

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

**APPROVED 01-06-2015**

**A. CALL TO ORDER**

The regular meeting of the Urban Design Review Board (Board) was called to order by Mr. Robert Bowlus, Vice-Chair, at approximately 10:00 a.m., Tuesday, December 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).

Mr. Bob Bowlus: Morning. I'd like to call this meeting to order. The first item on the agenda is public testimony. We can take public testimony from members of the audience that aren't going to be around when the agenda item is heard. But, you cannot speak twice, before and during the agenda item, so anybody that would like to speak now please come forward. Seeing none, that public testimony is closed.

**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.**

**C. ADMINISTRATIVE APPROVAL OF THE OCTOBER 7, 2014 MEETING MINUTES**

Mr. Bowlus: Item C on the agenda is the administrative approval of the November 5<sup>th</sup> meeting.

Mr. Hunton Conrad: No, October 7<sup>th</sup>.

Mr. Bowlus: November 5<sup>th</sup>? I think.

Mr. Conrad: Sorry, mines says October 7<sup>th</sup>.

Mr. Bowlus: That's the old one.

Ms. Jane Marshall: We, we don't have those minutes?

Mr. Bowlus: You don't have those minutes.

Ms. Fiona van Ammers: I think we're a month behind.

Mr. Bowlus: We're a month behind. Okay.

Ms. Marshall: We have, we have the October minutes.

Mr. Conrad: October 7<sup>th</sup>.

Mr. Bowlus: Okay. Alright. So -- and those have not been approved? Well then let's -- any comments on the October minutes? Alright, seeing none, they're administratively approved.

**The October 7, 2014 Urban Design Review Board meeting minutes were administratively approved as presented.**

#### **D. COMMUNICATIONS**

- 1. MR. KURT MATSUMOTO, Chief Operating Officer of Lanai Resorts, LLC, a Hawaii Limited Company doing business as PULAMA LANAI requesting a Project District Phase II Approval and Special Management Area Use Permit for the Four Seasons Resort Lanai at Manele Bay Proposed Improvements project at TMK: 4-9-017:001 (por.), Manele, Island of Lanai. (PH2 2014/0003) (SM1 2014/0009) (Ben Sticka)**

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

Mr. Bowlus: And on to the meat of the agenda, Communications. First item is (*Vice-Chair Robert Bowlus read the above project description into the record.*) And Ben Sticka is here to help us with that project.

Mr. Ben Sticka: Thank you Mr. Chair. Good morning Chair and members of the Urban Design Review Board. My name is Ben Sticka again. I'm the planner that's been assigned to this first item on your agenda. The project calls for several revisions and improvements to the existing Four Seasons Resort Lanai at Manele Bay. The focus of the remodel includes four main components which includes the main pool area, the Alii Suite, the main lobby building and onsite landscaping. Staff has no concerns related to the proposed improvements as indicated in your packet before you. The representatives from Pulama Lanai and Munekiyo & Hiraga are here. And at this time I'll hand it over for their presentation before the commission. Thank you.

Ms. Karlynn Fukuda: Good morning Chair and members of the Urban Design Review Board. My name is Karlynn Fukuda of Munekiyo & Hiraga, Inc. We are here today to present the proposed Four Seasons Resort at Manele, on -- I'm sorry -- Four Seasons Resort Lanai at Manele Bay proposed improvements project. Next slide please.

Joining me today are members of our project team. From the applicant, Pulama Lanai, we have Lynn McCrory and Linda Lileikis. For the landscape architect from Jozu we have Bruce Meeks and Stephen Sampson, and from Belt Collins Hawaii we have Michael Garris. Our architects

today from HKS is Tom Harry, and from Pacific Asia Design Group we have Ann Matsunami. Our civil engineer is R.M. Towill Corporation and we have Kevin Mendes here today. And we are the planning consultants, and joining me today is Cheryl Okuma. Next slide please.

Briefly, the proposed improvements will be located within the existing Four Seasons Resort Manele Bay Hotel located on tax map key 2-4-9-017 parcel 1. The project site is approximately 56 acres in size. For orientation I would like to note that Hulopoe Bay is located here, the Manele Bay and Manele Small Boat Harbor is located here, this is Manele Road which leads up to Lanai City. The project site is located within the Special Management Area for Lanai, and is also zoned Project District 1, Manele, Hotel, by the County of Maui. Next slide please.

As Ben mentioned there will be four components to the project. The first component here is a refreshing of the main pool amenity that we have here. The second is the development or renovation of the Alii Suite within the existing building here. And the third component is renovations to the main lobby building which will be both interior and exterior. And then there are other related improvements such as landscaping improvements, underground utility installation, etcetera. I would like to note that the proposed improvements fall within the Project District standards for floor area ratio as well as lot coverage. At this time I'd like to turn the presentation over to Lynn McCrory of Pulama Lanai.

Ms. Lynn McCrory: Thank you. Good morning. I'm Lynn McCrory from Pulama Lanai. And sustainability for the island of Lanai is our plan. Economic sustainability for the Four Seasons Resort at Manele Bay we believe would be achieved with this project. We are targeting the highly competitive area of luxury travel market. This guest requires more hotel amenities, signature pools and high level of service. This market versus the Waikiki with hundreds of rooms and hundreds of guests fit more closely with the sense of place that Lanai has. And we believe with fewer guests on the island this will fit. So that's the purpose of this plan. So I'd like to introduce Linda Lileikis. She is responsible for all of Pulama Lanai's hospitality projects. Linda and our design team will then cover the various points and the specifics of the project. Thank you.

Ms. Linda Lileikis: Good morning. My name is Linda Lileikis and I am with Pulama Lanai, the development manager overseeing all of the hospitality projects. We're here today to present our four major projects and really what this does is this gives us an opportunity for the resort to really be able to refresh at a major level all of the amenities here at the resort. The resort was constructed back in the late 1980's and opened in 1991. It really has not received any sort of major improvements since it really been open. There have been incremental improvements, but this opportunity will really allow us as Lynn said to really establish this resort as a premiere Pacific rim establishment, and really upgrade the amenity package to coincide with the existing room renovations that are currently ongoing.

So here...just to orient, orientate you, this red dotted line here is our certified shoreline. We are sitting on a rocky cliff so this light blue line here is the 90 foot coastal setback line. We then have a property line here with a 30 foot rear yard setback. And we do have an existing archaeological site that is part of our main pool site plan as well that we will maintain and

protect throughout the entire project. Next slide.

So the first project and really our main component of this package is our main pool amenity. This main pool is not only a pool, but it also incorporates a lot of gardens that we are really trying to incorporate into the resort. If any of you have been there it's really in the 90's and 80's really a formal structure, formal landscaping. And what we're trying to do is really to bring it back into the lush Hawaiian gardens and really work with the natural topography. So kind of strip away a lot of the formality of the structures and really place it into a garden setting that will really establish and distinguish this resort like no other in the state. So what we are going to do is we are going to be demolishing the existing pool which currently sits on a, kind of podium level. There are two large structures that we'll also be demolishing. We will be replacing the one formal pool with three organic pools and also with two small structures that will have some food and beverage component services. There will also be five towel service structures that will be sprinkled throughout the pool area. Next.

So here again like I was pointing out, this archaeological site is a main component and main design element that we are keying off of. Hulopoe Bay sits right down here. The historic fisherman's trail is located down below. And so what we are trying to do is really to incorporate the natural elements of the landscape that we're sitting on down at Manele and incorporate that into the pool area. These pools will actually work with the existing topography so we'll be stepping each of these three pools down along the natural terrain which I'll have Bruce Meeks and Stephen Sampson of Jozu explain to you all of the design elements incorporating into the pool area.

Mr. Bruce Meeks: Good morning. My name is Bruce Meeks. I'm a landscape architect. As we've re-imagined the landscape and specifically the pool area at the Four Seasons Manele Bay can't help but take our inspiration from the beautiful island itself. More specifically looking at Hulopoe Bay, the beautiful rocky outcroppings and the lava rock cliffs inspire us to...to take that feeling up into the pool area itself. So using rock water and earth we formed three natural pools. The first being one for the younger family with a sandy beach for the kids to play. A second pool area is for families all to enjoy. And we have an adult pool here adjacent, with sunny views of Hulopoe Bay itself. Something fun for everybody to enjoy. The pool area is composed of several garden -- I call them pods -- places for people to go and relax and be surrounded by the gardens that kind of have a personal experience as they enjoy their vacation. They will be nestled into what I'd say a beautiful, old, Hawaiian type garden setting. And all will be adjacent to, you know, in close proximity to food and beverage service to make their, their visit more enjoyable.

