

**URBAN DESIGN REVIEW BOARD
REGULAR MEETING
SEPTEMBER 2, 2014**

APPROVED 11-05-2014

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, September 2, 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 are 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: Call the meeting to order. We have, actually, public testimony. If anybody would like to come to the podium, now, so that you're not going to be waiting for all the agenda items, we would like to offer to come up now. But we just request that you wouldn't come up when the agenda item is on just to save time. Seeing nobody coming to the podium, so I would like to close this session of the public testimony.

C. ADMINISTRATIVE APPROVAL OF THE JULY 1, 2014 MEETING MINUTES

Mr. Silva: Next item on the agenda, C, administrative approval of the minutes? Anybody have comments on the minutes? Seeing none, so we can administratively approve the meeting minutes from July 1st, 2014.

**The July 1, 2014 Urban Design Review Board meeting minutes were
administratively approved.**

D. COMMUNICATIONS

- 1. MR. GREGG LUNDBERG, General Manager of WESTIN MAUI, LLC requesting a Special Management Area (SMA) Use Permit and Shoreline Setback Variance to construct the proposed Master Plan Improvements at the Westin Maui Resort & Spa, 2365 Kaanapali Parkway, TMK: 4-4-008: 019, Kaanapali, Island of Maui. (SM1 2014/0002) (SSV 2014/0002) (A. Cua)**

The proposed improvements include a new parking structure, new

landscaping facility, ballroom expansion and meeting room expansion, new back of the house structure, demolition of structures, roof additions, spa improvements, relocation of existing sewer line, and other related improvements.

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 right along. Next item, D, Communications, no. 1 (*Chair Michael Silva read the above project description into the record*). And I'd like to turn it over to Ann Cua from the Maui Planning Department.

Ms. Ann Cua: Good morning chair and members of the Board. I'll just give you a little bit of a background information on this project. Obviously, you're very familiar with the Westin, the Westin Maui, and they've come in basically to do an upgrade of their project. The chair went over the majority of the improvements and the applicant will go into detail on it, but the reason this is coming before you, as you all know, is because of the Special Management Area (SMA) Permit application. The project is also proposing work within the shoreline setback area and therefore they need a Shoreline Setback Variance (SSV) for some of the work that is being done. The Shoreline Setback Variance is a trigger for an Environmental Assessment (EA), so they've prepared an Environmental Assessment. That is going through the process now. The Draft Environmental Assessment went before the planning commission, and now, they're in the comment phase and so this is part of the process. They're getting agency comments and this is another body that they're coming before to get comments. They'll address all your comments and your comments along with other agency comments will be combined in a Final Environmental Assessment. That would be -- that would go towards, go before the planning commission, and then ultimately the planning commission would be the authority to grant a Special Management Area and Shoreline Setback Variance. So, with that I'd like to introduce Cheryl from Munekiyo & Hiraga's Office and she will take -- introduce you to her team and take you through a power point.

Ms. Cheryl Okuma: Thank you Ann. Good morning. Cheryl Okuma from Munekiyo & Hiraga. Good morning Chair Silva, Board members. Thank you for the opportunity to be here before you today on the proposed Westin Maui Resort and Spa master plan improvements. The project team here before you today, the representative from the Westin Maui, Gregg Lundberg. The architect is Larry Cunha of WCIT Architecture. Landscape architect is Janine Mori from Walters Kimura Motoda, and Glenn Kuwaye from Wilson Okamoto Corporation. And with me today, from Munekiyo & Hiraga, is also Karlynn Fukuda.

So just for perspective I've mentioned the applicant, Westin Maui, proposes a master plan improvements to this resort which is located in Kaanapali area, and this is the location of the subject property, just off the Kaanapali Parkway which comes off of Honoapiilani Highway which runs in this north south direction. This is an aerial view. The Westin Maui Resort & Spa is an

ocean front resort with Whaler's Village to the north, and Kaanapali Alii condominiums to the south. And this resort includes about 760 room and amenities and opened in 1988.

This is a site plan. And, in its over 20 years of operation, the resort has not undergone any kind of major renovation. And the proposed plan that is before you today is the Westin's commitment to visually and functionally enhance the resort, and major improvements to the existing amenities proposed are to meet the expectations in terms of its employee's needs as well as guest experience, and continue to compete world wide as a resort destination. The next few slides that we're going to cover, we'll go into more specifics of the proposed improvements. But what it will cover is improvements to the spa room and meeting room structure. There is a proposed back of house renovation on the north-east corner of the, the resort. And proposed improvements for this area, the spa and the Sugar House, formerly Tropical restaurant as well as the Relish restaurant. You can see some of the improvements are within the 150 foot shoreline area, as well as a proposed parking structure with other improvements such as landscaping. I just want to point out that in this area there are an existing 30 beach parking stalls previously approved. Whaler's Village also has a number of beach parking stalls on their side as well.

These next few slides will cover the project, various project components. The scope of the work as you can see some of the work is outside of the shoreline setback area. There is the proposed four-story garage to accommodate employee and guest needs, as well as the landscaping facility on the first floor. There's actually a landscaping area that's being removed from the southern portion of this resort, currently outdoor, now being moved into this proposed landscaping facilities in the parking garage. The garage will have an elevation of 28 feet from grade. The -- there's a back of house structure expansion. In terms improving functionality for guest use, the second floor convention hall will be converted into a new ballroom. There's proposed expansion of the meeting rooms as well as spa, and interior renovations proposed to back of house areas. Also included are underground utility installation, the relocation of an existing county sewer lines, as well as landscaping and other improvements.

As noted there is some proposed work that will be outside -- I'm sorry, within the shoreline setback area. And those include the demolition of an existing kiosk, water structure, the existing restroom and storage building, and a removal of the landscape mound which currently is a screen for the restroom and storage facilities. The proposed improvement involves an installation of an open air roof structure, 12 feet in height, for the Sugar House restaurant. Also included is the installation of a portion of a roof structure to the Relish restaurant. These are all to improve the functionality and guest experience in terms of the delivery of food and beverage services.

In order to address Planning Department's request that the applicant consider breakaway decking in the shoreline setback area, the applicant has included breakaway decking as part of its proposed improvements. Planning Department had concerns with respect to any hardscape within the shoreline area, and so part of the proposed improvements includes this breakaway decking in that shoreline setback area, the removal of an existing hard deck to be replaced with breakaway decking.

The maximum allowable in terms of floor area ratio is 1.50%. Floor area ratio for this proposed project is 1.40%. Maximum allowable coverage is 182,758 square feet. Okay, I'd now like to turn over the presentation to Mr. Larry Cunha of WCIT Architecture.

Mr. Larry Cunha: Good morning. My name is Larry Cunha, a partner with WCIT Architecture and we're the architects for this master plan concept. And I'll talk about three of the major components of the architectural elements.

The first one I'd like to talk about is the parking garage, the new proposed parking garage. It's a, it's a four-story parking garage, open air and naturally ventilated. It's located along Kaanapali Parkway. It's located here. The existing entry into the property is here. The existing entry, entry to the parking garage would be located in this area right here. There's existing monkey pod trees along the parkway which we propose to keep. So along here, here and here; and then along side the property line with Kaanapali community. So were looking to save all these monkey pod trees along this area. There's a stair tower in this area, and an elevator tower in this area.

These are two sections to the parking garage. Section A is to the short side of the garage. Section B is to the long side of the parking garage. Basically we're at 28 feet and we grade up, up to the wall, top of the wall, at the fourth level of the parking garage. And it's another four feet up to the top of the trellis. This trellis across the top of the entire parking garage over all of the parking stalls so that's at 32 feet. And then another 36 feet from the grade up to the top of the elevator tower.

This is an end elevations of the parking garages. So this is the east elevation. This is the side that faces Kaanapali Parkway. What we did here for clarity is we removed the monkey pod trees from the elevations so you could see what's going on here. So what we're proposing is metal decorative panels on the vertical portions of the garage, where the stair tower is. Some horizontal planters along each level of the parking garage to help break up that massing. Trellises on the top level of the parking garage to shield the parking from above. And typically we're looking at a plaster finish over the entire garage. It will be constructed out of concrete.

The B elevation which is facing towards the hotel itself in the Kaanapali Alii. So it would be this side of the garage. Again, some vertical, decorative screens here. And then we're also looking to introduce acoustical screening at the end of the garage. And what that will help do is shield any noise or headlights shining through on to the adjacent property and back to the hotel itself. So that's basically these areas in the, in the light brown.

The next elevation is the north elevation, and that's facing back towards the main entry of the property. And again, we're introducing some metal decorative panels to help break up the elevation. Again, the trellises over the parking stalls, and planters at the end of the garage to help break up the massing.

The south elevation, this is the side that's facing the Kaanapali Alii along side the property line. We, we left the monkey pod screening in place so you can see the density of the screen that

we're proposing here. So there's existing monkey pod trees, there's a hedge that comes along side of the property as well. And we kind of introduce some additional landscaping which Janine Mori will talk about when she does her presentation.

This is a rendering we did. This is from Kaanapali Alii, looking back towards the corner. This is the existing hedge that runs along the side of the sidewalk right now. The existing monkey pod trees that are in place, some of the coconut trees that are in place now. What we, what've done though is there's some proposed planting along side the parking garage, and we kind of peeled that off so you can actually see the garage in this, in this rendering. If we had left the landscaping in this rendering, you would, you wouldn't even see the garage in this. It would be fully shielded.

This is a, this is a computer rendering from the Westin Maui entry. This is showing the existing monkey pod trees, across the front of the property with the garage behind it. And in this elevation we had just filled out a way so you could see what that looks like without the monkey pod trees. This is a photograph of the existing parking lot. And that's looking back toward Kaanapali Alii in the background. You can see the monkey pod trees along side the property line. And another photograph of the existing parking lot showing the Westin Maui, it's all in the background. This is the proposed area of the parking garage. The next area I'd like to talk about is the restaurant expansion.

This is the 150 foot shoreline. It actually runs through the existing building as it stands right now. This dark pink area is the existing restaurant as it stands now. Basically that's the edge of the building today. What we're proposing to do is add two covered seating areas that are open aired, no walls, just columns supporting the roof structure to help with the guest experience at the restaurants. Right now there's a lot of thatched umbrellas. If it's raining or bright sun, it's a little bit difficult to see people out there right now. So what we're proposing are two roofed areas. This first one is 2,570 square foot, and the other one, back in this area, which straddles the shoreline setback. This one is 1,514 square foot of area inside the setback. Again, this is open air roof structure with no walls on this, on the side. We're proposing, there's an existing landscape mound in this area with bathroom facilities underneath it. We're looking to remove that landscape mound and open up the views along the coast line. This is the existing beach walkway which we will not be touching. Some landscape along there as well, and we're not touching that as well so --.

