around it also.

Mr. Ono: Yeah, so in the southwestern corner of the site, there's an existing drainage basin, and the drainage basin serves the existing roadway, Wailea Gateway Place. So, we intend to keep that drainage basin in service.

Mr. Silva: And is it -- I saw the photos in the packet, it looked, you know, a little overgrown. Is that going to get all landscaped and maintained by who? Because it is on the property, correct?

Mr. Sandomire: It is. It's an easement on the property. The homeowner's association will maintain that. It would be landscaped to be more attractive.

Mr. Silva: So this homeowner's association for this project?

Mr. Sandomire: Yes.

Mr. Silva: Okay. Thank you. And the last question I had, actually maybe two parts. Shelli did show a sign. I wasn't exactly sure where the sign was going to go. And, it looked like possibly there's some gates too on the driveway. Is it a gated development?

Mr. Sandomire: This is Daniel Sandomire. I can address that. This -- this location is -- currently there's a wall there with some larger trees growing in front of it. If you could go to a photo.

Mr. Silva: And where is the location of it?

Mr. Sandomire: In this photograph, it would be behind the signs.

Mr. Silva: So it's on Wailea Ike Drive.

Mr. Sandomire: It would be at the corner of Wailea Ike Drive, and the drive entry. And you asked about the gates. Yeah, we -- let me go to our site plan. The drive entries we're proposing gates. We're adjacent to a commercial area that we don't want people going to a restaurant and parking in what looks like empty parking space that might be available.

Mr. Silva: And is there any preliminary design for the gates at all that you could show?

Mr. Sandomire: We did not bring our preliminary design for the gate. It would be a sliding gate.

There's two entry points. This is an entry, egress gate to this parking area, and a sliding gate, with an open design in a decorative motif. This entry gate, you come in, and this is an egress gate. Both, although we're indicating them as swings, they will be sliding. We just graphically wanted to show it was a gate.

Mr. Silva: So the --. I guess, do you have any thoughts on the design. You said it was going to be rolling. Is it a metal, a copper?

Mr. Sandomire: Yes.

Mr. Silva: I don't know. Just so we can get an idea of what it's going to look like from the shopping center side.

Mr. Sandomire: We're gonna have to turn some lights off, but the motif is related to the curly cues of the logo itself. These up here with these chevrons in a very light aluminum, powder coated aluminum with a . . . (inaudible) . . . finish, third degree finish, that opens visually. The gates themselves for the parking entrance would be approximately five feet high, and have a curved arc to them between coral columns with decorative light fixtures on each coral column. And pedestrian gates associated with those entrances.

Mr. Silva: Okay. Thank you. I also do appreciate the, the site plan with the layout for the bike racks and the trash. Those are always some questions we have so that was nice that that was included. Any other questions or comments?

Ms. Marshall: There are no solar or PV panels on those resident buildings themselves?

Mr. Sandomire: Yeah, thanks for bringing that up. Actually, the intended building is to be LEED Silver certified. Energy renewables are a big part of -- of that. But, by having ample carport landscape to put the PV on, we can take them off of these buildings. We don't feel, like, with the massing we would be compromising the visual impact of the, of the building themselves by tacking that apparatus onto the roof. So, by having it off of the roof, the buildings can stay beautiful in visual, and the working of the PV is on the carport. And it makes the carport serve a double purpose -- to protect the cars and get some energy. Yeah, thank you.

Mr. Silva: So not hearing anymore questions we will go around now with recommendations to the Planning Commission. Jane? Your lucky day, you're starting twice.

Ms. Marshall: No, I don't have any comments. I think it's a beautiful project.

Mr. Silva: Thank you. Dave?

Mr. Green: I think it was very, very well done and I -- and I understand, understand the Planning Department's concern, but I think some of it seems to be a reaction to a building that perhaps shouldn't have been built the way it was built. And, I'm not sure that two wrongs make a right. And -- and in other words I don't think it makes sense to penalize this developer for what the



Wailea Gateway project has done as far as they blocking the view, so I think it's a very, very nicely done, and I think they have made an effort to mitigate their original plans according to what they've said, so I'm, I'm in favor of it.