Add -- we -- by adding the pools we want you to know that we're being sensitive to the natural topography of the site. Thus, we'll be minimizing the amount of grading that needs to take place and deep earth digging to minimize disturbance to the protected archaeological site that is in front of our project. Thank you.

Ms. Lileikis: I do want to mention as part of our protective measures for the archaeological site, we are working very closely with Cultural Surveys Hawaii as well as the Lanai Archaeological

Committee, and we will have onsite supervision from both of those team members all throughout construction. We're also looking at protecting each one of those archaeological elements and basically bubble wrapping them so that there is no disturbance to any of those elements at the archaeological site. So that has actually already been approved by Cultural Surveys Hawaii. And that methodology of surveying and also monitoring during construction will happen throughout.

Our second feature project is the Alii Suite. In the Alii Suite we're basically taking 12 room keys in the existing building, and converting that into our what we call the Alii Suite or our Presidential Suite. And this really, as part of our delivery of service and really upgrading and establishing ourselves as a premiere resort, really require this element because we do not have a sort of a Presidential Suite. So this takes 12 room keys and basically converts it down into five room keys. One large master that will encompass a total of eight typical rooms on two levels, and it will have an additional four lock off rooms to convert into five bedroom suites. We'll also be providing some outdoor amenities out there, so there will be a private pool and spa, as well as an entertainment deck and a removable shade trellis.

So here again this is our west wing that is currently under construction. It's composed of five different buildings, and sitting most makai is our Plumeria building and the Alii Suite will take up these 12 units right here...just to orient you. Right out here is sort of the private existing landscaped area. And like I mentioned before this is sort of the historic fisherman trail that winds down here.

So I'm going to introduce our architect Tom Harry from HKS and he'll actually walk us through the design elements of this project.

Mr. Tom Harry: Thank you Linda. I'm Tom Harry with HKS Architects. And as Linda explained the need for the Presidential Suite, this is going to be a major new component to the refurbish resort, and it is existing -- it's fitting into this existing Plumeria wing here. And we're working with the existing geometry of the resort and to some extent the existing materials. However, those are being renovated right now as we speak. Next please.

So, the proposed Alii Suite is essentially a two level unit here with a third level that is an observation level of about 600 square feet. You can see the relationship of the new Alii Suite addition, it leaves the existing roof lines in place. It's a little bit below the existing roof line. You can also see the massing of the guest room wings as they step up behind it. So the Alii Suite will really not have any kind of a visual impact from any, any residents or guest rooms behind.

The materials are, in keeping with the new renovation that is happening on this wing, so there's new stucco on the ground level, there's teak column covers, glass rails. We have new glazing that is teak clad, and a monumental stair and elevator that connects between all levels and gives accessibility to all levels. Next please.

From the side view elevations you can see the effect of the massing of the Alii Suite addition and the crows nest observation to the existing rest of the building and to the existing landscape

and rock wall below. Next please.

The -- a major part of this Presidential Suite addition of the Alii Suite is the amenity, are the amenities that exists outside. Because the existing guest room wing was built quite close to the property line, we are proposing to build some elements within the 30 rear yard setback. And all of the elements that you see here including the terraces and decks, spa pool, will be built very close to the existing grade. And within the 30 foot setback area we have no walls, vertical walls or anything over two feet in height. So the idea is that it really fits within the existing, existing topography, and it also bears a strong relationship to what Bruce described in the main pool area as far as materials and the aesthetics point of view. And it has, the Alii Suite itself has a strong relationship to what you're going to hear next on the renovation of the main lobby building itself. Thank you very much.

Ms. Lileikis: And our next project is really our main building enhancements. So in our lobby building, this is an existing four story building. And like I mentioned earlier, we've already started renovating the guest room wings on the west side, and we'll flip over to the east wing. That included an exterior renovation of upgrading kind of the plaster, the color, to bring it more into earth tones instead of kind of this stark white with the green tile roof. Green tile roof will remain. As Tom mentioned, we've already started replacing the pre-cast concrete handrails with glass handrails with the teak cap. We do have some teak column wrap elements and so it's really incorporating those finishes that we've already applied on to the guest room wings, now on to this existing lobby building.

So like I said, this is a four-story building, and starting up at the fourth floor there are existing 13 suites that are up there that will be converted in to spa suites. Down on the third level is our main entry level at the porte cochere and reception area. That will receive a public area interior renovations, as well as some storm rolled down shutters that we've already incorporated down at the second level. Those will actually be concealed up in their work so you really won't even see them when they're rolled up. Down on the second level, we will also be enhancing the exterior of our One Forty Restaurant. There is an existing skylight structure that we will remove and actually upgrade and modernize that exterior trellis. And down at the bottom, that is our current spa that once that moves up to the fourth floor, we'll convert that down into administrative offices as well as update all of the HVAC, bring all of our fire protection systems, fire alarm systems up to code standard and make sure that all of those devices are addressable. We will also be incorporating a grease interceptor system for the main kitchen.

So just to orient you again, this is our main lobby building nestled right in the middle. This is our porte cochere. There is a circle drive entry to kind of get into the property, so porte cochere and the main lobby building here. These are the exterior trellises at Nobu that we actually just finished renovating. These are the central stairs that get down to the pool from the second level. And this is our One Forty exterior elevation down here. Next slide please.

So these are the existing renovated guestrooms, and previous to the renovation, it was basically kind of an off yellow painted drywall look. And what we've done is we've incorporated a lot of warm wood tones into the renovated guestroom area. A lot of handmade paper. We really sort

of brought down the human scale, really added a lot of textures and brought the warmth and the natural feelings into the guestrooms, which is now what we are trying to do to all of the public spaces. So we will repeat a lot of these existing finishes that are in the guestrooms now into the public areas and into the lobby building. And I'm going to introduce Ann Matsunami from Pacific Asian Design Group, and she'll take you through the design elements of the lobby.

Ms. Ann Matsunami: Good morning. Ann Matsunami. I'm the president of Pacific Asia Design Group. As all those who has come before me has described the feeling of all the other elements. The guest first arrival experience is through this upgraded and redesigned porte cochere. This sets the tone for their experience as they start to enter the building, and it really starts with a completely redesigned interior design for all public spaces that features these new wood finishes and light columns new lighting throughout. This is another view of the upgraded interiors and fabulous artwork that's planned, you know, to enhance the sense of luxury throughout the, the resort.

The exterior elevations as Linda mentioned will also be --. Okay, revised, that she mentioned there will be new glass railings and the upper level will be the fourth level spa suites. The third level will be the lobby lounge, and also new fitness areas, again, with new railings and finishes. The exterior envelope of the building will not change. The second level will be the new terraces -- excuse me, trellis, at the One Forty Restaurant. We'll also update the entry to the lower lobby. And then the entries to the existing spa level at level one, in the, in the base level, level one, will be new offices.

These are the new finishes and they are intended to match and coordinate with the east and west guestrooms, as Linda described, to form a cohesive resort look. Thank you.

Mr. Lileikis: And probably one of the most exciting part of our improvement package is really the landscape package which really is kind of the glue that really weaves throughout the entire build environment. So what we are trying to do, like I said, is we're taking what use to be very formal, a lot of manicured, highly irrigated turf areas and really now as Bruce had mentioned, trying to bring that natural landscape that is so beautiful and distinct out at Lanai and down at Hulopoe Bay really up into the resort. So we're really creating a lot of gardens which becomes a lot of outdoor spaces and outdoor rooms. And that's going to be done by using a lot native specimen plants. Also some water -- drought, drought tolerant native plants as Stephen and Bruce will talk about. We're also updating a lot of the pathways to make sure they are accessible all the way down to the beach, as well as all the way throughout the resort and around to all of these outdoor amenity areas. Next please.

So I will introduce Bruce Meeks and Stephen Sampson again from Jozu and they will talk about the landscape plan. Stephen.

Mr. Stephen Sampson: Thank you very much Linda. I'm Stephen with Jozu, and I want to talk to you a little bit more about our sunset terraces. The design intent of these terraces are really two fold. We wanted to provide an additional signature resort amenity with fantastic ocean views. So these are our sunset terraces which is currently right now about a five acre turf area.

And we really what we want to do is blend in the native look of the adjacent fisherman's trail and kind of have a seamless transition between the adjacent landscape and our building, and really just kind of a cohesive environment in the landscape. And again, with that, we want to reduce the high water use turf area with native drought tolerant planting to better blend the resort. And you know, features that we're going to include in this area will be re-purpose low stone walls, accessible paths for our guests, and portable fire features that really will create a stunning environment at sunset, and really just a wonderful views. And just an additional space for guests to explore and find in the garden.