These are the -- this is some existing water features, hardscape, that will be taken out and putting some flooring back in here. The hatched areas indicate new decking. There's also, as Cheryl mentioned earlier, some breakaway decking. And all that is is what we're proposing to do with instead of hardening the shoreline, typically what we would have is a stone flooring over a concrete deck. Instead of doing that we're looking at doing concrete pavers over a sand bed. So if there's any type of wave action we're not hardening the shoreline. That would, that, decking would break away.

This is another elevation of the proposed restaurant area. This is the new open air roof structure that we're looking at doing. Concrete tile with some wood framing over the existing,

over the concrete structure. And again this is another open air roof structure that we're proposing to add as well.

This is a rendering from the beach walk area. And this is showing that open air roof structure with the seating group along here. So this is the one open air seating area, the second one along here, existing beach walk, and existing planting along this area.

Mr. David Green: Excuse me, can I ask a question?

Mr. Cunha: Sure.

Mr. Green: The white structure in the background, is that existing? That's existing right now?

Mr. Cunha: That's existing. So this is the existing face of the building. So this is actually inside the setback area. And actually there's guest rooms. The setback line is probably back in here, so there's actually a few of bays of guest rooms that are in the setback. The setback has, has changed over time as you know. Now it's 150 feet. I think back when the project was originally developed, I think it was 40 feet, so, you know, it's changed overtime, and that's why the building is now in that setback area.

This is an existing photograph of the restaurant as it is now. So this is that face that's inside the setback right now. So this is what the restaurant looks at -- looks like now at this point in time. And what we're proposing is coming out with the new open air seating structure in this area. And this is a view from inside of the restaurant back out to the ocean. This is the existing mound, landscape mound and you can't quite see it, there's actually some bathrooms and back of house facilities under here that will be taken this out, inside the setback area. And this is an existing kiosk that we'll also be taking down. That's inside the setback area.

The next part I want to talk about is the ballroom expansion. This is basically the front elevation. This is, if you're in the parking lot of the Westin Maui looking back towards the existing meeting rooms. This is elevation A. We're proposing to expand the ballroom and meeting rooms. The meeting rooms will be located on the ground floor, ballroom up on the second floor, and proposing the same type of architecture that's there now. We're going to pull all the front portion of the building with a new glass line and planters to help break up the massing and the plaster finish. Elevation B is actually from the parkway side. This is the existing group drop off area. And this the, the addition that we're proposing for the ballroom. And there's a back of house addition we're looking at for laundry storage and that's, that's this portion right there.

This is a rendering from the parkway looking back. This is the existing group drop off, and then basically from this point back is the proposed expansion of the meeting rooms on the ground floor, and the ballroom up on the second floor. Existing photograph of the outdoor pre-function area. So essentially that expansion is going to happen back inside of this area. It comes out almost to the edge of the outdoor pre-function area. And other view of that ballroom area. Existing building behind there.

For lighting, the only real area that we're changing on, for outside, for the lighting is for the parking garage. So, so what we're proposing to do for that is we're going to have these, these lights. They'll be fully screened on the roof top trellis. The lights will be LED for energy efficiency. The fixture allows for a dual light level so that non-activity times the lighting is 50% of the full power. The proposed light fixture is a dark sky compliant which is a third party certification developed by the International Dark Sky Association. And it certifies that the luminaries, the luminaries do not pollute the sky at night. So that would be happening on the trellised areas on upper deck of the parking garage.

And these are proposed finishes we're looking at. So, the acoustical screening that we talked about for the parking garage would be something along these lines. So this would be facing the Alii side of the property line. The decorative trellises up on the parking garage we're looking at an element like this. The light fixture will be mounted underneath that. So that would be these types of trellises here. And this acoustical screening would be there. Most of this will be a plaster finish, neutral color. And we have these decorative metal panels located here. The roofing we're looking at concrete tile roof at the restaurant area which would be this. And then we do have some small standing seamed metal roofs of the ballroom and meeting room addition. And these are the colors we're proposing. We've used this on the past on the ocean tower renovation. I don't know if you guys have been by there lately. The building has just been recently painted within the past six months with this type of color scheme. So a fairly neutral color scheme. Some darker vertical elements such as elevator and stair towers. The base of the building would be this dusty trail color. And the body of the building we're looking at this kind of custom color that Kaanapali Sands . . . (inaudible) . . .

So that's the end of the architectural portion. And should we go right into landscape or is there's any questions right now?

Mr. Silva: If you can go through the presentation first, and then we'll save questions for last.

Mr. Cunha: Alright.

Mr. Silva: Is that okay? Jane you had one question?

Ms. Janine Mori: Good morning Chair Silva and members of the Urban Design Review Board. My name is Janine Mori of Walters Kimura Motoda, the landscape architects for the project. In general the landscape design will compliment the existing planting at the resort which is a combination of native Hawaiian Polynesian introduced, and introduce species that are associated with Hawaii. The landscape design at the Sugar House Restaurant which is at the top left corner of the drawing will include a limited plant palette so that the focus is on the natural beauty, the beach and ocean beyond. Coastal native ground covers such as Pohinahina and Naupaka will be used which are also wind, drought and salt tolerant. Additional coconut palms are also proposed. Tropical plants associated with Hawaii such Gingers and Laua'e Ferns will also be used for accent, fragrance and color. At the top right side of the building, of the drawing, is a back of house and ballroom meeting room area. The landscape

at the back of house renovation will mainly consist of screening material. At the ballroom area, this will provide opportunities to incorporate native Hawaiian and Polynesian introduced plants, a variety of colors, textures and fragrances are proposed with plants such as Hala, Nanu, native Gardenia, Ti and 'A'ali'i.

This is the makai end of the parking structure. On the -- to soften the views of the parking structure from Kaanapali Parkway, the existing monkey pod trees and variegated Hau hedge will remain wherever possible. Coconut palms and clumping palms such as areca palms will help to provide a layered landscape. Flowering vines such as purple bougainvillea are also proposed at the upper level to break up the massing of the structures. This slide includes photos of the proposed plant material. Again, the plants compliment the existing resort landscape and include a combination of native Hawaiian, Polynesian introduced, and introduced species. The plants indicated by an asterisk are native Hawaiian and Polynesian introduced species. Thank you.

Ms. Okuma: Now this proposed project has been a discussion in meetings between the applicant and a number of various organizations and entities, and that's summarized on this slide here. There have been meetings with the Kaanapali Alii Condominium Association along the south, southern boundary of the resort and those occurred in April, July, October, December of 2013, and July 2014. There's also been meetings with the Kaanapali Operations Association Design Review Committee in May and December of 2013, July 2014, and a conceptual design approval was received in August of this year. There's also been meetings with the Whaler's Village, and that occurred in August 2014. The applicant will be in continuing discussions with this group, with these groups as they move forward on architectural design and landscaping.

The resort has a number of energy, water and resource conservation programs ongoing, and this just symbolizes the number of the efforts going on. The energy conservation efforts involves the use of CFL bulbs, new air handlers, transformers, meeting room sensors. You know, the ones that automatically turn off and on when people come in and out. The use of outdoor LED lighting. In terms of water conservation, condenser water pump are used. Their pool leaks repair's ongoing. The use of low flow shower heads. New laundry equipment that utilizes less water. And there is the guest room option of guests foregoing daily towel replacements. And an irrigation system to allow the use R1 recycled water use will be used when available. Water conservation measures at the resort shows an 18% decrease in water usage since the year of 2012 to 2013. And currently, it looks like the resort is on target to achieve even further water reduction in terms of water use. There's an ongoing recycling program at the resort. Currently plastic bottles, newspapers, paper are recycled. The number of bins are available throughout the resort. Guest billings are e-mailed rather than provided in hard copy. In terms of food and beverage service, there's the use of eco-friendly plastic cups, paper bags, . . . (inaudible) . . . straws. And in the food and beverage area there's no use of plastic bags or styro foam.

So in summary the project is the Westin Maui's commitment to its employees, its guests and this community, and to continue to compete as a world class resort destination. And on behalf of the Westin Maui we'd like to thank you for your time and your consideration this morning.

And we're available for any questions that you may have. Thank you.

Mr. Silva: Thank you Cheryl. Anything else Ann? No? Okay. So everybody knows the format. We will go around individually as a Board and ask any questions or make any general comments you might have. And then after that we'll go around and provide our recommendations for the Maui Planning Commission, and at that time Ann could help jot those down and repeat them back when we're all done.

Before I start, just so I can get clarification for everyone, there is an SMA Permit and a Shoreline Setback Variance, and our recommendations are to the Planning Commission. Is -- what does the Planning Commission have authority to do for the Shoreline Setback Variance or do we have any thing to do with that portion?

Ms. Cua: Your jurisdiction is with the SMA Permit. The Planning Commission has authority to grant both the SMA Permit as well as the Shoreline Setback Variance.

Mr. Silva: Okay. And that is their -- nobody else from Planning Department has, I guess, direct authority for the shoreline setback variance? It lies with the Planning Commission?

Ms. Cua: That is correct. If it was, if the improvements within the shoreline setback area were minor in nature pursuant to the shoreline rules, the Planning Department would be able to have the authority to grant a shoreline setback approval. But the proposed improvements that are, are involved in this application trigger a shoreline setback variance application and that is under the authority of the Planning Commission, Maui Planning Commission.

Mr. Silva: Okay.

Ms. Jane Marshall: But we can comment on that.

Ms. Cua: Absolutely. If I could just add a little bit to that. So, I mentioned it before, but I will reiterate. The, the shoreline setback variance that is part of this application triggers an environmental assessment. So your comments that you're giving today is kind of two fold. I mean, it's on the SMA Permit, but it's also going to be included in the environmental assessment document for this project.

Mr. Silva: Okay. Thank you. So we'll start with Jane, questions or any general comments?

Ms. Marshall: Ann, how do you feel about the finish board being presented in this way? The finishes, they were not included in our, our packets. But aren't -- they require -- aren't applicants required to present a finish board, of actual pieces and parts?

Ms. Cua: You mean like a material's board? Normally they do. I, I think, I've also seen it where they're discussed through a presentation. I think majority of the, the project is an existing project, and I don't know if maybe the applicant can give a little more information.

Ms. Marshall: We're not suppose to go look.

Ms. Cua: Right. That's true. I'm sorry, I --. Yeah.

Ms. Marshall: Just wondered what your, what your feeling was because this seems to be, you know, something we emphasize and then it gets lax, and then we emphasize it again, and then it gets lax. How do you feel about that?

Ms. Cua: Well, I mean, I know, I know normally for a new project it's, like, super important because there's nothing to compare it to. And again, I've seen it done both ways. I know it's something you always want to have.

Ms. Marshall: And the parking garage, it looks like a really nice design, but it's new and there are no, there's nothing to kick, you know, no tire to kick. I mean, I can't touch anything.