Mr. Silva: Okay. Thank you. Marie?

Ms. Kimmey: Well, as I've said already, I feel it's a very well designed project, and I would -- my recommendation is leave it as is. Don't lower roof lines, don't make any changes. It's very well thought out.

Mr. Silva: Okay. Great. Thank you. Frances?

Ms. Feeter: I agree with Marie.

Mr. Silva: Okay. Fiona?

Ms. van Ammers: I agree. I think it's a nice project. I did kind of want to address Danny that engineering wise, they probably could do something, but it probably wouldn't be cost effective. You know, you can put walls and whatnot and lower, but it would be a huge engineering fee. So, I think it's a, a good project. I think it looks nice and I think that David's right. We can't punish them for someone else's mistake.

Mr. Silva: Okay. So I don't know if there's any actual recommendations in there. I would like to add, though, our recommendation just so that we go on record because you did -- or you know, Planning Department did ask us for our input is. Well, I guess it wouldn't be a recommendation then. I was just gonna say that that we, you know, acknowledge and appreciate the applicant's efforts in trying to minimize the impact to the view. Because I think they did, they did, you know, go through a lot of --. You know, they definitely went through a lot of effort to put it together and to mass the buildings, and to try to preserve as many view corridors as possible. So I don't know if that's any kind of a recommendation, but it's more of a statement for you guys to go on record.

Mr. Dias: Yeah, I don't know if we would use that as a recommendation. But if the Commission asks, you know, we'll certainly point that out, your comments.

Mr. Silva: Okay. So I am hearing no recommendations to the Maui Planning Commission. If there are no -- if there is no opposition we can approve that unanimously.

Mr. Green: Can I make a suggestion?

Mr. Silva: Sure.

Mr. Green: Based on what you said, can't we make a recommendation that we feel that the project does minimize the impacts of the view plain? The language that Danny read, and it says the developer needs to. It's more or less what you said, why isn't that a recommendation that

we find that the project meets the -- is consistent with the language because the applicant has minimized the impacts of the view plains, etcetera.

Mr. Silva: Sure. Please.

Ms. Richelle Thomson: Just to kind of . . . (inaudible) . . . in the context of the law, you could provide the Maui Planning Commission your recommendation that the project, as proposed, meets the objectives and policies of 205A in this body's determination.

Mr. Silva: We like that.

Mr. Green: That's why you're a lawyer.

Ms. Kimmey: Very well said.

Mr. Silva: You guys shouldn't have an engineer sitting up here either. I don't know why you guys did that for. I don't have to word smith either.

Ms. Kimmey: I move that the recommendation that was given by Corp Counsel be put on the record.

Mr. Silva: Okay. Second?

Ms. Feeter: Second.

Mr. Silva: Alright. All in favor? Aye? Opposed? Hearing none. Passes unanimously. Danny, did you get that? Okay. Very good. Thank you guys. Appreciate it. Let's take a quick five minute break for the next applicant to set up. So we'll be back at 11:45 a.m.

**It was moved by Ms. Marie Kimmey, seconded by Ms. Frances Feeter, then unanimously**

**VOTED: to recommend to the Maui Planning Commission approval of the project as the project, as proposed, meets the objectives and policies of Chapter 205A.**

**Assenting: F. Feeter, D. Green, M. Kimmey, J. Marshall, F. van Ammers**

**Excused: R. Bowlus, H. Conrad, B. Maxwell**

*(The Urban Design Review Board recessed at 11:41 a.m. and reconvened at 11:47 a.m.)*

- 2. MR. CLARKE HOWATT of the KAA NAPALI HALE AOA O submitting amended Special Management Area Use Permit plans for the Maui Kaanapali Villas Renovation of an existing support facility to a two-level support facility structure with fitness room and parking at 45 Kai Ala**

**Place, TMK: 4-4-006: 011, Kaanapali, Island of Maui. (SM1 2010/0003)  
(Candace Thackerson)**

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

Mr. Silva: Call this meeting back to order. Our next item on the agenda is Item no. 2, under D, Communications. *(Chair Michael Silva read the above project description into the record.)*  
Candace.