Now if you go to the next slide, we're going to detail a little bit more here and some of the native plant species that we have and what . . . (inaudible) . . . with the native plant species we're installing, and a completely new irrigation system for the whole resort. So it's an ET based system that's very sensitive to the local climatic conditions at Manele Bay, and drip irrigation. And it will be our goal to eventually, you know, just worry, or just use the rain and natural water sources, but just to establish some . . . (inaudible) . . . drip.

Materials include again the traditional Hawaiian tiki torches, movable fire, fire tables, two footer, lower stacked dry walls and travertine pavings. And if you go to the next one, as an overall kind of a connector from within the pool area and adjacent edges of the resort, this would be our kind of internal plant palette using primarily native and canoe Polynesian introduced species.

And the next slide here, just to kind of give you a broader scope of what we're looking at in terms of where the turf areas are. This darker green is really all the turf areas that are existing at the resort. And as part of the charge of sustainability with Pulama Lanai we're looking to reduce our water use in areas where we really can. So part of it is reducing the turf. If we go to the next slide, it really tells our story here of all the areas that we're reducing the turf and really just kind of keeping it to the core environment and the pool and the connectors to the two resort wings. Now I'm going to bring Kevin Mendes from R.M. Towill up to speak a little bit more in detail about the water. Yeah, if you just go flip through these right for him.

Mr. Kevin Mendes: Yeah, I'm Kevin Mendes, civil engineer, R.M. Towill. It's understandable with the addition of three new pools that there's going to be an increase in the water demand. It's about 1,700 gallons per day. However, with the reduction in guestrooms, as well as, the reduction in the turf areas and the introduction of drought tolerant plants -- next slide -- there's actually a little over 12,000 gallons per day savings in water demand. So the total resort usage is around 180,000 gallons per day which is well below the 320,000 gallons per day allocation set by the Water Use and Development Plan.

Ms. McCrory: I'm Lynn McCrory again, and I wanted to let you know that we had actually done three community meetings. And if you'd like the handouts, I brought extras with me. They include various slides and various points that we talked about. They also include the front page of our Pulama Lanai monthly news letter that then explains it more in writing for everyone. And Lanai has 3,200 people. At our last community meeting we had over 200 people attending. So when we do community meetings we have attendance. I think one of the biggest questions that came out of the community meetings was really not dealing with what is the hotel is going to



look like, what am I going to do. The question is but when you close down Koele Hotel and you close down Manele for the demolition what are we going to do? And our answer is then we'll pay you. So we will pay them for when Koele is down from January through December, when Manele is down from June through October, we will pay them to work on various projects. And the projects are community projects. They can be working in the school, helping with the teachers. They can be out into the watershed area where they can be removing invasive species. They can be campaigning the community building, or they can be in training, our just examples of it.

We have reached agreements with the ILWU on what we are doing with that which is a major piece so the employees over the next two weeks will be informed of the various projects available that will combine with their skills and go from there. So I just wanted to let you know that was the big concern. And the last questions I had from one of the staff members was well, when are we going to learn? Because I need to know if I need jeans or I need my boots, or whatever I have to buy in order to get that. So I think we have a community that is in support of this. We have all of the pieces that make it work for sustainability. Sustainability is about being able to live there. It is about being able to make a living. It is about businesses staying in business because the employees are still shopping. And it is about the employees having great opportunity to give back to their community. So I thank you, and if you have any questions, we'll answer them.

Mr. Bowlus: Well, thank you very much. That was a beautiful presentation. And so now Board questions and comments, we can start with Jane.

Ms. Marshall: I always get to go first. It is a beautiful presentation when you come in with this kind of a presentation it's very easy for us to get our arms around it. Thank you very much for being so thorough.

Ms. McCrory: Thank you. We appreciate the compliments.

Ms. Marshall: I want to commend you on your use of native plants and traditional plants. That's just fantastic. Thank you very much for doing that too. I do have a question about your removable shade trellis, and I'd like to know more about what that structure is, what the foundation that is going to be placed on is, and why you feel it needs to be within the 30 foot setback.

Mr. Harry: We're, we're proposing that structure to be able to provide shade to the people on that terrace, and it's within that boundary. The structural connection that we're detailing now is a bolted connection so that the steel structure of that can be removed and without, you know, in a non-destructive way. And also our electrical connections for the lighting it's in that's element too will be . . . (inaudible) . . . connection. So that's what we're proposing at this time.

Ms. Marshall: What were, what were your thoughts as, as the planner on this, on that particular thing inside of that 30 foot setback which we know isn't removable?

Mr. Sticka: Again, you know, staff has, you know, no real concerns with what's being presented today so.

Ms. Marshall: What, what's that roof structure going to be?

Mr. Harry: The, the roof structure, it's clad in teak, but it does have glass elements to keep the rain from falling down below that element.

Ms. Marshall: And the reason you're calling it removable is --?

Mr. Harry: The reason -- because we realized that it's within the, the 30 foot setback and as a permanent structure it can --

Ms. Marshall: So it's -- the removable is meaningless.

Mr. Harry: Well, you know, we can consider, you know, cutting it back.

Ms. Marshall: Because they are permanent, and you know, it's just, you know, we all know that.

Mr. Harry: Yeah. I understand.

Ms. Marshall: That's my only comment.

Mr. Harry: Okay. Thanks.

Ms. Marshall: Nice job.

Mr. Bowlus: David?

Mr. David Green: I, just I am very, very supportive as a neighbor of the hotel, and, and I, I don't really have any questions. I have seen what Pulama Lanai has done so far. And if you haven't been to Nobu Restaurant you need to go there. It's the most beautiful place I've ever been, and the rest of the hotel lobby and everything else is just night and day from what it has been. And I like the idea of having fewer guests, but more guests that pay more. I won't be staying at the hotel myself, but it's going to help maintain the culture for the island which is important.

Mr. Bowlus: Marie?

Ms. Marie Kimmey: This is Marie Kimmey, and like Jane I'm a little concerned about the setbacks from the ocean. You mentioned a 90 foot setback, but I understood it was more like a third of the lot. Obviously there's something going on with the district, the project district or something that makes this unique. And that's my only comment. Other than that, yeah, it was very good, entertaining, very professional presentation.

Mr. Bowlus: Hunton?

Mr. Conrad: I also think it's a beautiful renovation. You guys are doing a beautiful job. I do work on Lanai so I go there quite a bit, and I noticed you changed the paint color on the outside of the building, but none of your renderings actually show that. So that was a little different. And then the other thing is I'd like you guys to consider that roof top observation deck on the new -- I think ruins the roof of that building, and I think it doesn't integrate well at all so I'd consider removing that. And other than that, I loved the project.

Mr. Bowlus: Gerard?

Mr. Gerard Steiner: Gerry Steiner. The project seems good. The presentation seems much more an investors presentation than a planning commission and architectural type emphasis. I haven't spent time on Lanai. I've only been over there, so I don't have a good feel built in for the property. So little bit more help and seeing how things fit together would have been helpful to me, but that doesn't address any problems with, with what you're planning to do there. I guess it goes back to my initial sales pitch type of comment or investor presentation. It seems like there was a lot of emphasis on why you're making it more exclusive than what you're actually doing as far as it matters to the planning and for the architecture in Hawaii. It's just a comment. Thank you very much.

Mr. Bowlus: Fiona?

Ms. Fiona van Ammers: I think that was a beautiful presentation and a beautiful project. I did have one question. It was mentioned that there would be ADA access all the way to the beach, on to the beach. I guess that's not exactly reflected in the landscape plan. Or maybe I'm not --

Ms. Lileikis: Yeah, so that serpentine pathway that you see on the right hand side of your page is the accessible path that connects to the existing beach walk that goes all the way down to Hulopoe Bay.

Ms. van Ammers: It takes all the way to the bay?

Ms. Lileikis: Yeah. So this path right here that follows --. So that's why we have sort of serpentine it in order to make the grade. And this actually connects all the way down to an existing path.

Ms. van Ammers: Okay. Alright. That was my only questions.

Ms. Lileikis: Okay.

Ms. van Ammers: Thank you. No objections.

Mr. Bowlus: I'd like to reinforce, I guess, if I can, Hunton's comments. I think it's an absolutely beautiful project. I think you guys are doing a great job. I mean, it's just completely over the top. However, my one concern is also with that crows nest. And when I first looked at the drawings I was applauding every page until I got to that. And it seems to me that that element,

that design element is, is a little intrusive and, and if I could say harsh California modern connected to a, a really low key Hawaiian hip roof green earthy colored structure. And I think that the flat roof and the all glass walls is, is a little tough, is a little tough. And I guess, could you explain the need for the third floor in that crows nest? It can't be -- you can't observe everything from the second floor?