Mr. Silva: Jane, they did go over some of the materials in the presentation, but you're just talking about procedurally when we get the packet?

Ms. Marshall: Yeah. It, it's clearly stated that a finish board is required in this presentation.

Ms. Cua: Yeah. I'm sorry.

Ms. Marshall: We can -- I don't have to beat that horse to death, but I just want to make that comment.

Ms. Cua: Okay.

Ms. Marshall: And the lighting, I guess I'll let that go too. My comments are I wondered, initially, what the current kinds of comments they're getting from the Kaanapali Alii condo and the Whaler's Village. What kinds of comments are they getting in their ongoing discussions?

Ms. Cua: I'll, I'll ask the applicant to respond to that. I know from the Kaanapali Alii they're, they've been really working with them because they're neighboring to the parking structure. And I, I believe that the current plan that they have before you is what it is right now based on those meetings. It has deviated somewhat since they originally proposed. But I think I would like to let the applicant address that because they -- I haven't been in any of those meetings. I know they've been ongoing. You've seen from their presentation that there's been a bunch of meetings so maybe they can kind of --

Ms. Marshall: It was with no, you know, sort of temperature of, of what those meetings feel like, you know.

Ms. Cua: Well, they can, they can update you on that.

Ms. Karlynn Fukuda: Thank you. Good morning, Karlynn Fukuda of Munekiyo & Hiraga, Inc.

As mentioned in our power point and as Ann has shared with you, there have been several meetings with the Kaanapali Alii Association as well as the Kaanapali Operations Association. Two separate organizations. Because the resort is located in the Kaanapali Resort area and they are a member of KOA, Kaanapali Operations Association, we are required by the governing documents that we have to get design review approval. So in this slide that Cheryl shared in the presentation, we received conceptual approval from KOA design review board just last month. And again, that was because of a lot of discussions that had gone on. With the Alii they are the immediate south neighbor to the Westin property, and I can share with you that I believe, without putting words in their mouth, that for the Alii Homeowners Association, their main concern was the parking garage because it's the most immediate thing that's, that would be viewable, I guess, for their residents. So as Ann alluded to in the environmental assessment document we have gone through several iterations of a parking garage such that we have looked at various layouts to put it over the existing parking lot, various heights. And the main concern I would say has been the height issue and the view impacts that the Alii has felt that, that was their main concern. So the design that we are proposing today has been the result of those discussions. We are in agreement now with the Alii where we've come to an agreement with the Alii that the four story design that we're approving with the acoustical screening, with the additional landscaping is something that they can suppose as being next to. As Ann mentioned, you know, we are seeking an SMA approval and you may be aware that there is the possibility for intervention during that process. And so we, we knew that early on we wanted to work with our neighbors to see that we could up with a design that would be agreeable to all parties.

Ms. Marshall: So you've reduced the height from an original concept that you presented a while back?

Ms. Fukuda: Yes. The original concept has been at 4 ½ stories. And even KOA to a certain extent had concerns with the height of that. And so now at the height of 28 feet to the height of the top wall on the fourth story, and the 36 feet being only at the elevator and stair shafts that's the height that, that the Alii and Westin have come to the agreement on.

Ms. Marshall: Okay.

Ms. Fukuda: So --

Ms. Marshall: And the Whaler's Village?

Ms. Fukuda: The Whaler's Village as far as I know did not have any issues with -- they're supportive of the proposed improvements.

Ms. Marshall: I compliment you on the parking garage on that. You can like a parking garage, I like this one. I also, if all things are equal, I appreciate the, the two additional roof structures at the restaurant because it really sort of softens the somewhat hard, to almost urban elevation. That said, I, I do not believe that we should be building anything so close to the ocean. So I have a real problem with that. There's no elevations or sort of design drawings of the spa.

Ms. Fukuda: That's mainly because it's all -- the improvements are going to occur internally within the existing building itself.

Ms. Marshall: There's no, there's no addition?

Ms. Fukuda: There's an addition, but it's within the existing structure itself.

Ms. Marshall: Oh. Huh.

Ms. Fukuda: I believe in your packets you had a floor plan. So -- and Larry, feel free to correct me if I'm wrong but -- so -- but the windows that you see, there, that's where the spa is and that's basically if you look at the --. It's expanding out to the upper area here.

Mr. Silva: If you could repeat your name too, Larry, please.

Mr. Cunha: Yeah, Larry Cunha, WCIT Architecture. For the, for the spa expansion what we're basically doing is taking a portion of this two story volume. So on the second floor you can kind of make out the spa in the background there. We're bringing it out to this line of columns here, so that's the expansion area of the spa.

Ms. Marshall: So to, to, to finalize my comments, even though it's just a, you know, an open air roof structure, I think that's just building crete and, and I don't think that we should be building so close to the ocean. Thank you.

Mr. Silva: Thank you Jane. Dave?

Mr. Green: I think you may have answered one of my questions. I just want to clarify. The parking garage is going into an existing parking lot. Is that what -- that was there prior to the parking garage?

Ms. Fukuda: Yes. That's what's currently there is the parking, the main parking lot for the Westin.

Mr. Green: And it's only for Westin guests?

Ms. Fukuda: Yes.

Mr. Green: And, could you just go back to this drawing and just clarify where the spa is?

Mr. Cunha: Is that the drawing?

Mr. Green: No. No, one of the two that showed the roof areas that you're adding?

Mr. Cunha: That's the one?

Mr. Green: Actually that's different than the one we have in our --. But any way --

Mr. Cunha: So, yeah, basically the spa expansion is in this area on the second floor of the building.

Mr. Green: Alright.

Mr. Cunha: I think there's a slide in the back. Is there a slide in the back to show them? This may explain it a little bit better. This is the existing edge of the spa right now. This is that two-story space at the restaurant.

Mr. Robert Bowlus: Excuse me, can you tell me what sheet that is? Is it in our exhibits?

Mr. Cunha: It's not. It's in a back up file.

Ms. Marshall: It is.

Mr. Green: Actually, I just found it.

Mr. Cunha: Oh.

Mr. Green: A12.

Mr. Cunha: And so the spa expansion would be in this area here. Taking a portion of that two story building. It's existing covered area as well. But we're taking this wall.

Ms. Marshall: It doesn't look like this that's why I asked. This site plan doesn't line up.

Mr. Cunha: It probably comes a little further than what's shown on this drawing, on this site plan. But it's inside the volume of the existing tower.

Mr. Green: Sorry, what was your answer there again? I didn't catch that.

Mr. Cunha: The spa expansion is inside of the volume of the existing hotel tower.

Mr. Green: Okay. Understand.

Mr. Silva: Okay. Thanks Dave. Bob?

Mr. Bowlus: On that same question . . . (inaudible) . . . if I hear correctly you said this also doesn't match this exhibit? It's underneath the existing column line. It does not match the exhibit?

Mr. Cunha: Yeah. I think this exhibit is a little bit off on what it depicts.

Mr. Bowlus: If you can explain it, I'd appreciate that.

Mr. Cunha: Yeah, I think, this dash line should probably be moved over to the left of it more.

Mr. Bowlus: It's still outside the setback line?

Mr. Cunha: The setback, well, that column line is about approximately right here. So it was be inside that setback line.

Mr. Bowlus: Okay. I have one question for Ann if I could. We're talking about that jurisdiction on the setback, does the DLNR has an jurisdiction on that --

Ms. Cua: No.

Mr. Bowlus: -- or they just to the water line?

Ms. Cua: Yeah, to the water line.

Mr. Bowlus: I have a question . . . (inaudible) . . .

Mr. Silva: Thanks Bob. Hunton?

Mr. Hunton Conrad: I have no questions or comments.

Mr. Silva: Frances?

Ms. Frances Feeter: Most of my questions been answered, but I just want to say that I think a parking garage is a challenge aesthetically and I think you've done a good job. I also appreciate your water conservation, recycling programs very much.

Mr. Silva: Okay, thank you. Fiona?

Ms. Fiona van Ammers: I have one concern or question. What is the purpose of the break away decks? Because as I understand those are only necessary for buildings.

Ms. Okuma: Maybe I can just start that. In discussions that we had with the Planning Department, you know, there were, they raised the issue about any kind of hardscape improvements that are being proposed because of concerns that when we have any kind of storm related wave action on the beach area. If you have harden structures, harden decking, there's opportunity or it's more amenable to, to scouring by the ocean. Whereas with break away decking as Mr. Cunha had pointed out that is designed so that it breaks away with that kind of decking, and you don't have the kind of scouring and erosion that becomes apparent when you have harden, harden structures. So as part of that discussion with the Planning Department because the applicant had been proposing decking in that shoreline area, it was Planning's desire that we, that the applicant consider break away decking and the applicant has

considered that so it is part of the proposed improvements. And in addition, there is existing hard deck right now in that shoreline area, and that will actually be taken out and replaced with break away decking. And that was in discussions that we had in, in regards to the roof structure that goes with, the restaurant, yeah, the Sugar House Restaurant.

Ms. Cua: Maybe I can let you know a little bit of what happened with us. So when, you know, when the project first came in and we took a look at it, you know, obviously we have concerns as you do about putting any more structures within the shoreline setback area. We took a look at balancing the fact that this is a very old property, with improvements that are in the shoreline setback area, because when the improvements went in, the shoreline setback was largely different. Much, much less than it is now. So, you know, it was, it was, it was a challenging situation actually to say the least, and, you know, we're again looking at the needs of upgrading an existing hotel with the balancing with our shoreline rules. And the project when it, when it initially came in, as they mentioned to you, shows the demolition of the structures within the shoreline setback area. They pointed out two structures, and -- which, which is always good. But that roof that's coming out, what we tried to do is tried to end up with a net zero increase in the amount of -- yeah -- space within, new space within the shoreline setback area. And so, you know, we looked at --. They were proposing decking. That was one of the things. In addition to that roof coming out, they were proposing additional deck area. And we asked if they could look at doing a break away type of construction. That's a, a pretty typical recommendation of the department, not only for buildings itself, but for decking. And then we also asked that they take a look at some of the existing decking that is there that they weren't planning to touch, and see if they could consider making that break away as well, which they did.

Ms. van Ammers: So I'm not an expert in FEMA regulations, but I would recommend that an engineer review the plans for a break away. Because it sounds like what you're saying is the purpose of the break away is to just be possible increase in the flood base elevation. Is that what you're saying? Because there's additional development in the shoreline where the base flood is.

Ms. Cua: No, I, I -- the --. You know my understanding and we did consult with our shoreline team. We have shoreline team on staff that deals with these shoreline projects, and I'm not a shoreline planner, but we, we did have them take a look at the plans as well. And it was a recommendation that they had as well, and it, it -- mainly what it is, is if there is high wave action and if there is going to be damage and, and a material that's going to be damaged, removed, whatever, that it's gonna be removed in, in pieces. It will be, it will break away, and, and, in that way instead of a huge large.