Ms. Candace Thackerson: Good afternoon. It's almost afternoon. I just wanted to remind the Board, in case this looks familiar, that this project was before you about two years ago. Since then the applicant has made some amendments to their site plan. The department, being substantial enough, that we thought you should look at them again so that you know what's, you know, it's going to be built actually out there. This project's operating under a variance actually, so we have some interesting back and forth, with the applicant, on the uses that are going to be allowed in their support facility. So everything that's in here is allowed by code and gonna be approved once they get their --. They're actually going to go before the Board of Variances to amend their variance to allow some other things on their facility. But what's proposed in here should be allowed, and I think that's about it. And I think last time, two years ago, you guys had no comments regarding the project, just so you're familiar with that.

Mr. Raymond Cabebe: Good morning members of the Board and Chair Silva. It's still a little bit of morning here left here. This is a, as Candace said, this is the Maui Kaanapali Villas and been before, some of you may have been here for the first review but I'm not sure how many of you have not. But, we'll go through -- we'll go through the presentation and basically through the land use information just briefly and the existing site, and I'll bring up the architect to discuss the proposed structure and the design elements.

Maui Kaanapali Villas is the applicant, and here today we have Jordan Hart and myself from Chris Hart & Partners, and Charlie Palumbo is the architect of this project, Michael Conway was the civil engineer, and for Maui Kaanapali Villas we also have Norm . . . (inaudible) . . . here. He's a board president, and he can answer any questions if you have anything about the -- the property itself.

This is a location map. It's in Kaanapali on the west side. The TMK map shows the parcel is kind of an L-shape and it's right along Honoapiilani Highway. This area -- aerial shows the properties that surround it. The Westin Ocean Resort Villas is to the north, International Colony Club to the west, and the Royal Lahaina Resort to the south. And the Pacific Ocean to the east -- to the west, I'm sorry. This is -- the property is about 11 acres, almost 12 acres, and there's 264 condominium units. There's actually 260 units of condos, and the other four units are for like the restaurant and back of house areas. And it was constructed in 1965 -- one of the first developments there. This is a historical picture of it when it was first constructed. The photo

on the bottom -- it pretty much looks the same as it does now with the main building, six-story building, that sits in the middle, and four supporting buildings. Two on this side, and two along the ocean, and there's a restaurant right here. This photo in back or this map in the back actually shows at one point, originally it was constructed as a Hilton Hotel, and then later on Royal Lahaina actually took it over for a while. So, I think, it says right here, Royal Lahaina in there.

This is a site plan and it shows where the building is cited up here, along Honoapiilani Highway. This aerial shows it a little bit more clearly, right along here behind the large six-story building. Community Plan map it's State Land Use Urban, and West Maui Community Plan Hotel, and it's zoned A2. And as Candace mentioned it has a variance for hotel uses, and, so this is basically a non-conforming use.

These are some photos of the existing site. This is the actual building that's going to be renovated, and this is the approach from the north, I guess, yeah. Going down the driveway, the building is right in this area here. And this is coming around the back of the building. There's kind of a gravel drive that comes around where the chiller room is. And this is the front of the building looking south and then also looking north. The existing building -- this is the plan of the existing building. And at this point I'm going to bring up Charlie to talk about the, the new building.