Mr. Harry: Well, we do like the view from that third floor, and this is, this Presidential unit, this Alii Suite is really envisioned as, as really meeting all expectations. And the view is incredible from there, and that is, the crows nest is really a more private area. You know, granted it is a little more modern in feel. One of the reasons why it has a flat roof is really so that any additional sloping roof would not cause any more of a view obstruction. It really comes down to if it, if it doesn't have the flat roof there, then you don't have that, that third level addition. The...you know, the amount of glass there is really a reflection of that, all of the levels that are there, observing and seeing a view from, from that space. So, we feel that this a portion of the resort where it's not seen from the main pool area. It's something that can be discovered from the, from the, beach level walk. It's quite screened anyway by the existing trees and this sequence of lava rock walls, so that the views from really the public area of, you know, where somebody along, traveling along that path, they would not be thinking that it's out of place.

Mr. Bowlus: Well, thank you. It's just that my opinion is my fairly strong opinion is that with 12 units converted into one, you should be able to see the water and everything beautifully. And I think that for the additional, glorious space that you're going to get from that, I think that you're giving up an awful lot in the integrity of the architecture, so that would be my comment.

Mr. Harry: I understand your comment. Thank you.

Mr. Bowlus: If that concludes our comments, I'd like to open it up for public testimony. Any...body wants to speak on this from the audience? I think all the audience is --. Alright...alright, I guess I'll -- go ahead.

Mr. Steiner: Could I add one further? I hadn't thought that much about the glass front to be . . . (inaudible) . . . but it's sort of, in a way, contradicts your philosophy. In one way you're saying you're doing all this stuff and it looks Hawaiian, and then you put this, for the really good guys, you're going to break that and put this all glass front, and, and it doesn't fit, to me, aesthetically. But then again, I'm probably never going to be able to go there anyway. Thank you.

Mr. Bowlus: Alright. Okay, one more time around the Board for, I guess, recommendations. Fiona?

Ms. van Ammers: None. I like it as it is.

Mr. Bowlus: Okay.

Mr. Steiner: None, other than on the presentation side of things. . . (inaudible) . . .

Mr. Conrad: I would just like that you consider removing the observation deck.

Mr. Bowlus: And that's my only comment. I would, would second that. Marie?

Ms. Kimmey: Well, unfortunately I also agree about the glass box. It just looks tacked on, and the rest of the project flows so beautifully. Anyway, enough said.

Mr. Bowlus: Yeah. David?

Mr. Green: No recommendations.

Mr. Marshall: No comments.

Mr. Bowlus: Alright. As a, as a Board are we able to make that recommendation to the Lanai Planning Committee that the...that the developer reconsider that glass box? Is that a recommendation we can make? Alright, I think we can just make that recommendation.

Mr. Steiner: That glass box, you're talking about only the top part or the whole front itself?

Mr. Bowlus: That whole part of that front building.

Mr. Steiner: Okay. Thank you.

Mr. Bowlus: To keep it more in keeping with the rest of, the entire rest of the project. So I agree, that would be my recommendation so without any further ado, I think we can make that recommendation and thank you very much for a beautiful presentation.

Mr. Conrad: Thank you.

**The Board unanimously forwarded one recommendation/comment to the Lanai Planning Commission.**

Mr. Bowlus: And a beautiful project.

Ms. Marshall: We never clap.

Mr. Green: Can we take we take a break? Bob, can we take a break?

Mr. Bowlus: Would you like a break?

Ms. Kimmey: Yes. Five minutes.

Mr. Bowlus: Okay, while they set up. Sure. Fine. Thank you.

*(The Urban Design Review Board recessed at approximately 10:46 a.m. and*

*reconvened at approximately 10:55 a.m.)*

2. **MR. DEAN FRAMPTON of FRAMPTON & WARD LLC requesting comments relative to the Paia-Haiku Country Town Business District Design Guidelines for a Special Management Area Minor Permit and Country Town Business District Permit for McBarnets Paia Market Square, a new 3,188 square foot, two story, mixed use building and outdoor plaza to replace the existing Chevron Station at 99 Hana Highway, TMK: 2-6-002: 025, Paia, Island of Maui. (CTB 2014/0012) (SMX 2014/0444) (Erin Wade)**

**The Board may provide its comments to the applicant and to the Planning Director on the design aspects of the project as they relate to the adopted Paia-Haiku Country Town Design Guidelines.**

Mr. Bowlus: Hi Erin.

Ms. Erin Wade: Good morning.

Mr. Bowlus: Okay, *(Vice-Chair Robert Bowlus read the above project description into the record.)* Erin Wade.

Ms. Wade: Thank you. Good morning. My name is Erin Wade. I'm a planner in the Current Planning Division. This project is before you today because it's in the SMA area and it is a brand new structure. It's also in the Country Town Business District. As a department we were very excited to see this application and know that it was going to be replacing the existing Chevron station so adding to the fabric of Paia a building up close to the road, making that pedestrian experience along Hana Highway much better. So, the only comment that the department has at this stage is the design guidelines recommend recessed entries off the front facade, and the applicant has chosen to have a flat facade at the front. But other than that we feel like it complies with the design guidelines, and so Dean Frampton from Frampton and Ward is going to initiate the presentation. Thank you.

Mr. Bowlus: Thank you.

Mr. Dean Frampton: Good morning Mr. Chair and members of the Board. Thank you for having us here. We've got a tuned down version of what you just saw, so it's kind of a tough act to follow. But we, we're here to talk about the Paia Market Square. Members of the project team here we have the owners which is Mr. Terry McBarnets of Brothers LLC. The architect is Eric Taniguchi. Our civil engineer who's not here today is Douglas Gomes.

We're going to try and do a quick presentation here. Just basically give an overview of the property, show you some photos of the property itself, and then the surrounding architecture in the area. And then Eric is going to talk about the building itself, and then Terry is going to talk a little bit our -- the open plaza. So as the chairman noted we're TMK 2-6-2 parcel 25. Project

size is approximately 11,000 square feet. The existing improvements are located onsite are a Chevron gas station and an existing commercial building. State Land Use designation is urban, and we're Business Country Town, and we are located in the SMA.

So really quickly what we're talking about doing on this application is we're going to demolish the existing service station which includes a 650 square foot store, fueling station -- the fueling station and the canopy. We're also going to remove the existing underground fuel tanks. The public will include a new building, steel prefabricated two stories. It will include 2,400 square feet of commercial area on the first floor. Second floor, 800 square feet of living area, and approximately 170 square feet of restrooms and service areas. In addition to that new building we'll also include a 1,600 square foot open plaza. The project will also include utility upgrades. Our estimated budget is approximately \$450,000, and we anticipate about a 12 month build out.

I want to take a little bit to just talk about the parking and how it relates to the plaza that we're proposing. So in total -- upon completion of the construction we would have about 5,600 square feet of 5,700 square feet of parking, of square footage. Based on our parking ratio that puts at about 11 parking stalls required. Taking advantage of the Maui County Parking Code which allows for a 30% reduction for mixed use, that would allow us to reduce the overall parking requirement by three stalls. So in this case we're able to do that and we came up with a required parking number of eight. And right now we have existing nine stalls onsite, and we also have -- that will include an accessible stall plus the loading zone.

What...what we did in this -- the original -- Terry had proposed what he had envisioned was a one-story commercial building. But after going through the review a little bit we, we looked at it and we actually talked to Terry about including a second floor of living area which would include a mixed use component to this project. And what essentially that did was it freed up the place of the open plaza. Instead of parking stalls it gave us a chance to do something that's a little bit more for the betterment of the community. At which at least that's what we believed. So, he added a second floor, residential area, allowed us for a parking reduction, and came up with a design that we're pretty happy about.

So here's, here's the subject property. We're going to go through a couple aerial photos. You can see we outlined the subject property right here. It's located right in the heart of Paia, at the intersection of Baldwin Avenue and Hana Highway. This is another aerial view. Looking down, here's Baldwin Avenue, here's Hana Highway, and neighboring Paia Inn just here. We're just, I'm just borrowing a couple of Google street images here, street view images, and this is at the intersection of Baldwin Avenue and Hana. And you can see what this show is the property right here, existing driveway in, existing driveway out. Get a little closer, here's Nalu Place right there, driveway into the gas station, driveway out of the gas station, existing commercial building, existing Chevron gas station.