Ms. van Ammers: As for me it's a safety concern, so you have a large pieces of concrete or structures breaking away because, you know, it's going to float around in the shoreline, so it's just something I think should be noted.

Ms. Cua: Yeah, and that's, and so that, that point is very well taken. And that's why the break away versus having huge pieces of concrete that does not have the ability to break away in

smaller pieces is more concerning to the department. And that's why we had the recommendation for the break away construction.

Mr. Silva: And I know one of the, the concerns that talking with Planning Department is like concrete breaking away and steel reinforcing sticking out and being exposed and someone stepping on it, you know, so that kind of stuff. But their, their thought was the smaller pieces are less of a hazard than --

Ms. van Ammers: Yeah, I just happen -- I disagree with that logic and I just making a recommendation that, that be included in the EA and further reviewed.

Mr. Silva: Okay. Any other questions or comments?

Ms. Marshall: I think the Maui Surf was built in 1973, not in the 80s. Am I, am I, getting to old?

Ms. Cua: I'm not sure.

Ms. Fukuda: You have a good memory. Yes, it was built in the 1970's, a portion of it. I believe it's the s-portion of the building. But in 19, I think, it was 85, if I'm not mistaken, Chris . . . (inaudible) . . . received the SMA approval to actually add another tower to the Westin Maui, and the Westin Maui as the Westin Maui opened in 1988. So, but yes it was the Maui Surf.

Mr. Silva: I had a few questions. And I'm also a little weary about building in the setback, shoreline setback, but in the -- some of the plans for the, that restaurant there was a bar that looked like it was coming out. Is that new bar or an existing bar?

Mr. Cunha: This is Larry Cunha, WCIT. It's a relocation of an existing bar. So there's, there's a bar in this area right now, and it would be relocated to this area.

Mr. Silva: Okay. And any reason why it would be relocated out of the shoreline, into the shoreline setback? Is there just --

Mr. Cunha: There's actually better views from this area.

Mr. Silva: Okay. Next question would be -- for the parking garage was any photo voltaic looked at for energy power generation? It looks like all those trellises would be pretty nice.

Mr. Cunha: On, on the parking garage, I'll just speak on the parking garage portion of the, for PV. There was a concern from the neighboring property, Kaanapali Alii, of looking down on a sea of PV panels. It was a real concern with them. So they weren't in favor of doing that, so --

Mr. Silva: Okay.

Mr. Cunha: -- we pulled it from the project.

Mr. Silva: Yeah for sure. Next question would be just in regards to drainage. Is there any increase in drainage from this project? Has that been looked at, and if so, how the water was being handled, the storm drainage.

Ms. Glenn Kuwaye: Hi, my name is Glenn Kuwaye. I'm from Wilson Okamoto Corporation. We're the civil engineers on the project. As far as drainage, we're placing existing paved parking lot with a, with the parking structure, so the increase in drainage is none if, at a minimal if at all. I think as Larry mentioned the restaurant area is getting replaced one for one, as far as roof area, so there's no drainage increase there. So, yeah, any drainage increase would be very minimal or none at all. And if there was increase, we'd retain it onsite.

Mr. Silva: Okay. And I guess that would be underground? I guess that's where I was getting at too is -- since we're sort of look at aesthetics I just wanted to make sure.

Mr. Kuwaye: Yeah, actually there's a variety of ways, but underground is, is a possibility to, to store that water.

Mr. Silva: Okay. Thank you. And I guess, some more, just two general comments. Again, building within the shoreline setback maybe for your exhibits you could show a 40 foot setback from the shoreline if that was what -- or whatever -- when the building was constructed whatever the number was maybe that would help justify what's going on. And then also we talked about the spa. I think that it would also clarify if that, if those exhibits show exactly where the spa expansion was relative to the setback. Just my thoughts. Any other questions or comments from anyone? Jane, you want to start us off with recommendations to the Maui Planning Commission regarding the SMA, and any other comments you have?

Ms. Marshall: I don't think we should build so close to the ocean.

Mr. Silva: That's it?

Ms. Marshall: That's it.

Mr. Silva: That's fine. Dave?

Mr. Green: I generally like what you did. I generally like what you did. I also appreciate the fact you tried to do kind of a, a net zero impact on adding some things into the shoreline area and removing some things, so I think that's a very good faith effort. And I haven't been there personally to see it, but at least the drawings, I think, the, the proposed additions you've added within the setback looks nice and the fact that they're of a somewhat temporary nature would make me feel reasonably comfortable with it.

Mr. Silva: Okay. Bob?

Mr. Bowlus: I agree. I think . . . (inaudible) . . . project and we're working completely within the spirit of the existing project. But I do agree with Jane about adding additional close square

footage within the new setback area, I think that's, that's an issue I'm not comfortable with actually. And it looks like there's quite a bit that's going out into that new setback area. And in general the exhibits are great, but I do have a couple of comments, and I think that when you go to the Planning Commission you should provide complete and accurate and updated exhibits. Because I don't think we have that. And then the other thing is these sheets are not in any -- they're numbered, but they're not sequential, so it's very difficult to flip back and forth and try to find something. So I think they should be clearly numbered and sequential in the, in the package. And then the other thing about the exhibits, I think that it would be great if you could provide exhibits with a vicinity map or location map of some kind that would identify the adjacent properties so you can see who's where and what properties you're affecting with this. That's all.

Mr. Silva: Thank you Bob. Hunton?

Mr. Conrad: I think they generally did a good job with both the ballroom addition and the parking lot. I also am not generally in favor of seeing additions added into the setback area, but I do respect the fact that you guys did, are taking away structures and adding back structures. And I also appreciate that that's zero, and that you've been working with the Planning Department both on that area as well as the break away issues. And then the last thing is that I think that the fact that these roofs are open air, and the other buildings were enclosed, you've actually visually taken away, you know, the visual space of enclosed structures, and you're only proposing open structures, so I can support that.

Mr. Silva: Thank you Hunton. Frances?

Ms. Feeter: I agree with those comments. I think maybe we had forgotten that they had removed the kiosk and some of the other things while replacing them. So having the net zero effect in the setback area is not so bad as it really sounds.

Mr. Silva: Thank you Frances. Fiona?

Ms. van Ammers: Yeah, I generally agree with everyone's comments, that, considering the changes, you guys did a good job. It looks nice for a garage. I do still have concerns regarding the break away. I do understand the intent, but I think it should be reviewed further.

Mr. Silva: Thanks. And the last comment I have is I still, I'm still uncomfortable with the bar being inside the shoreline setback, so I would think that that would want to be moved back out of the setback since that will have -- I'm assuming, maybe I didn't see plans -- but I'm assuming that would have some sort of walls and separation from the patrons and the bartender so --. But, yeah, I generally agree with everybody's comments.

Ms. Marshall: Can I just ask a general question? Is there a number associated with construction costs that triggers code compliance here in Hawaii?

Ms. Cua: What do you mean by code compliance? Everything has to be --

Ms. Marshall: If you spend over a certain amount of money -- just based on where I lived recently working -- after a certain amount of money gets spent, the entire project gets --

Mr. Silva: \$250,000 for SMA. Is that what --

Ms. Marshall: They value. In California you have to do that.

Ms. Cua: Well, it depends on what kind of --. Well, are you talking about building code or --

Ms. Marshall: I think on setback. Respecting current issues like setback.

Ms. Cua: Well, okay, so maybe I can answer in this because that's that's a --.

Ms. Marshall: I know.

Ms. Cua: I think that's a question like this, that could be answered with 10 different answers, so let me give you my best shot at that.

Ms. Marshall: Okay.

Ms. Cua: So this project is within the special management area. So everything that they do is required to get reviewed pursuant to the special management area. Did I say shoreline setback area or special management area?

Mr. Silva: SMA.

Ms. Cua: SMA. Okay. SMA. Because the whole property is within SMA, even if they were to, even if they're just doing interior improvements to rooms which hotels do it all the time. They have to file an SMA assessment. So everything. So they're --. But once you do that we do have some monetary --

Ms. Marshall: Triggers.

Ms. Cua: -- triggers, so in order to be able to issue, for us to issue a minor permit, the improvements have to be less than \$500,000. But it, it can't only be that. If we -- if the improvements are less than \$500,000, but we determine that, that there is a substantial impact, a substantial ecological and environmental effects, we do not have to issue a minor permit. We can bump that up to a major. And then normally any thing over \$500,000, normally would trigger a major permit. But again, you can have improvements that are two million dollars.

Ms. Marshall: Eight million.

Ms. Cua: Well, two million dollars, let's say to just do interior work, that qualifies as repair and maintenance, and that can be an exempted class of action. So it goes both ways. You can have a larger valuation that could get an exemption, and you could have a smaller valuation that

could bump you up the ladder. It goes either way. That's for SMA. Building permit, I'm not as, I'm not as knowledgeable on that in terms of the thresholds with building permits and, you know, what may trigger other things. Shoreline setback --

Ms. Marshall: I'm, I'm asking just because of this whole trade concept. You know, those buildings really shouldn't be there any way.

Ms. Cua: Again, I, I, you know, we have to meet with the Planning Director about this, and, you know, we, we looked at the project in its totality, and that was the, that was the compromise that the, the department was, was some what comfortable with. With removing as much hard surface as they are replacing.

Ms. Marshall: Thanks Ann.

Mr. Silva: Dave, your turn.

Mr. Green: I was just going to add, I, I -- yeah, to support Bob's comment I was going to say something, and then I didn't. But now that he's mentioned it, I really did think the packet was a little confusing and some of the drawings were in error, and, so that was disappointing and it made it a little harder. The presentation was good, but still it would have been nice to have something that was a little easier to work your way through in advance.

Mr. Silva: Okay.

Mr. Bowlus: And if I could add one more to that. Relating to those exhibits, I think that, I just double checked, it seems all of the exhibits are combined, the existing and proposed. And there's no clear cut existing site plan for reference to what is proposed that you could flip back and forth to see what was and what is to make it a lot easier, to make it a lot easier to comprehend.

Mr. Silva: So, and I had --

Mr. Bowlus: I'm sure the Planning Department would appreciate when you get to that stage, they would appreciate . . . (inaudible) . . .

Mr. Silva: So Ann just to summarize what I have written down here. I had four sort of topics that we were discussing. One was building within the shoreline setback. One we're talking about just clarifying exhibits. Next one would be break away hard surfaces. And then the last one I had was just moving the bar outside of the setback. I don't know if we, you know, typically we're all in pretty good agreement and we could probably just go with, you know, with these four recommendations, but I think we definitely need some more discussion or a motion from the floor.

Ms. Cua: You want me to --. I actually had more.

Mr. Silva: Okay, go ahead, yeah.