Mr. Charlie Palumbo: Good morning still. Hi. I'm Charlie Palumbo, and thank you all for your dedication to this Board. I appreciate your enthusiasm and spirit here. And it's great to have you folks in the community. Okay, so what we're doing here is -- Are you folks familiar with this site along the highway? There's, fortunately, for all of us, there's actually a large growth of trees on this, on the makai side of the road. So even if we built a three or four story building, you probably wouldn't even see it. You're coming over the crown of the highway there, so either you're going down hill or up hill. But in both directions, you really don't see anything that's going on behind this, this tree line over here. So, whether it's an existing one-story building and the -- actually the floor elevation of the one-story building is about 15 feet or 20 feet below the highway elevation. Whether it's a two-story building or one-story building you really don't see much impact to it. There are some things that actually are benefitting the owners of the hotel besides gaining floor area with increasing the building mass, you know, of this proposed building by screening some of the sound that's coming from the highway. They are impacted from the highway site. So it's really, you know, a win-win for the owners and also the community too because we will be providing additional parking there.

Going from the right to the left, we have recreation rooms that are right next to the chiller. The chiller is staying. They actually have a rather innovative air-conditioning system here. They make ice cubes at night when the electricity is less expensive so they have, as you can see, kind of in the middle of the building, they have an ice storage area. There's large containers that, that hold ice. And the make the ice at night, and then it melts during the day, and they blow air over that, and that is their air-conditioning system. So it's -- it's energy efficient and also economically a great thing. So there's a lot of great minds that actually own, own units in this property, and it's actually been a great time the last four years I've been working with these

folks, has, has actually been a very interesting time. So they have an ice storage system that will remain in this. So there's going to be pipes that are connected from the chiller area to the ice storage area.

There is proposed on the ground floor recreational amenities. This is a condo hotel so there are long-term home owners or condo owners that, you know, snow birds they come and visit and then they also rent out their units as a condo hotel and it's being managed by Aston. So that would be a great amenity for people there. They have no intention of drawing business off site to use these facilities. These are for just people there. In addition, to their -- we are proposing some owner storage, both on the second floor and the first floor, is something that would be also, you know, leasable space, or revenue generator for them, and something that's very direly needed and kind of a component that really is not there right now. So owner storage is something they really would like to get. There's a laundry component there, and that is also part of the existing building, but we're expanded that. So you can go, go to the second area.

To the left of the building is there are -- those two long cylindrical objects are propane storage, and on the upper area, it's primarily -- there is some storage area, owner storage, but most of it is for landscape and maintenance facilities. They've really outgrown the existing footprint that they have right now, and they need to take up quite a bit more space to do what they need to do on property to keep the facilities going. So a lot of that upper area is, is, you know, maintenance and landscaping. We have additional parking. I believe there's 32 additional stalls that we are proposing here. And there will be roll up doors that face the parking area there that will be used for the maintenance folks to come in and out of their site. So all of this is screened. I mean, we're just showing, you know, six or so trees right there. But there's this massive canopy beyond the property that is, is to remain. And so all of this is really screen. Go to the section. So even -- now I drew this so I'll take the blame. The trees are actually bigger than what, what I'm showing here to the left between the highway and this maintenance building. They're actually taller than that because you can't even see much of that four-story building beyond. So this new building that we're proposing here sits on the same footprint as the old building, but we're just going up one story.

Yeah so some of the things --. I brought a material board here. Not as fancy as the other guy's one, but anyway, it has, it has all the stuff here. So basically it would be a steel framed building. We'd probably do the deck out of precast concrete so we can, you know, put it on site. We don't have a lot construction are there, so we . . . (inaudible) . . .

Mr. Silva: If you could use the mic, sorry. He has a portable one there.

Mr. Palumbo: So we would do a lot of the construction offsite, and bring in precast decks, steel framed construction, probably an EIFS system with synthetic plaster finishes. So much of the building would -- and we would pick up on the existing architecture there. So the slope of the roofs would be similar to the existing buildings. The roofing material similar. The wall colors -- those buildings actually have a cement plaster. These would be synthetic plaster and insulated so they would be, you know, energy efficient and also economically viable to build. We would have some accent stones in the flooring, and probably two-tone the walls so we, we could break

down the mass of that. We're also proposing here -- where's the pointer?