This is the view from the Paia Inn. And here, looking toward the Chevron, our commercial building there. I'm just simply going to show you some of the architecture that defines our locale in this area. Obviously, the refurbished Paia Inn, beautiful. We've got Flatbread building down the way. This is again looking back. You can see the Paia Inn, Flatbread. Again, Eric

will touch on the architectural elements, but this is just to kind of set the standard of where we are in our neighborhood. More buildings across the street. This is immediately across the street, and on the corner of the Paia Fish Market. Okay, so we're going to have Eric just basically talk a little bit about the site plan, mostly about the building, and then we're going to have Eric finish on -- I'm sorry -- Terry finish up with this discussion on the courtyard. Alright, thank you.

Mr. Eric Taniguchi: Good morning. My name is Eric Taniguchi, architect, and I'm going to talk about the site plan, briefly, and then I'm going to talk about the building design, and then I'm going to briefly touch upon the method of construction because it's going to be, it's going to be neat how we're going to pull this one off.

Okay, so we follow the guidelines, the Paia Town guidelines to the t. So one of the guidelines, as far as site planning, we take the building, and you pull up to the street frontage, right off the sidewalk, and that's what we did here. The existing sidewalk is about five-foot six-inches wide. What we did is we set it back maybe two feet, two-feet six. So the sidewalk is about seven-foot six wide. Maybe seven feet wide because it kind of curves. What that allows us for more pedestrian friendly access, and what it will allow us to do is to blend the existing sidewalk with our building. That's right out the back. If you look at the access off to the side there's like a access road to the back parking lot. What we did is we placed Ti plants. That's T, I, not T, E, A. Hawaiian bra, T, I. Ti plants on the side of the building to soften that edge. So that's the access in to the parking lot to the back. The building is 40 feet wide by 60 feet in length. So the 60 foot is on the street frontage. So you have -- if you look what happened, what we did here is we took out the existing Chevron, and we placed the building up front. What it did is, urban-istically what it did is you have an edge, where the stair is right there, you can see, the existing building in the back, and another, another side building to the side of Nalu Place, it created a defined open space. And there was parking in front of that shop now. He's taking that out and he's produced a plaza. And I won't get too much into detail with it, but because it's really Terry's concept, an idea for this. So that's basically the site plan.

Okay, as far as the floor plan, it's fairly straightforward. Again, it's 40 by 60, and what we have done here...okay, it's 40 -- 40 right here, and 60 over here, and it's broken into three equal tenant spaces. 20 by 40. So it's 800 tenant spaces which would be, on the ground level, it will be retail and commercial. In the back here we have two restrooms and a utility space. On the second floor, leading up to the stairs here, come over here, you have a living unit. You don't see it on this plan. You look it on this plan over here, it's --. You're going to see the -- I have a kitchen in here. It's not shown on that plan, but it's shown on here. There's a kitchen actually in here. It's a living unit. And that goes with the smart growth where you can live and work at the same place.

Okay, thank you for the group plan. The -- as supported by the design guidelines, the front canopy will be corrugated metal roofing. Okay? And it's going to be rust color, and I can pass that around to you. But the rear of the building, hidden -- I want to emphasize -- hidden behind the two-foot parapet at the front as it slopes down will be standing seamed metal roof. Okay, so it would be hidden from the street. I know Conrad likes that. And then we have, if you look



in there, there's a sidewalk and -- I mean the stair going up and there's like a deck that goes into the entrance right there. And that will be Trex decking. It's that recycled plastic. That adds some sustainability in the project. So recycled plastic for the decking. We're looking at using it for the stair threads also.

Okay, going into the architecture. I would prefer you to look at like color elevations, but I'm going to start with the Hana Highway. Basically we follow the design guidelines. Again, the design guidelines is that between the Paia Inn and the adjacent building, it's going to be made out of stucco. And what the design guidelines want you to do is they want you to alternate the finishes for the, for the buildings to create street interest. So what I did with this building we used board and batten siding. So it's plywood 5/8 inch with two-inch battens. Of course that's two inches, two- inches is going to be 1 1/2 so it's not really two-inches. It's going to be, it's going to be plantation green and white trim. The window trims and the door trims are going to be orange trims. The corner trims are six-inch. The cornice is going to be about a foot in width. Below the store front window it's going to be, have an eight-inch trim underneath. As you can see there's going to be mid trim, and it's going to be the same color as the corrugated metal just to break up, break it up and blend, and keep the continuity between the canopy and the sides of the building. You can see it on this elevation better.

On this side here, this is the side, you don't really see it -- I should have draw it in, but the ti plants will be on this elevation here. And what I did is I broke up the massing of that wall with trim and sort of like, kind of a soft pilaster I call it. So it's going to have a white pilaster trimmed out with a red band so it helps to break down that mass. And just to soften that edge a little bit more you have the ti plants on that edge, on the elevation. Yeah, go ahead.

And then I just want to go over sort of the method of construction just to keep it within budget because we had a really, the owner had a really tight budget on this. I'm going to be doing a metal building here, and it's going to be a pre-engineered metal building. And pre-engineered buildings it really works when it's a recto-linear in shape and it's consistent as far as its size. So it's 40 by 60, in 20-foot increments. With that I can do four ridged frames. I can put girts and I can put purlins on top.

Wood frames -- I'm doing -- there's two buildings on Maui, I mean, in Paia that are under construction that I worked on. That I'm working on right now that's under construction and we built them out of wood. And for structural wood with rough framing it came in about I want to say \$48 a square foot for the structural wood and the rough framing and the, and the wood trusses. It came out about \$48 a square foot. I think Conrad knows what, kind of knows that price. But we did a ridged frame here, it's about \$21.50. On my estimate I put it up to maybe \$24 a square foot. So because you don't have all that wood. If you go down and see some of it, you'll see that it's on two foot on center as far as the wood. So by having this sort of geometry for the building I was able to incorporate the ridged frames. So basically right on top of the purlins, the roof purlins, you screw in the middle, your, the roofing material on top. The siding is going to be just 5/8 inch and we're going to use . . . (inaudible) . . . channels, probably four-foot on center, maybe two-foot on center just to pick up the screws because we're actually going to counter sync the sidings in there and then build your insulation behind it. So that will

help keep the cost down. And that's really the difference as far as uniqueness of the construction, it's going to be steel hidden by wood siding. So you won't be able to see it, but that's what the construction will be to keep the cost down.

Yeah, I have it over there. Okay, and then, just so you know that the slope of the canopy is 4/12. It's a 4/12 slope. And then the -- you can see how you have the two-foot parapet and there's a two-foot --. You've got a two-foot parapet right there and it slides down. It's a 1/12 pitch. And just so you know that the actual concrete slab is actually stepping down so from -- if you can go back to the, right, to the site plan -- so from here to here, there's a one foot drop. So to pick that up was we actually dropped the slab six inches. So we started at one corner, here, so zero elevation will be here, drop it six and drop six down here, so it picks up the foot. So the actual foundation slab so actually stepping down a foot.

And then I'm going to leave this up. So as far as -- going back to the site plan, this is something that I guess Terry and I worked on from the very beginning and we came up with several designs for this. And I think, you know, because really I have to give credit to Terry for the concept. You know, basically he has the focal point. Here's an open plaza design that allows us for activities. So this is going to be a great urban amenity to Paia Town. And then again he's got the edge of the buildings which helps define that open plaza. And then he further designed, emphasized the space, he defines the space with planters and we'll go over that with you. But, you know, just walking by or driving by, you'll be able to see a nice open space instead of cars parked in here. And with that I'd like to turn it over to Terry.

Mr. Terry McBarnets: My name is Terry. I'd like to thank you all for being here, and you know, volunteering to help us through this project. My brother and I own this property. We've had it since, since we've on the property since '86. It's a service station and also as a retail area. And so we decided that in the long run we prefer to just have a retail site there, and, and get these service stations out of Paia. So that's why we've moved towards this renovation or demolition and rebuild. And the concept is really centered, in my opinion, around the plaza. This commercial space is already here. And of course, this was where the service station was. So we have centered this little retail facility around this plaza, and our thinking there was that it would be really neat to have a place in Paia where people can meet. There's no benches or places to sit there, but, you know, if you have a friend and you want to meet them in Paia, it's like, where are you going to meet? Okay, you can meet right here at the market square and comfortably stand there, hang out, do whatever you want as you wait for your friend to arrive. So, so that's what we were looking for. We are not going to have commercial activity on this plaza, outside of these buildings here. It's not, it's not a place for that. It's a place to meet. And then the second thing as Eric has mentioned, we hope it to become a venue for entertainment and activities in Paia. I mean, we would leave it open to the community or a merchant if they want to bring a halau on...music. My concept is I would love to see lei making which you don't see that much of anymore. You see the lei, but you don't see the lei making. I'd love to see that occurring at some regular basis here on this plaza because it is on the windward side, it's starting to get moist in Paia, and so I think a very beautiful place.