Ms. Cua: So, and maybe some of them can be consolidated because technically you know your comment about the bar is covered in the first one. I have it as a separate one as well because it came separately and so let me kind of read you what I have then we can go based on that.

A number of you expressed the concern with the improvements proposed in the shoreline setback area, feeling that, that structure should not be so close to the ocean. You do appreciate the good faith effort to have a net zero increase in improvements within the shoreline setback area. One comment was that you think it would be helpful to show the original setback line that was in place at the time the property was developed so that maybe people would have a greater understanding of what this property is facing. You felt that they should have, they should provide complete and accurate exhibits that are clearly numbered and are sequential. You also felt that the exhibits should have a vicinity map so that you can see the adjacent properties as well. There was a general comment that you felt that they did a, a very good job overall with, with the changes that they're proposing. You have a comment that you're concerned with the break away construction. Believe that it should be reviewed further by an engineer. Uncomfortable with the bar in the shoreline setback area. And should have clear, clean -- I think this is combined -- clean cut. Oh, no. That they should differentiate between existing and proposed plans. And we probably had something to do with that because, you know, we're going back and forth with, you know, what there and what's proposed, and sometimes it's hard to, to see when it's on separate plan, so, but we can try and, and work with them on that.

Ms. Marshall: Can we add the, the buildings that are being traded to the site plan too, to see where they actually are located?

Ms. Cua: Okay.

Ms. Marshall: The existing ancillary buildings that are being traded.

Ms. Cua: That are -- the demolition. They have the, they have a plan of the buildings that are being demolished.

Mr. Silva: Jane can we --. Since you went through in such detail. For the clarification of the exhibits, I think there was some confusion about where the spa expansion was relative to the shoreline setback also. I think that's a question.

Ms. Cua: Confusion of the spa as it relates to the shoreline setback area.

Mr. Silva: Setback. Right. Yeah. So I guess it's shown on the exhibits as being outside of the shoreline setback.

Ms. Cua: Right.

Mr. Silva: And now there's belief that it is within the shoreline setback. I don't know if you --

Ms. Cua: Yes. Yes.

Mr. Silva: It is within the shoreline setback?

Ms. Cua: Yes.

Mr. Bowlus: . . . (Inaudible) . . .

Mr. Silva: But the actual vertical.

Mr. Bowlus: . . . (Inaudible) . . .

Mr. Silva: But when they're bumping out the spa, is that vertical wall of the spa within the shoreline setback?

Mr. Bowlus: Enclosing -- they're adding enclosed area in the setback under the existing enclosed area.

Mr. Silva: Yeah, yeah, yeah.

Mr. Bowlus: . . . (Inaudible). . .

Mr. Silva: Okay, no I guess from that exhibit that's on the sheet now I believe it was outside of the setback.

Ms. Cua: Yes, that's correct. We'll just make that a comment that --

Mr. Silva: Okay.

Ms. Cua: Yeah.

Mr. Silva: I guess I would like to amend my recommendation then and say that it would be included in the bar comment that it would be excluded from --. Or I guess it would -- any new construction of vertical walls, like, bars and spas should be without, outside of the shoreline setback area.

Ms. Cua: Bars and spas. Specifically the bars and spa?

Mr. Silva: Any vertical wall because -- yeah -- any vertical walls like the bar and the spa. Enclosed space.

Mr. Conrad: Is the bar enclosed? That haven't been made clear.

Mr. Cunha: No, the bar is open.

Mr. Silva: What about there's partitions coming up from the ground.

Mr. Cunha: No. Just the bar, counter and the rest is open.

Mr. Silva: Okay, so it's not like hostess, it's not a bartender there. It's like a seating area?

Mr. Cunha: Right.

Mr. Silva: Okay. Sorry. Thank you for bringing that up Hunton that's a good point. So enclosed space, I guess, Ann, is what we're looking at.

Mr. Cunha: Yeah, this is, this is all open air structure. The bar is located back there. Within the footprint, it kind of straddles the footprint of the existing. And the roof line goes over back in this area. It's basically an open air structure. It's just the bar itself.

Mr. Silva: So that one would fall in the clarifying the exhibits, to have an exhibit of the bar. Fiona?

Ms. van Ammers: I was going to kind of piggy back . . . (inaudible) . . . but use elevation views, provide the elevation views for all of the elements.

Ms. Marshall: Like the spa.

Ms. van Ammers: Yeah. In addition to the . . . (inaudible) . . .

Mr. Silva: So I think we have, I mean, a variety of items. Do you have something to add Karlynn?

Ms. Fukuda: I guess I have one thing to add and then a question for clarification. Is that the -- just for a point of information -- that the closest point for this roof structure here, you know, there is existing hardscape that we have here that has covered umbrellas, that's all been permitted previously. So we are looking, you know, as we noted to removed some of that area. But at the closest point, this roof structure that we're looking at is about 70 feet from the shoreline setback, from the shoreline. Certified shoreline. That's what I was trying to say. So just that's point of information.

And then the other thing I wanted to just confirm or get clarification on it was concerns with any new vertical construction including the spa. So, although as we mentioned the spa addition is really within the existing footprint of the building that's there already, is it the -- I wanted to just clarify that the committee is concerned about this enclosure of the space within the existing building? Is that the concern?

Mr. Silva: Yeah, I think it's the ground level, I mean, I guess.

Mr. Bowlus: No, it's the upper level. Second floor.

Mr. Silva: Upper level? And then it goes all the way to the ground or no.

Mr. Conrad: No, let me explain to you what I think is going on.

Mr. Silva: Yeah please.

Mr. Conrad: There are build -- there are columns that are holding up a large empty space that's more than two. It looks more than two stories to me. That typical 10 foot, two story. It looks more than that to me. But what they're planning on doing is coming out with the spa that's already set back in that open two-story space, pulling forward, keeping the lower level where the restaurant is completely open and adding that extra roof out in front where there are now umbrellas, and so that's, you know, that's the volume that's changed. So technically there are vertical walls going up within the existing setback.

Mr. Silva: But not at the ground level.

Mr. Conrad: No.

Mr. Cunha: What he's saying is correct. So it's only at the second floor. We're using the existing columns as structural support and we're infilling at the second floor only.

Mr. Silva: Okay.

Mr. Cunha: So the spa expansion, there's nothing coming down from the second floor to the ground floor.

Ms. Marshall: It says the new facade meet the existing facade?

Mr. Cunha: It does. It will align up with that existing column line.

Ms. Marshall: And that language is going to be matching what's already there?

Mr. Cunha: It is. Yeah. It's the windows are on this.

Ms. Marshall: So there you go. I think it's just graphics. Not clear enough, yeah.

Mr. Silva: Yeah, I didn't get that.

Ms. Cua: So, you know, the question I have is does that change your comment?

Mr. Silva: Yeah.

Ms. Cua: Because --

Mr. Silva: Yeah.

Ms. Cua: -- there's a couple of things that I guess I, I didn't mention or maybe it wasn't clear. So one was that, you know, you have, you have this existing structure that they're, that within the structure they have a spa and they're pulling it out but they're not increase, they're not extending the structure. They're just pulling what's inside out to tie in with the end of the structure.

Mr. Bowlus: . . . (Inaudible) . . . roof structure.

Ms. Cua: Right.

Mr. Bowlus: . . . (Inaudible) . . .

Ms. Cua: Right.

Mr. Silva: On the second floor.

Mr. Conrad: Volume infill.

Ms. Cua: Right. Then in addition, and again, I'm not sure if this was clear and I don't know if you guys can find that exhibit of the existing restaurant floor area that was approved previously. So you know where they have the umbrellas, where they showed the umbrellas, and the umbrellas are on a hard surface. That hard surface is there now, today. That hard surface was previously permitted. They're not expanding that. They're covering it. So again this is part of what the department was, was struggling with.

Mr. Bowlus: Negotiating.

Ms. Cua: Yeah. They're not -- they weren't expanding that foot print, or, yeah that area, that concrete area. They're covering it with something that will be a little bit more sensitive to the element. See where all those umbrellas are at? There, there's already concrete under that.

Mr. Bowlus: Is that red dash line the setback?

Mr. Silva: No.

Ms. Cua: No.

Mr. Bowlus: Where's the setback line?

Mr. Silva: Outside of the picture.

Ms. Cua: It's further back.

Ms. Silva: Under the S-U-G-A-R.

Ms. Cua: Yeah.

Mr. Bowlus: Was that put in under the correct setback requirements or in the old setback requirements?

Ms. Cua: Under old setback requirements. I don't know if under the, I don't think under -- when it was 40. I don't know. Maybe. I'm not exactly sure.

Mr. Silva: But it was permitted.

Ms. Cua: But we did find, we found -- yes -- we found approval letters permitting that slab.

Mr. Silva: So to clarify my comment. My comment was for ground level expansions. I mean, it's second story, that changes my view. I mean, the building is already there. The building is not going to move. So I guess --.

Ms. Marshall: . . . (Inaudible) . . .

Mr. Silva: Yeah, they're just building underneath. So, I guess my comment could still stand that no expansion of, you know, vertical walls at the ground level. But, second story, I don't have a problem with that -- if it's in the structure.

Ms. Cua: So I -- is still fair to say that you're concerned with improvements within the shoreline setback area?

Mr. Silva: I think it's fair to say that some of us are, but I think that's the one that divides a few of us here. I don't know we've got the blanket statement that we can all say.

Ms. Marshall: I don't know either. I still say.

Mr. Green: I mean, I was, I was okay with it before, but I'm more than okay when you say that there's already a permitted area there, and all they're doing is covering it.

Ms. Marshall: But you don't know if it was the old setback or the new one because . . . (inaudible) . . .

Mr. Conrad: You can't go backwards.

Mr. Green: It's there. It's there now. It's a moot point.

Ms. Marshall: Yeah. So we have to start some place.

Mr. Conrad: Yeah. We have to start some place, but we have to be reasonable with what's

already was permitted. Otherwise the County is in a position of being sued for doing, for not being allowed for people to do what they need to do.

Ms. Cua: And that was our challenge. I tell you. This was --

Ms. Feeter: Actually, what we're talking about isn't it just building a roof over the present patio area that you say.

Ms. Marshall: It's a concrete roof.

Ms. Feeter: And, and it seems to me that's a really good thing to provide for the resort. I know myself we like to sit under the shade rather than the hot sun. And I have no problem with that since it's already there. I don't know what we're really arguing about.

Ms. Cua: Yeah. I mean, what they want to do also, and I don't know if they mentioned that, is they're gonna put sliding -- what do you call that? Folding doors that -- so it's going to be open majority of the time. Yeah, so we needed to make sure that that's something that's understood.

Mr. Bowlus: This comment, is this around that dining area or that outside covered --. The big --

Ms. Cua: Right, so if it's, if it's raining, they would be able to close those doors. But the majority of the time those doors are going to be open.