Mr. Silva: Being that it's a smaller sample board, it's nice that we could actually pass it around and see it.

Mr. Palumbo: Yeah. So a couple of things that we're doing is, you know, two-toning the wall so we'd have a base on it, and maybe there's even a third color that we can, that we can three step the building like that. And then we're also adding on these, these eaves at the lower level to break down the horizontal massing. The volume of the existing chiller room is going to remain the same. So we're going and kind of shaping this building somewhat in this direction. Right here is the ramp going up to the upper level parking and then an outdoor storage area that would have recyclables, green waste and those kinds of things, in this area, in addition to the propane storage tanks.

This is the view from, from the highway. Again, this would be all obliterated by trees. But if you were at the upper deck level, this is what you'd see. There would be a series of roll up doors. They would be a bronzed anodized, so, you know, the appointments on the building would be, in addition to the synthetic plaster and stone, we'd probably pick up some copper or copper like light fixtures. And also use teak in the soffits of the public area, and perhaps in the handrails and things like that to just add some nice appointments to the building.

Now this is a maintenance building, folks, so it's not going to be a, you know, AIA award winner. But, it will be a competent building on a very beautiful property that actually the main things on this property which it should be on every property in Hawaii is the environment. They have a beautiful, you know, landscaped area, and, you know, some of the nicest beaches in Maui, so that is really the main thing that is being celebrated on this property. And so the intent of the design of the maintenance building is to follow through with that, and keep it a low key building, but competently done. Does anyone have any questions.

Mr. Silva: Before we go to questions, can you actually just touch on two years ago, what the difference was, that got approved with no comments?

Mr. Palumbo: Sure. Sure. Let's go back to -- yeah, that one's good. Okay, so what we had originally was the upper area, here, we had about half of the second floor was -- that's where we had the recreation areas. Actually on the upper floors. So we had some thoughts. Couple of things happened was, no. 1, we did a program of we went through all the departments and spent the day with all the guys there and assessed their needed, what you've got right now, how can you do your job better, how can you work, you know, better with people. Where should your, your place be. And we arrived at the fact that we really need to increase the size of the maintenance and the landscape component of the building. And also, input from the homeowners to say, hey, you know what since we're doing this, we really need storage here. So, what we did was we, we added on this area over here on the second floor. We added, you know, about 60% more on the second floor. So I believe we went from -- Ray, we went from what? We're about 18 right now, 18,000 right now and we were at about 12 or 13, something like that. So we've added floor area. And we felt that the visual impact from the neighborhood,

not so bad, and -- well, not issue at all in our opinion -- and the benefit of doing that would greatly enhance the property. So that's where we're at

Mr. Silva: Okay. Thank you. So, the last item on agenda, we'll go around twice for questions or comments from --. Thank you. I'd like to open up for public testimony before we go around for questions. Seeing none, I'd like to close public testimony. I do always forget that. So, again, we'll go around twice. Questions and comments, general comments the first round, and then any recommendations to the Planning Commission would be the second round. And we'd ask that Candace help us in jotting those down when we get there. Fiona, your turn to go first. Questions or comments.

Ms. van Ammers: No questions, no comments.

Mr. Silva: Very good. Frances?

Ms. Feeter: I think it's a very ingenious thing and I see nothing to quibble about.

Mr. Silva: Okay. Marie?

Ms. Kimmey: Well, I think my only comment is that because of its location, down off the highway, I think there would be no conflict in terms of the view plains that we were addressing in the previous project. I, I have no other comments.

Mr. Silva: Thank you. Dave?

Mr. Green: I think it looks a lot better than the prior building.

Mr. Silva: Jane?

Ms. Marshall: You're not adding anything, any function? These are all existing functions that happen on that site anyway. You're just giving them a place to live. Yeah, I think it's great.