So what does the concept look like? Okay, so what we're looking at is a concrete stamped and

dyed plaza. We refer to the color as Kuau red dirt, and just to, you know, again integrate it into Paia. The area that we're talking about is 1,600 square feet and we are looking at a number of planters. These are probably going to be a redwood type planters, something earthy, eight-foot by two-feet, and maybe two-feet high. The height is going to be governed by -- we don't want them to be trippers. So two-feet is probably going to be appropriate. The reason we put the planters there -- there's a number of reasons. One is safety. We want to be sure when people are standing there, people driving cars aren't going to mistake it for a place to turn in. And so we want the planters there as a barrier to protect to the, let's say, pedestrians, people walking. We also want the planters there to give a feeling of the windward side and the environment that we find over there, the tropical becoming moist environment. And so we will put the appropriate types of plants in there, sort of environmentally appropriate for the windward side. I'm seeing ti leaves. I'm seeing gingers. It's probably going to vary a little bit. I mean, we'll keep it active but very beautiful, and with that sense of cooling the area down.

While in the center of the, of the plaza here, there's going to be a pedestal, about four by four feet square, and maybe 18 to 24 inches high. The pedestal will be made out of, of smooth, small river rocks, stuff you can rub against and it's not going to scratch you or do that sort of thing. And on top of that we're going to be placing a statue that we have already created. The model of the statue is complete, and the statue is of a mother sitting cross legged across from a daughter, a young daughter, and the mother is teaching the daughter how to make lei. And the, the moment that we're catching here is the moment that the daughter has completed a lei. She's holding it up to her mother for approval, you know, how have I done, and the mother is looking down at, at the lei with great pride and love. And the name of the statue is perfect. Perfect. And the subtitle is to teach is to love, to learn is to respect. And so we're, we're, you know, trying to tie into this whole family atmosphere in Paia. We're trying to show the respect we have for our home culture here, and we're trying to have it inclusive for everybody. Everybody just see something in themselves in it. And that statue is completed in the clay form, life size, and we'll have it in bronze done by April, May, and brought over here.

And so we feel that that will become -- we hope it will become an attraction. I mean, personally I love that, the power of relationships especially within a family environment between a mother and a daughter. I mean, throughout history that has always been a very powerful combination. And if we're lucky we'll be able to catch that. And so that is the, the plaza concept. You'll notice behind here, we have our restrooms. And I just to mention these are all ADA restrooms. And, yeah, so that, that's, that's it. And I'll turn things over to Dean.

Mr. Frampton: That concludes our presentation. We appreciate your attention and are available for questions and/or comments. Thank you.

Mr. Bowlus: Alright. Thank you very much. Is there anybody in the audience that wish to give public testimony on this issue? State your name please.

Mr. Michael Baskin: Michael Baskin. I'm a neighbor. I own the property adjacent to Paia Inn Hotel, and I also own the property directly behind. And I just want to say we're very much in support of this. We have a lot of great guests that stay at the Paia Inn, and many of our reviews

online are wonderful hotel, best hotel we've ever stayed at next to a gas station. Naturally we're very much in support of this. I just want to say also that that area behind sometimes has some of problems. So I think in terms of people hanging out and loitering, and so I think that this will help to clean up the area. So in terms of the design I think it's great and I just wanted to give our support for it. And I think the plaza is a terrific idea. We need to see more of that in Paia. Yeah, so, I'm just giving our support. Thank you.

Mr. Bowlus: Good. Thank you very much. I don't see anybody else so I'll close the public testimony. So our questions and comments, we can go around the Board. Fiona, would you like to start this time?

Ms. van Ammers: Okay. I, I like the project. I like the intent of the project. I do have some concerns. I am familiar with that neighborhood, and that lot specifically as well. So, how should I start? So I think the, the recess from the road, it, it's consistent with the adjacent buildings, right, that --?

Mr. Frampton: The property to the Hookipa side is, has, has got that, yeah, it's got -- the doors are flushed.

Ms. van Ammers: The Kahului side has more of a recessed.

Mr. Frampton: I believe -- I believe so.

Ms. van Ammers: Okay. I think it looks okay. I do think -- I guess I'm concerned about the -- and this is not really aesthetics -- but the entry into the parking lot, the visibility, sight distance, I don't know if that's been looked yet or has anybody.

Mr. Frampton: Are we talking about this area here?

Ms. van Ammers: Yeah.

Mr. Frampton: Okay.

Ms. van Ammers: So I would request that somebody look at that and consider that. Okay, so my question about the stall is if you guys are having a resident, a live in person on the second floor, do they have a designated stall in the parking lot?

Mr. Frampton: Yeah they could have a designated stall. The perfect scenario is that that person is also somebody who works downstairs, and that would be the goal.

Ms. van Ammers: They wouldn't have a vehicle.

Mr. Frampton: If they have, if they have a designated stall, they could have a vehicle.

Ms. van Ammers: Okay, so I guess what I'm getting at is that there's going to be a reduction in

parking spaces.

Mr. Frampton: Overall the net effect, same, same number of parking stalls, but you would have one more person. I don't think it's any different than say somebody at the park, the gas station right now parking in one of the nine stalls. In fact, you've got, yeah, I think the net effect would be the same.

Ms. van Ammers: Okay.

Mr. Frampton: At nine, nine stalls now.

Ms. van Ammers: There's nine existing stalls in now and --

Mr. Frampton: Correct. Yeah and plus a loading zone, so you've got 10 stalls. And, if I understand what you're saying is that the person living upstairs would conceivably take one of those.

Ms. van Ammers: Right.

Mr. Frampton: Right. Okay and I...I don't see that any different as say somebody who works at the gas station taking that parking stall, a stall onsite...possibly. No?

Ms. van Ammers: I, I wouldn't count it that way, but I, I guess, that's really actually for planning to decide.

Mr. Frampton: Okay.

Ms. van Ammers: But I thought that somebody should consider that in the initial presentation, speak to it because you know that there's issues of parking in Paia. And then the courtyard, I think that's a really cool idea. I like it, in concept. I kind of wish that there was some seating so I don't know if there can be some natural method of creating some seating. But I understand, you don't really want loitering and whatnot that can occur in Paia. And then just also a recommendation to consider methods of reducing impervious areas for, you know, runoff consideration.

Mr. McBarnets: So we are putting a drain, I'm sorry, we didn't --. We should have mentioned, but your points a very good one. We are putting a drain in the plaza, and at this point that facility does not have any drain so this is an additional drain that's being put in.

Ms. van Ammers: Like a subsurface? Okay.

Mr. McBarnets: Yeah, yeah, with catchment.

Ms. van Ammers: Right. Okay, that's good. That's it.

Mr. Bowlus: That's it?

Ms. van Ammers: Yeah.

Mr. Bowlus: Okay. Gerry?

Mr. Steiner: I'm Gerry. I'm Gerry Steiner. One suggestion and one question, and maybe more by the time I'm through after that. Was the second floor added because you thought it was good idea to have space for a worker to live there or was it a method to go after a parking space?

Mr. McBarnets: That's a really good point. The -- our concept here is -- I don't know if we've been clear, but the retail area is split up into three, 800 square foot retail spaces. And our area that's presently there in the back is about 1,150, two of them. And our whole object is to, is to, is to continue what we think is the right theme in Paia. And that is create spaces for family businesses. We're a family business. We have all kinds of old family businesses, and we're very sensitive to family businesses. We want to work with family businesses. And it's our vision as we thought more about this, along those lines that it would be really neat to have a family live above where they work. I mean it's appropriate, and, and it just continues with our theme. And that's why we've gone small. 800 square feet is not a place you're going to rent to, you know, some bigger organization. You rent it to truly a family, and that's who we have here right now. And so, to answer your question, it really was an evolution as we thought more about what we were trying to accomplish. And as we understood, quite honestly, I didn't think we could go any -- keeping the plaza and trying not to put parking stalls in there. Okay, because I think it will give more to Paia as a plaza than one or two more parking stalls. I didn't know that I could put a living space on top. And when I heard from a friend that that's doable, then the whole concept started changing in my mind and, and that's how we got there. It had nothing to do with parking stalls. As you can see there, we can put a lot more parking stalls. But then it takes the plaza away.