Mr. Bowlus: You know what might help your cause a little bit is the talking about those vicinity map exhibits because your, your setback line and the existing structure, and how that reflects with, with kind of what the neighborhood is doing. Now the Hula Grill has encroached out there and they covered areas for dining. They have an outdoor bar, and that has a setback some where from the shoreline. So for our understanding, if you show what the neighbors are doing, and how that, how you're doing relates to those just like a quick, you know, overall map that shows kind of what the neighbor buildings look like and what those setback looks like. It might help because if you're encroaching beyond those into the existing area that might not be not as favorable. But if you're back within what you've already done and what everybody else is doing it's much easier to prove that.

Ms. Cua: So, again, if we could get back to getting some kind of consensus on that. I, I think it's relative. I mean, I think, like I said, fair to say there is some, some concern. I have to say some concern with improvements within the shoreline setback area. Do you want to finish that?

Mr. Silva: No. What I'm, what I was going, getting at is I don't know if we're gonna get a consensus with everybody. We probably need to go to a vote.

Mr. Bowlus: Her sentence seem pretty loose, some concern.

Ms. Marshall: Yes. We don't have to agree on everything.

Mr. Bowlus: It just goes to Planning Commission with some concern.

Ms. Cua: Yeah. Some concerns with improvements in the shoreline setback area.

Mr. Silva: But does everybody have that same concern?

Ms. Cua: Is everybody okay with that?

Mr. Green: As long it's clear that there's some that aren't concerned.

Ms. Cua: That why we say some.

Ms. Silva: That, that's not a consensus.

Mr. Conrad: Some of the members have some concern.

Ms. van Ammers: Isn't part of the concern is that the information in that is presented clearly is hard for us to make a determination as to the improvements. And that's part of our job is to understand what it looks like, and I don't really --. I mean, my vision of it has just evolved in the last hour.

Mr. Bowlus: I would agree with Hunton is that . . . (inaudible) . . . your recommendation or recommendation if you say some members have some concern about new building improvements within the shoreline setback, within the current shoreline setback.

Ms. Cua: Maybe I should kind of go through some of these mentally. And we can still say you appreciate the good faith effort to have the net zero increase. Showing the original setback in place would still be valid. Correcting accurate, accurate exhibits, definitely. Vicinity map. Break away construction is still a concern. How about this comment, uncomfortable with the bar in the shoreline setback area? Is that covered under the first comment?

Mr. Silva: Yeah, that's fine.

Ms. Cua: Okay. That's out. Clean and existing proposed plans. Any new construction of enclosed space should be out of the shoreline setback area.

Mr. Silva: I would just defer back to the first one.

Ms. Cua: First comment. Okay. Thank you. And should provide elevations of all elements.

Mr. Silva: Correct. Oh, hard surfaces. Break away hard surfaces?

Ms. Cua: I got the break away. Yeah. So are we in a better place now? Well, it's important for the department when we put your words down that I see your heads nodding, you know, for the most part. Or we use words like the some-some, whatever, to get you guys to be in a happy

place.

Mr. Green: We're either nodding in agreement or nodding off. I'm not sure which.

Mr. Silva: Okay. Any other comments or discussion? If everybody is in agreement with the items that Ann just read off -- yeah, if anybody is in disagreement let me know. Hearing no disagreements so we will forward those recommendation unanimously as a Board, so thank you for coming. We'll take five minutes for the next group to present, so let's say 11:35 a.m. we'll convene.

The Board unanimously forwarded to the Maui Planning Commission comments and recommendations as discussed.

(The UDRB recessed at approximately 11:30 a.m. and reconvened at approximately 11:35 a.m.)

- 2. MR. GREG WALKER of KAI ANI VILLAGE, INC. requesting a Special Management Area Use Permit in order to construct the Cove Beach Village project consisting of 32-unit apartments with 67 parking stalls, swimming pool, & spa in the A-2 Apartment District at 82 Kanani Road, TMK: 3-9-016: 004, Kihei, Island of Maui. (SM1 2014/0005) (K. Scott)**

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: Meeting back to order. Looks like we have everybody here. The next item on the agenda, no. 2 under D. *(Chair Michael Silva read the above project description into the record)*. Keith Scott? Is that correct? Sorry. I just have K.

Mr. Keith Scott: Yes it is. Thank you Michael. I appreciate that. Thank you very much Chair and members of the Board. The proposed project is subject to the Special Management Area Use Permit. The amenities in the apart, within the complex includes swimming pool and spa, recreation facilities, owner storage, and an elevator. Raymond Cabebe of Chris Hart & Partners will lead the team and fully describe the project for you. Of course, we'll be here to answer any questions that you might at the end of it.

Mr. Raymond Cabebe: Thank you Keith. Good morning Chair Silva and members of the Urban Design Review Board. My name is Raymond Cabebe, and I'm with Chris Hart & Partners. And I'll be guiding you through this presentation of the Cove Beach Village project, on behalf of the applicant, Kai Ani Development, Inc. I'll introduce -- I'll begin with the introduction of the project team, and then go over the elements of, of the existing site and land use designations. I'll then

go over the proposed project, design elements, and conclude, after which time, our team will be available for questions.

For Victory Development and Kai Ani Development we have Greg Walker and Todd Leibl here, and for Chris Hart & Partners, Jordan Hart is here, David Sereda, who's a landscape architect for this project, and myself. And there's also Stacy Otomo is here also. He's the project civil engineer.

This is a location, location map. It's in South Kihei. Kalama Park is a major landmark in that area. Also at the top of Kanani Road, there's the, the new police station is right up here. It's a tax map, again, showing Kanani Road in relation to South Kihei Road here, and Walaka Street on the back side. This is an aerial to show the sites around the property. Kalama Heights across the street. It's a three-story. It's a 70 unit project for senior, senior housing. To the east the Blue Sea Breeze. It has 32 units on an acre. That's a three-story project over a parking garage, so basically a four-story building. Kalama Terrace to the south. That's a, that's 61 units. And that's two-story over a parking, so basically is like a three-story structure. And Hale Kanani to the west. That has 72 units, and that's a three-story with a surface parking.

This is a photo of the site. It's vacant. Obviously it's one acre. Community plan shows it as multi-family. And the surrounding -- it's important to note that the surrounding properties are also multi-family. They're zoned for A2 Apartment. Now some more photos of the surrounding area. It's the Blue Sea Breeze Apartments. That's a -- it's to the east here. And then the second photo, just looking across the property from Kalama Heights, as you can see Kalama Terrace in the background here and Hale Kanani Condos to the right. This photo is looking down Kanani Road towards, towards the ocean. And this is looking across the property from Hale, from Kalama Terrace, I'm sorry.

The project is a 32 unit project, and it's -- and there's going to be three configurations. Three unit plans. And they're all two bedrooms. Some are one bath, some are two bath, and each, each unit has a lanai. 25% of the units are going to be work, work force housing units. Those eight units are going to be eight work force housing. And as Keith mentioned, the common areas are swimming pool, a deck lounge area, a covered recreation area, restrooms, and owner storage.

This is the site plan, and as you note, the site is almost square. And, I think, important to note, along the periphery you have the parking. There's 61 stalls all the way around. It's buffered with the landscape planting area. And there's also six, six additional parking stalls. They're under, under the building on this side, on the west side. Three of the ADA stalls are right here. One's under the building and two are out here. They have direct access to the elevator that's located right there. All the stalls are proposed to be covered. Some of them will be covered with photo voltaic panels that's indicated by the purple color. It's a trash enclosure down here in the corner. That will also accommodate recycled bins. The driveway is a two-way driveway. At the east entrance, this is going to be, this is going to be a right in, right out only. At the west entrance, it's a, we have a left in. There's going to be a turn, left turn lane right up here on Kanani Road. In addition, there's going to be speed tables here, in here, and down here to --

as a, as a traffic calming feature.

The building itself is covered with a continuous roof with an opening for the central courtyard pool area. It's actually four separate buildings that are connected by stairwells and unified by the roof. If you noticed this, this kind of brown path here is a, it's a six foot wide bike/pedestrian path around the building, designated by brick pavers. This serves as a dual purpose as safety for bikers and pedestrians, and also to add a semi-permeable surface for the driveway. This was -- that path was actually a recommendation from the KCA when we went to see them back in July. At this point we'd like to have the landscape architect, David Sereda, come up to describe the landscape plan.

Mr. David Sereda: Thank you and good morning. My name David Sereda, landscape architect, with Chris Hart & Partners. I'll just go and touch on some of the main features of the plan. The -- along the north edge, the building's set back from the street somewhat, so it creates a bit of a, an area for landscape improvements to help visually buffer the buildings from the roadway. Along the, Kanani Road, the street scape improvements would include matching what's next door to the west of the site, so that would be the Hale Kanani. In front, in front of their property they also have some improved areas with the planter strip with grass, sidewalk and then they have some street trees as well. So we've matched those street trees and the street tree type is the Geiger Tree. So we'd have grass strip with the, with the street trees in there to keep the continuity along the street.

Around the edges of the site, along the perimeter, we have some landscape buffer between the parking and the adjacent properties. What we've done with the location of the trees that are required by 19.36A of the County Code which is for shading and parking, as you can see we have shade structures already so the shading of the parking is taken cared of. But we're still putting the trees on there. In fact, we have more trees than are required. So we have about 15 trees along, around the perimeter, near the parking, and then we grouped them so that they don't interfere with the solar panels.

The bike path coming around, as Raymond mentioned, there's also the bike storage on the bottom left hand corner of the building. The trees that we're using -- so we have six different species of trees. Three of which are native or Polynesian introduced. So there's the Alahe'e, the Geiger, Hong Kong Orchid, Jatropha, Milo Tree and Loulu. And the other plant material includes Queen Emma Lily, Eldorado, Natal Plum, Red Ti, Pikake, Firecracker, Ice Plant, and Ilima Papa with Red Ti, Ilima Papa, and Ice Plant being native species. And all of which are drought tolerant and appropriate for the climate. And then in terms of the irrigation, we'll be using all drip except in the roadway which we'll have to use the spray for the lawn and the streetscape. So it will be mostly drip so conserving water. And then the irrigation system will actually be R1 water ready so that when R1 comes down the street we can simply connect to it. So it will have the appropriate coloring, purple pipe and filters, etcetera, to receive the R1 water.

The lighting, in terms of the lighting, all the lighting is downward shielded, dark sky compliant, LED lighting. So you can see the different lighting fixtures on the plan. I won't go through

those. But it includes some 12 volt, landscape lighting, parking lot lighting, wall lighting and then recessed ceiling can lights. And here's some images of the style of lighting we're proposing. Street light, wall light and the 12 volt path lights. Thank you.