Mr. Silva: My only question would be, well, knowledge that -- I know the recycled water line is going to be coming to the property and if there had been any -- hopefully there's been communication with the County -- but any thought of getting this ice chiller hooked up to the recycle, or I guess, if there's planning for that, and if that's allowed.

Mr. Palumbo: You know, I think that the system -- I'm not an expert on that -- but I think it's not even --. Norm, is it . . . (inaudible) . . .? Is it water or is it like . . . (inaudible) . . .? It's a closed, it's a closed loop system, so they may actually be doing something that is not really water.

Mr. Silva: Okay.

Mr. Palumbo: Yeah, so don't eat the ice cubes.

Mr. Silva: Either way. If you can use the microphone to go on the record, and state your name please.

Mr. Norm Leong: Norm Leong, president of the AOA. We just recently retained Johnson Controls to look at the entire property including that system. And so, if there's any efficiencies to be had, that's their job to find them, and we may be updating -- I was just talking to our management yesterday -- that system could possibly be updated to be more efficient as part of that study.

Mr. Silva: And the study, you're talking about for the entire property, is that also looking at the recycled water?

Mr. Leong: It's looking at the recycled water. It's looking at PV. It's look at everything.

Mr. Silva: Okay. No, that's very good. Great. Thank you. Any other questions? Okay, so we'll go around with recommendations to the Planning Commission. Fiona?

Ms. van Ammers: No recommendations, no comments.

Mr. Silva: I was going say that there's going to be none.

Ms. Feeter: I have none.

Mr. Silva: If there are any, will you let us know. None, none, none. So, if there are no comments we would -- we can unanimously recommend -- or have no recommendations to the Planning Commission. If there are no objections. And I'm hearing no objections so we will forward that unanimously. Alright, thank you.

**After discussion ensued, the Board recommended approval to the Maui Planning Commission of the project with no further comments or recommendations.**

**Assenting: F. Feeter, D. Green, M. Kimmey, J. Marshall, F. van Ammers**

**Excused: R. Bowlus, H. Conrad, B. Maxwell**

## **E. DIRECTOR'S REPORT**

### **1. Status of Board Vacancy**

### **2. Agenda items for the August 5, 2014 meeting.**

Mr. Silva: The next item on our agenda is the Director's Report, so we'll have Clayton come up with the status of board vacancy.

Mr. Yoshida: Good afternoon Mr. Chair and members of the Board. We haven't -- well -- I have



let my bosses know that we still have a vacancy on this Board for one regular member that we've had since April 1<sup>st</sup>, and hopefully they can convey it to their superiors. We have been following the agendas of the Council Policy Committee where the nominee would have to go through. However, they've been focused more on the Molokai CPAC selection and Lanai Planning Commission and moratorium on GMO plants, so that's that. So, we still have a vacancy. But, if you know of someone who would like to serve on the Board we have a vacancy.

Our next meeting is scheduled for August 5<sup>th</sup>. We have one item right now. It's a Special Management Area Use Permit for a warehouse building at the former Kahului Cannery site on Wakea Avenue. I guess the site has been taken over by Fergus -- Fergus Company and they've converted some of those cannery buildings into business space, light industrial space. They want to put up kind of a larger type warehouse building. So, we have at least that one item. And that concludes our report.

**F. NEXT MEETING DATE: August 5, 2014**

**G. ADJOURNMENT**

Mr. Silva: Okay. Thank you Clayton. As Clayton mentioned our next meeting is August 5<sup>th</sup>. Hope to see you guys all there. Meeting adjourned.

There being no further business brought forward to the Board, the UDRB meeting was adjourned at approximately 12:12 p.m.

Respectfully submitted by,

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

**RECORD OF ATTENDANCE:**

**PRESENT:**

Frances Feeter  
David Green  
Marie Kimmey (Alternate)  
Jane Marshall  
Michael Silva, Chair  
Fiona van Ammers

**EXCUSED:**

Robert Bowlus, Vice-Chair  
Hunton Conrad

**ABSENT:**

Bryan Maxwell

**OTHERS:**

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