Mr. Steiner: Yeah, I know --

Mr. McBarnets: You know what I mean. So that's our trade off. We think -- I mean, we think it works.

Mr. Steiner: Yes, I'm, I'm -- it looks like it works, and I was mostly trying to understand motivation, and that explains it very well.

Mr. McBarnets: Family business.

Mr. Steiner: Now I've only been here for 10 years so I'm somewhat of an outsider, and I don't think of Paia as the family place. I, I think it was a place that all of the hippies who didn't go back to California are in Paia, and I don't mean that degradingly because I use to love the hippies in California, and you gotta have some place to have . . . (inaudible) . . . and all that.

Mr. McBarnets: Can I speak on that?

Mr. Steiner: Certainly.

Mr. McBarnets: During the day it's definitely a family place. I mean it's a place that serves . . . (inaudible). . . , you know, excitement about being on the north shore, especially during the winter. At night I agree with you. It's a, it's definitely not a family --.

Mr. Steiner: I hope so, but then where, where, this, this -- where are these other people are going to go? I mean, that's something that no one ever thinks about. You know, when they close all the sidewalks in Waikiki, are you really going to live in Aiea? Okay, enough of that. Second point is on the plaza itself which seems like an excellent idea. And again, you're caught with that saying of not wanting all the beers to hang out there all the time. But on the other hand you're planning on people meeting there. People, families meeting, from my experience you, you usually don't wait two minutes for somebody when you're meeting somebody. Usually 10 or 15, if you're lucky. So having some...some way to have seating there without defeating all the purposes, is a suggestion without a suggestion.

Mr. Taniguchi: Can I speak on that?

Mr. Steiner: Yes.

Mr. Taniguchi: Yeah, I actually hang out in Paia too a lot. I actually surf at Hookipa probably everyday so I hang out here. But we talked about it. Terry and I talked about this and just, we went to -- should we have seating, should we have the grass, should we have trees. The basic idea of an open plaza just working on doing several buildings there, several merchants. They actually need a space to have activities, and this would be a great open plaza for those activities. Now seating, yeah, I guess, you could put seating as long as they can be moved in or out, you know, temporary seating. But again there is an issue with the vagrance of, of the homeless people hanging out there. And that, that's a real serious issue in Paia, and they're all over and they come out. And Michael's not here anymore. Oh, Michael's back there. And he know about that and I know when I did the, you know, Paia Town Square where they used to hang out until we redid the parking lot back there. But it's an issue, and it's an issue not just during the day, but at night. And to have benches down there at night, it's going to induce people to sleep, and whatever, and just hanging out. And, that's the only issue we have. But as far as maybe something temporary that could be something maybe. But for sure an open plaza for activities, is just is . . . (inaudible) . . .

Mr. Steiner: Oh, yes, the general idea I really like, and having it not permanent seating, I definitely can see where you wouldn't want that. But I think it would be more useful to the purpose that you're alluding to if there could at times be some type of seating. The other thing is completely different from associate, associated, and that is having this wonderful statue thing in the middle. It seems like that really makes it difficult to have some of these other activities type of things you're speaking of, and having it, and I can see why you would want to put it in the back because nobody walks back there. But if you could have it maybe in the spaces

between the bushes there in the front. I understand it needs to be protected somewhat. But if you could have it more forward I think it might work better for you.

Mr. Taniguchi: Sure, architecturally, urban design wise, it's just, it's just as a focal point. You know, that's why it's located in the center. You know you have, you have the three edges of the building which creates this, actually creates that open space, and then as a focal point you put a --

Mr. Steiner: I, I understand that, and, and it makes sense aesthetically, but utilitarian wise it seems like there might be a better place for it. . . . (inaudible) . . .

Mr. Taniguchi: Okay.

Mr. McBarnets: . . . (inaudible) . . . The statue itself is going to be on a low pedestal, 18-inches probably. Okay, so we're talking, you know, about here. Now picture that, a woman and child cross legged . . . (inaudible) . . . here, you know what I mean. So we're not, this is not a big, massive statue. Life size but very compact. And so when we talked about -- let's say we have a halau, I mean, it's going to be very appropriate for them to dance here and people standing here. The statue I see it as part of the -- I mean it's going to fit in.

Mr. Clayton Yoshida: Can you use the microphone?

Mr. McBarnets: Yeah. So, I see the -- if the activities are behind the statue, in other words on the makai side, I see the statue being so low that it's not going to be intrusive to the activity. And let's not forget the activities are going to be very -- mainly going to be kids. It's going to be informal. You know, it's not Polynesian Cultural Center. It's just going to be mostly parents watching their kids. You know, it's, it's, it's gotta be comfortable. But I like the statue there for another reason and that is it, it's showing a lot of respect for our home culture here. And I'm hoping that because we're showing a lot of respect through that statue that the folks that are there, the homeless people, people like that, will also be respectful. It's not going to be something --. But no, I think there is that sense and, and, I mean, we're trying to put a synergistic formula here. And if people are going to be making lei, I think that they can --. I mean, they'll be putting leis on the statue, they'll be sitting around the statue. To me the statue has got to be in the center because it's going to be the heart and soul of what's going on there. And I hear your point, but I think it will be low enough where it won't be intrusive.

Mr. Steiner: And I would...would counter --. I understand what you're saying and, and it all sounds good, and I would scratch the word center and say within the park itself, and I still think you could possibly move it somewhat forward and give more freedom for what you do in the rest of the park.

Mr. McBarnets: We'll look at that. Thank you very much.

Mr. Steiner: That's more than enough for me I'm sure.



Mr. Bowlus: Okay. Thank you. Hunton, do you have a comment?

Mr. Conrad: Actually I have a couple of questions first, maybe for Eric. Thanks Eric. One is that I noticed that in a couple of your elevations the windows are different kinds and different sizes so I wanted to know which ones were the ones you were planning. When I look at the elevation on page A4, the second story windows are my concerns. And then I look at your section on A6, they're different kind of windows. So I'm just asking you which is -- they appear to be different size, but it's hard to tell. There's -- you show what looks like a slider in A4 and you show what looks like a pure glass fixed window with no ventilation on A6.

Mr. Taniguchi: Okay. Okay, as far as, as far as elevation -- this elevation right here, these elevations up here on the second floor.

Mr. Conrad: Yeah.

Mr. Taniguchi: They're sliders.

Mr. Conrad: Okay.

Mr. Taniguchi: This one, this one, and this one, they're sliders.

Mr. Conrad: So all --

Mr. Taniguchi: This one in the front, these one in the front elevation here, that's a K Smith window on the two sides, and that's a fixed window right there, Hunton.

Mr. Conrad: Thanks. I appreciate knowing that. So a comment on the windows, my feeling is that the facade, the street facade window isn't actually in my opinion meets the County's small town design --

Mr. Taniguchi: Which is a double hung window, right?

Mr. Conrad: Yeah.

Mr. Taniguchi: So --

Mr. Conrad: It's too big. The downstairs is exactly the way it should be. I think -- I'd ask you -- I don't care about the side that much but I would ask you to take a look at those oversized second story windows. That's one comment. Or I guess that's now a comment. And then the other...the other issue for me is that it's unclear again whether the siding on the upstairs is, is board and bat as well, or if it's --

Mr. Taniguchi: That's a good question. I think I have it on the building, building sections. It shows the --

Mr. Conrad: On the section again it shows board and bat, but on the, on A4, it shows it a blank. So maybe you were just trying to show the sense of depth.

Mr. Taniguchi: Yeah, I was, I wasn't trying to put too much detail, then it would look like one big elevation. I drew that and it was, like, oh, it's like a big giant elevation.

Mr. Conrad: Yeah, I got that. I just -- these are just clarifications for me.

Mr. Taniguchi: Okay, yeah, so on this side over here, on these two sides, Hunton, yeah, that's board and batten, as per the section.

Mr. Conrad: And then on back it's plaster.

Mr. Taniguchi: Yeah.

Mr. Conrad: Okay. Thank you. The only other issue I have is I'd consider some -- because of the plaza which I love and great idea Terry. And I really like that you've even, you know, even if you did add the apartment upstairs so that you can take your 30% discount, it's okay with me. And you have one extra parking stall back there anyway based on the requirements, so in my opinion you've already given the residents their spot.

Mr. Taniguchi: Right.