Mr. Cabebe: And as I mentioned there's three unit plans, and this is number, plan number 1. There's going to be 15 of these units. They're 755 square feet, not including the lanai. And plan number 2, there's going to be 14 of these, and they're 944 square feet, not including the lanai. This is a two-bath unit. The first one was a one bath unit. And plan number 3, there's going to be three of them, and they're 1,061 square feet.

This is the north elevation. As you can see the property slopes. There's about a 6% slope on the property. Three stories on, on this west side and --. About four stories, I'm sorry, on the west side with the parking underneath, and three stories on the east. The maximum height on the west side is 44 feet, and the max height on the east side is 34 feet. Now the street trees and other planting are not shown on this elevation just to give you a better visual of the building. And you note the break in the building where the stairwell is, this helps to break the building mass. And also the perceived volume of the building is further reduced by the vertical offset of the walls and the recessed lanais.

. . . (Inaudible) . . . roof overhang. This is shown as actually three feet, but it's gonna be four feet, and it varies to almost 11 feet at the lanais. The siding will be board and batten with shiplap siding below the first level. And the roofing will be asphalt composite shingles. We have a sample of it right here, to my right. It shows the colors that they'll be using also.

I wanted to note that, you know, these awnings and the windows on the first floor, they're gonna be carried over to the second floor. That was another recommendation from the KCA. And that's to help reduce solar heat gain. And that's the reason for extending also the overhangs another foot.

This is the east elevation. This is looking from the Blue Sea Breeze side. This is the south elevation on the back side. As David indicated the bike storage is gonna be right in this corner here. And this is the elevation on the west side showing the parking under the structure, and the owner's storage on this side.

It's a perspective looking southwest from, from Kalama Heights. This driveway will be right turn in and out only, and that will be signed and also striped so that to indicate that's a right turn only. This is looking southeast at the western entrance. This is the full service entrance. It's a left turn lane here. And this also shows the parking in the structure. There's going to be sign, right here, on this wall. I'll show you in another slide. This is like a birds eye view, looking towards the ocean. You can see the photo voltaic panels here indicated in the purple. This shows the roof at a better angle too, and see how the roof, there's the break in it for the open area in the middle. And the shadowing on this is also kind of shows the vertical breaks in the building also. This is an interior shot perspective of the pool area and the recreation area, bar, the little kitchen area here, barbeque here, seating area here. The whole area is going to be buffered from the, from the units at that level with landscaping.

This is the sign that's gonna be on that wall I mentioned. There's a -- kind of the close up of it here and what it will look like in the day. And at night it's lighted, LED lighted. It's back lighted so it kind of gives it a glow at night.

Now some of the sustainability features. As I mentioned before there's photo voltaic panels. When the electrical system is designed, the PV system will be sized accordingly, and the application submitted to Maui Electric who will determine if a safe and reliable power can be provided on this circuit or if an interconnection requirement study is necessary to determine whether a separate upgrade would be required. So the number of panels, you know, will vary or depend on what that study comes up with.

Community connectivity. Within a half a mile there's a number of parks. There's Cove Beach. Of course, Kalama, Charley Young, Kamaole I. There's shopping close by -- Kihei Town Center where Foodland's located. Kalama Triangle. There's Kamalii School is also within half a mile. There's a Church of Latter Day Saints also in the area. Police Station. And there's also a Maui Medical Group across from Kalama -- Kamaole I, I believe.

This is an infill development that's, you know, there's a very good sidewalk network in the area. Water, sewer, drainage, electrical, telephone infrastructure are all in place. The library and the fire station are just outside the half mile radius. There's a bus stop on Walaka Street, and there's also on Keala Street. It's all within a half a mile.

We feel this is a well designed project given the site constraints. It's small in relative scale and compatible with the neighborhood. It provides affordable housing as well as adding to the housing inventory. And this concludes our presentation and we are available for questions.

Mr. Silva: Okay. Thank you. I guess we could take a moment if anybody wants to go look at the samples over there, you could feel free to do that. I would like to open up for public testimony also if anybody would like to come forward to the podium. Seeing none so closing public testimony. You guys all got a good look. So again like the previous applicant we were looking at we will do two rounds around the table. One would be for general comments or any questions you have for the applicant. And the next one would be recommendations to the Planning Commission. Fiona, your turn to start. A curve ball.

Ms. van Ammers: I think it looks nice. I like it. I did -- well, two questions. One was you guys didn't mention if you looked at any way to reduce the impervious area in the parking lot. This looks like a lot of pavement. I do recognize the landscaping and whatnot, but I'm what LIP measures were taken. And then the second thing was the right turn in, right turn out. What was the purpose of that? And my question -- and I don't have a good idea of where it is relative to South Kihei Road, but how do people get to the beach?

Mr. Silva: So there are two questions if you guys could line those up.

Mr. Cabebe: Okay. This is the site plan. The beach is this way to your left. That would be west. The reason for the -- making this one right turn in and out only just to avoid having, you

know, cars load up on, on Kanani Road. Just having one left turn into the project, rather than having two, then you have somebody comes here and they're like, you know --. If they choose to turn left here or if they choose to turn left here, then you need, need double loading.

Ms. van Ammers: Okay.

Mr. Silva: Can I ask if there was a traffic report just because it seems relevant.

Mr. Cabebe: Yes, there was one. And there's also the left turn into Kalama Heights right here, too, so, we didn't want to interfere that, with their driveway.

Ms. van Ammers: That makes sense. Yeah. Okay.

Mr. Silva: So can we touch on the impervious pavement, or was there any other additional items you looked at?

Mr. Cabebe: The -- like I said this brick paving is semi-permeable. That was one of the -- that was one of the recommendations from the KCA also. It is a lot of surface, paved surface, but there's drainage. There's going to be underground drainage retention so -- and some of the landscaping will capture it so --. I don't know if that answers your question or --

Ms. van Ammers: It just -- it looks, it looks like traditional design, so I do recognize the bike path being with pavers, and we didn't see the drainage plan so I was just wondering if it was considered methods for reducing hard surface. But I would ask that you consider that.

Mr. Cabebe: Okay.

Mr. Silva: Thank you. Frances?

Ms. Feeter: Yes, I think it's pretty amazing you can get this much housing on one acre, but what, what I'm curious about and I'm not sure if this is under your purview is the workforce housing that the cost being sold to income qualified groups. You have say eight of the 32 units. And I have a question. Now if they're sold to eight people and what happens when they want to sell to somebody else is that are they still restricted to income? Does anybody know or is that -- that's probably not your kuleana, but I've always, I've always been curious. I know there's been some problems with housing of sort speculators getting somebody to buy and then they can sell it.

Mr. Jordan Hart: This is Jordan Hart with Chris Hart & Partners. My understanding is there's provisions covering those things in Chapter 2.96 which is the workforce housing ordinance. And I believe there's a County buy back period option and then there's also restrictions for a period of time. I think that they can expire over the long term. But there's a series of options to allow the County to try and recapture them before that happens. And I think that it's more of a situation where the County doesn't have the resources and nobody else qualified steps up before it would actually lose out to the market. But obviously this developer would be, you

know, far out of the picture at that period of time.

Ms. Feeter: I, I, I assume that's not within your control. But it seems like something that's happened before. Thank you.

Mr. Hart: Thanks.

Mr. Silva: Hunton?

Mr. Conrad: My one question is the, the parking, the driveway and the sidewalk. Is that sidewalk actually considered part of the back out location for the cars or do you have the 24 feet of actual driveway before you get to the sidewalk?

Mr. Cabebe: It -- there's -- yeah, it's included in the 24 feet.

Mr. Conrad: The sidewalk is in the 24 feet.

Mr. Cabebe: Yeah.

Mr. Conrad: So it's actually part of the road.

Mr. Cabebe: Yeah. It's part of the road. It's not technically a sidewalk either. It's, it's the same grade.

Mr. Conrad: Right. Okay. Thank you.

Mr. Silva: Bob?

Mr. Bowlus: I'd like to say thank you. I think you guys did a great set of exhibits, and I think it's a great project for this neighborhood. I think it's beautifully done. And the only couple of comments I have, I really, the like very much the idea, I guess, it was previous recommendation to go into the four-foot overhang. I think that's going to help a great deal and the extra awnings on the second floor. So my really, or my only comment or my recommendation would be that the continuous fascia all the way around the building, I know it's an affordable building and I know that possibly are the utmost importance, but it seems like there's several places on that facade where you could possibly just break the fascia line, a couple of feet. Pull it back where the entries are, just recess it back two feet if that's possible, because it's about a 150 foot long street fascia down both sides, really all the way across the front. I just think that would help a little bit break up the mass. It's a pretty massive building. So that would be my only comment.

Mr. Silva: Thank you Bob. Dave?

Mr. Green: I think, I think it looks good for what it is, and I don't know what the temperature is going to be inside there during the day and how much sun is going to get in there, but I don't really have any questions. It's a good presentation.

Mr. Silva: Jane?

Ms. Marshall: David, what is R1 water?

Mr. Sereda: David Sereda with Chris Hart & Partners. Sorry, R1 water is the reclaimed water from the Department of Wastewater. So it's the water that's recycled waste water and then used as irrigation water.

Ms. Marshall: Got it. And is, are the captured site water is that supplementing R1 water? I mean do you use that for landscaping too?

Mr. Sereda: No, we generally don't.

Ms. Marshall: Okay. That just seeps into the ground and goes back into the ocean.

Mr. Sereda: Yes.

Ms. Marshall: Thanks. I also wanted to thank you for your information on the difference between non native ginger versus invasive ginger. That was very informative and I'll be better about that in the future. Thank you.

Mr. Sereda: I'm glad I could help. Thank you.

Mr. Silva: If you could stay up and not go. Are you done?

Ms. Marshall: I have one more.

Mr. Silva: I'm sorry.

Ms. Marshall: What's the individual canopy material that is over the first and second floor windows? What is that made of? Is it aluminum or vinyl?

Mr. Cabebe: Aluminum.

Ms. Marshall: It is aluminum. It's just painted aluminum. Are the handrails similar?

Mr. Cabebe: Aluminum also.

Ms. Marshall: And did you decide on vinyl or fiber glass windows? I'm just curious. They're vinyl?

Mr. Cabebe: I'll have Todd Leibl come up.

Mr. Todd Leibl: Todd Leibl, the developer. The windows are vinyl.

Ms. Marshall: They are vinyl.

Mr. Leibl: And also to go back to one of the previous questions on the pool temperature, there will be solar heating for the pool for the water in addition to the PV that, that we would have available to use as a heater to heat the water.

Mr. Green: You know, I was thinking about is it's going to be awfully hot in there because it's not -- it doesn't look like -- I'm not sure what the opportunities are to get a lot of air in there, ventilation, and then in the middle of the day the sun beating down on it, I was concerned it might be very hot.

Mr. Leibl: In our analysis of the sun, there's, the angle of the sun would be probably somewhat narrower than this, so that's why we looked at the solar, doing the solar. Any other architectural questions?

Ms. Marshall: I'm done. Thank you.

Mr. Silva: Okay. I had a few other related questions. Back to the recycled water though, you had mentioned you're going to be installing all the purple fixtures. Is there recycled water available now or that's -- you said planning for the future?

Mr. Sereda: This is David Sereda, Chris Hart & Partners. Correct. There's no R1 water available now. But when they eventually bring the trunks down to the road from, from the, from mauka makai from the Piilani Highway side, down to the ocean, then there's, at some point in the future there will be R1 water available.

Mr. Silva: And is there any estimate of time that they kind of gave for that project? Or, I guess I'm a little concerned with trying to plan ahead and it never happens, and it's a little misleading and --

Mr. Sereda: Yeah, I don't know --

Mr. Silva: -- you have the pipe and it's not actually recycled.

Mr. Sereda: -- what the time frame for this. I know that they're coming down Waipulani within the next year or two to provide Waipulani Park with reclaimed water. So there's a big, it might eight inch, 12-inch, I'm not sure how big that line is coming down.

Mr. Silva: Right. That's the opposite side of the system, though, yeah?

Mr. Sereda: Yeah. So this part of Kihei, I don't know what the time frame.

Mr. Silva: I would just recommend that, yeah, maybe you put in the provisions for future conversion but maybe not include all the purple items at this item. Just, again, it could be misleading if somebody looks at the system and expect it to be recycled water and it's not.

Mr. Sereda: I see. We'll probably -- what we think we'll probably do is because all of the things that are underground, we want to put in just once. So stuff that goes underground has to be purple, so you'd probably make that provision rather than having to dig it up and put the . . . (inaudible) . . . in that says it's etcetera, etcetera. And then, but yeah, we wouldn't put the signs up that say, do not drink the water.

Mr. Silva: With the purple fixtures, anything like that, I would recommend not.

Ms. Marshall: I just have one more question about the sliding doors on the lanais. Are they going to be the same series as the windows, or are they aluminum sliding doors?

Mr. Leibl: I'm Todd Leibl. Yes, they will be the same--

Ms. Marshall: -- series as the windows.

Mr. Leibl: Yes they will be vinyl.

Mr. Silva: And then I just had some technical questions really, or just some minor details. The bike lane, are you going to have something on the ground that says it's a bike lane, like a marking or some sort so they understand, everybody understands it is a bike lane? Just because on pavers, I guess, it seems kind of difficult to mark something on paver. And it's nice to label it on the plan, but maybe nobody knows.

Mr. Cabebe: We'll look into that.

Mr. Conrad: It can't be dedicated because there is no room. Because of the back out from the garage.

Mr. Silva: So sorry, I didn't quite hear. Is there any plans for any markings?

Mr. Cabebe: We'll look at, see if we can identify it.

Mr. Silva: I understand, yeah, if it's part of the driveway. And the second thing, I actually had a concern about the speed tables being so close to the exits, and I'm not a big fan of rocking cars, and then, you know, the pedestrian comes and they get distracted. So I would actually recommend the speed tables be moved away, further back away from the public sidewalk and the public road just to give the vehicles a smoother transition to the approach.

Mr. Cabebe: Okay. We can do that.

Mr. Silva: Any other questions or comments from anyone? Okay. We'll go around with our recommendations, and Keith if you could jot these down for us and summarize at the end. Fiona, do you want to start again?

Ms. van Ammers: I forget exactly how I word it last time. Consider low impact development

methods in particular regarding the hardscape parking etcetera.

Mr. Silva: Okay.

Ms. Feeter: No comment.

Mr. Silva: Hunton?

Mr. Conrad: I agree with Michael's suggestion about the speed tables. I think they should be moved back from the entry as well.

Mr. Silva: Bob?

Mr. Bowlus: Well, perhaps a dissenting opinion on the speed tables of course. Have it where they are. It's, it's right before the sidewalk and it definitely would slow you down before you pull out on to the sidewalk let's say if there's oncoming cars that slow people down at this moment where they cross that, that public sidewalk in front of the building. But --

Mr. Silva: You could also rock your hot coffee on your lap.

Mr. Bowlus: No matter where they are. Other than the 150 foot long fascia breaking, breaking it up a little bit, I really have no further comments.

Mr. Silva: Dave?

Mr. Green: None.

Ms. Marshall: Me either.

Mr. Silva: And then I would just say with the recycled water to minimize the surface R1 fixtures, or eliminate surface R1 fixtures until the time R1 is installed. Any other comments, requirements or suggestions? Fiona?

Mr. Bowlus: Just a general comment about I think it's a really thoughtfully put together project. I think you guys did a great job.

Mr. Conrad: I agree with that as well.

Mr. Silva: Third. Fiona, comments?

Ms. van Ammers: I was just going to ask so what is our recommendation on the speed table? They're both conflicting.

Mr. Bowlus: Some.

Mr. Silva: Correct. So Keith, I don't know if you had heard the last recommendations we had, but some members have some concerns on the speed table locations being close to the public road and sidewalk.

Ms. van Ammers: I was going to suggest that maybe it would be safe to have a traffic engineer provide a location of speed tables.

Mr. Green: Okay. That's good.

Mr. Silva: Sure. I'm okay with that.

Mr. Bowlus: Sold.

Mr. Conrad: You cleared that one up girl.

Mr. Silva: So if you could summarize.

Ms. Marshall: Thankfully the sample, the actual sample . . . (inaudible) . . .

Mr. Scott: Fiona, yours on the hardscape, can you restate that for me please? Or try.

Ms. van Ammers: To have the project team consider low impact development methods that LID for the hardscape, in particular regarding the hardscape.

Mr. Scott: Okay. Okay, so I have basically three comments. One is, one that Fiona just reiterated for us. Consider low impact development for hardscape. I have a traffic engineer place the speed tables appropriately. I'm sorry, I have four of them. Break up the fascia on the 150 foot length. And then eliminate the surface R1 fixtures until R1 water is available.

Mr. Silva: Correct. Any further discussions by the Board? Any other -- I guess, with those four recommendations, if there's anybody that opposes them, please let me know now. Hearing none, so we will forward those four recommendations unanimously as a Board. Thank you.

The Board forwarded to the Maui Planning Commissions the recommendations and comments as discussed.

E. DIRECTOR'S REPORT

1. Status of Board Vacancy

Mr. Silva: Next item on the agenda is the Director's Report, Status of Board vacancies.

Mr. Clayton Yoshida: Good afternoon Mr. Chair, members of the Board. We don't have any changes to report on the Board vacancy. Although I think Leilani has done a good job in getting

alternate members to come to the meeting when it looks like we were low on regular members to ensure that we have a quorum to conduct business. If you know of someone who's interested in serving on the Board then they should submit their application to the Mayor's Office.

2. Approval of the 2015 Meeting Schedule

The Board may take action to approve or modify the proposed meeting schedule.

Mr. Yoshida: We have -- moving on to the 2015 schedule, meeting schedule for the Board. The department has proposed a meeting schedule for calendar year 2015 so that we can reserve the meeting facility. So if it's okay with the Board then --

Mr. Green: Are these still first Tuesday?

Mr. Yoshida: Oh, yeah, I think we just picked the first Tuesday.

Mr. Green: Yeah, these are, these are all first Tuesday still?

Mr. Yoshida: Right. Kind of plan their schedule.

Mr. Silva: Yeah. So if no opposition, yeah, we could approve those dates.

The Board approved the 2015 UDRB meeting dates as presented.

3. Agenda items for the October 7, 2014 meeting.

Mr. Yoshida: Our next meeting is scheduled for Tuesday, October 7th. Currently we have planned Country Town Design Review for a proposed renovations by Michael Baskin to a facility along Hana Highway where the department and the applicant don't necessarily agree that they're meeting the design guidelines. That's the only item we have scheduled for that meeting. And then for the November meeting, on Wednesday, November 5th, the day after the General Elections, we have review and comment on the proposed plan for the West Maui Hospital. They have a new site that they've selected, so review and comments on the proposed plans.

F. NEXT MEETING DATE: October 7, 2014

G. ADJOURNMENT

Mr. Silva: Very good. Okay. And then an item not on the agenda is the Hawaii Congress, or,

yeah, Congress of Planning Officials. HCPO. And the county is sending two of our Board members. Jane and I will be going next week, so we can give an update too if we can get on the agenda, Leilani, the, an update from the conference.

Mr. Yoshida: Yeah, we'll put that on the agenda.

Mr. Silva: Okay.

Mr. Conrad: Clayton I have a question for you in regards to what you just mentioned about the Planning Department and Mr. Baskin not being in agreement about. So we're, we are being, going to be ask to sort of interpret -- you guys are going to tell us what you support and what you don't support and then we're, we're suppose to kind of assess whether we can agree with you or Mr. Baskin. Is that --? I never heard that comment before so I'm curious.

Mr. Yoshida: Yeah, I guess when the department, you know, the department and the applicant disagree on whether they feel that their plans meet the design guidelines, then we bring it before the Board, and you provide, as design professionals, you provide your comments to the director. Like we've had this on numerous Molokai projects -- the Paddler's Inn shed roof, the warehouse building for Friendly Market. So basically --

Mr. Silva: Before Hunton's time.

Mr. Yoshida: Yeah, we just disagree. So as design professional we want your comments whether you think it meets the design guidelines.

Mr. Conrad: Okay. Alright. Thank you I appreciate that. So I should bring my Paia book with me when I come.

Mr. Yoshida: Yes.

Mr. Silva: Always bring them.

Mr. Conrad: Do you?

Mr. Silva: I actually do. The one last thing Clayton, actually, if we could -- because we had a tough time with that first applicant and the figures that were submitted to us and presented, and our Counsel did point out that there is the checklist that they're suppose to have and they're suppose to follow and provide us with those details. If you could, I guess maybe reiterate that to the planning staff.

Mr. Yoshida: Yeah. I'll remind planners to check with their applicants to see that they covered everything in their checklist.

Mr. Silva: Okay. We appreciate that. It would help us out at times.

Mr. Yoshida: Okay. I'll remind the planners.

Mr. Silva: Thank you. And as Clayton mentioned, next meeting is October 7th, and the meeting is adjourned. Thank you.

There being no further business brought forward to the Board, the UDRB meeting was adjourned at approximately 12:21 p.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
David Green
Jane Marshall
Michael Silva, Chair
Fiona van Ammers

ABSENT:

Bryan Maxwell

OTHERS:

Clayton Yoshida, Planning Program Administrator, Current Planning Division
Ann Cua, Staff Planner
Keith Scott, Staff Planner
Michael Hopper, Deputy Corporation Counsel