Mr. Conrad: So I like the way you thought all that through. I would consider some kind of detail that takes the side that has the plaza on it and makes it a little bit more interesting. And I'm not talking about spending money, but something, because of the open plaza and your, your railing parapet hiding the sloping roof of the first bay on the Hookipa side, to me, there could be something there that you could do that would just make it more interesting because that, that whole depth and tiering back is going to show up from the Hana Highway. It's going to show up from the intersection of Baldwin Avenue. It's going to show up as a pedestrian walking down the street. With that beautiful statue in the courtyard I'd consider something -- I'm not exactly sure. I'd have to think about it. But I feel that that is going to look like a void and it needs something.

Mr. Taniguchi: Okay. Thank you. But, yeah, we actually, we kind of did a couple designs for that, that specific elevation you're talking about and I had a full big, giant wall. I had a terrace down and several iterations on that. We felt that by putting -- Terry's going to put planters on the side and soften that with plants. And he thought that was better as far as me putting a big wall in there and then trying to break down.

Mr. Conrad: I, I think the recess isn't necessarily the fact that that second story wall is set back 20-feet. I don't think that's so much the issue. But I think when you're, when it's not in elevation and it's actually in perspective it's going to show up quite differently than it does in your plans.

Mr. Taniguchi: Right. So, yeah. We'll look at that. Thanks Hunton.

Mr. Conrad: You're welcome. Okay, and overall I love the project.

Mr. Bowlus: Marie?

Ms. Kimmey: Yeah, I'm -- actually my main concern is with the seating, or possibility of seating in the that courtyard. The planters would give you a perfect opportunity. You could do 18, even 16 inch wide stones, blue stone planters and 18-inch high and people would be able to sit on them, but not sleep on them. And, and I would really recommend that you re-think how those planters are designed. Because I know personally if I'm standing more than five minutes -- I have kind of a bad leg -- and I can't do it. And if I'm waiting for family I'm going to be kind of a bad mood. And you don't want people in a bad mood in your courtyard.

Mr. Taniguchi: And I know you Marie. I know you. Don't worry. I got you.

Ms. Kimmey: So, so I would recommend that those planters become a provisional seating area that is not a bench. Let's see -- oh, yeah, I had another question. Just a formality. On those restroom that are kind of tacked onto the rear, now are they going to be servicing both of these buildings?

Mr. Taniguchi: Yes.

Ms. Kimmey: Okay. Just, just that was my clarification I needed.

Mr. Taniguchi: Marie, I just wanted to let you know the reason why they're tacked on -- I know I could integrate it better -- but actually there is drain lines right there. There's an existing restroom there too, so that's why I tacked it in like that. And that's why it looks kind of stuck on there.

Ms. Kimmey: Well, it's hidden behind the other building. You don't, you don't see it that great -- it's not going to have that much impact. I was just curious. I was just curious.

Mr. Taniguchi: Okay.

Mr. Bowlus: David?

Mr. Green: Nothing to add.

Ms. Marshall: Erin, can I ask you a couple of questions? These are three, 800 -- I mean, I love the idea of living over the store. I think that's great. And these are three store fronts. I just remember the current Rock and Brew being presented that way. Does this have to stay as three small store fronts, or can a large entity, like a Rock and Brew, rent this?

Ms. Wade: The County doesn't restrict the occupancy of the unit.

Ms. Marshall: I wouldn't mind a large restaurant. I just wouldn't want another Rock and Brew.

Ms. Wade: The thing, the thing that's going to be the limiting factor though is the floor. The floor changes grade so it steps down between the three spaces. So I know Don Nelson's project right now they're creating one larger space for a more of a market and open area. Strategically though here they've chosen to keep the units small and they've done the grade change within the units. So, in theory I suppose you could open it up, but it would be more challenging given that the, that the floor elevations step down.

Ms. Marshall: Thanks. They're a nice use for that plaza. I also just having recently moved here from California, I wondered what Maui's requirements are for abatement issues with regard to cleaning up after a site has been occupied by a gas station.

Ms. Wade: Yes, and I have spoken with the applicant about that, and they've provided me some of the environmental documentation about the existing situation. So quite a bit of remediation has been done already on that site and they believe that they'll be able to pull the tanks with very little mitigation necessary based on --

Ms. Marshall: How does that get tested? How does that get . . . (inaudible) . . . ?

Ms. Wade: Terry --

Mr. Taniguchi: Terry is Mr. Oil and he knows it.

Mr. McBarnets: Very good question. Thank you for asking. The, the tanks, we have already notified the Department of Health that we are going to be removing all six, all three, 6,000 gallon tanks. And the -- so the procedures are very clear in our state on how to do that properly. And we've hired a environmental geologist who does this sort of thing for a living to walk us through all those steps. And the steps are actually very simple. And that is you, during the period of demolition, you make the tanks safe, i.e., you get all the fuel out and then you ventilate them, you make them safe to move. And then you actually cut and penetrate the tanks. And then the tanks are then -- you take off the top soil so that the tanks are exposed, you then take samples on the side of the tanks, you then remove the tanks, and then you take more samples below. And --

Ms. Marshall: And who takes those samples? Is it a County function, a routine inspections?

Mr. McBarnets: No.

Ms. Marshall: No. So the owner's responsible for monitoring themselves?

Mr. McBarnets: The owner is responsible for taking the samples, okay. And so what we've done is we've hired a third party to take those samples independent of us. And, and so those sample will then be sent in to be tested. We have no influence on the test results. They, they are whatever they are. And so that is the procedure. The whole testing and environmental side of it is, is hired out through a third party. Yes we pay for that third party. Yes we could possibly not be transparent or whatever. But, you know, in our business that's not a real smart way to

operate and we don't operate like that. And so we will go through the procedures. We do not anticipate a need for remediation, but if the test comes back with things that we did not anticipate. It's not our choice to remediate. There are state laws that insists on it, and we must follow the laws.

Ms. Marshall: Is there any down time? Like, the land has lay fallow for a period of time?

Mr. McBarnets: It really, it really depends on what the problem is. And there is remediation and there's remediation. I mean, you can use bugs, you can use aeration, you can use soil removal. There's a lot of different ways of going about it. And if I could just take another minute, about six years ago our tanks were put in 1986 and we have never had an issue that's apparent to us. We have a constant electronic monitoring of these tanks, both water and fuel. And so if there was an issue we probably would have seen it. I mean, this is standard throughout the country, California included. And we've never had an issue. However, we wanted to go in six years ago, and inspect our tanks and reline them, simply because they're 20 years old. Now these tanks are good for -- maybe it was more than six years -- but they're good for 30 years whatever. So we went in, we cleaned the tanks out, we sent people into the tanks after making them safe. They actually did ultra sound on every 12-inches of that steel. Every 12-inches they ultra sound that tank to measure thickness of the steel compared to the original thickness of the steel. That, that tank had absolutely no areas of, of thinning at all, zero, which is not always common. I mean, it's not unusual, but we were certainly very happy to hear that. And so basically what that told us -- well, one, we knew we had no holes because we're in the tank. Two, it tells us, it told us that the tanks are damn near brand new as far as the thickness is concerned. And, and so we don't anticipate when we pull these tanks out that we're going to have an issue. I mean, we certainly don't have a tank that's every had a history of holes. And so if there is an issue, I mean, we'll probably going to be baffled where it came from. And so, but we're prepared for it. And, and if we have to seize construction we will. I mean, that's all part of the deal. It's not our choice. We gotta follow guidelines. So we don't make those decisions. Thank you.

Mr. Bowlus: Okay. Do you have more?

Ms. Marshall: I do. Have you investigated an skateboard deterrence?

Mr. Taniguchi: Shucks, I skateboard too, man.

Mr. Steiner: Why in the world would you want to skateboard deterrence? That's not . . . (inaudible) . . .

Mr. Taniguchi: I don't know if it's like -- I don't know if it's going to be -- if it's a real --

Ms. Marshall: It's . . . (inaudible) . . . enough, rough that this is not fun.

Mr. Taniguchi: Yeah. That's what they're thinking because usually skateboarding you want really smooth surface. I mean, we can throw some pebbles out there or something like rocks.

That's a good -- you hit them and you go over real fast. No but seriously, I think the stamp they'll produce enough friction and texture that they won't really enjoy skating on that.

Ms. Marshall: Eric, can you tell us about your, your exterior lighting plans?

Mr. Taniguchi: That's a good question. Basically underneath the canopy there will be recess lighting and that's the only lighting that we have.

Ms. Marshall: What, what is it going to be?

Mr. Taniguchi: Can lighting underneath.

Ms. Marshall: Just surface mounted can lighting?

Mr. Taniguchi: No, it's going to be recessed.

Ms. Marshall: It will be recessed into that? Oh, okay. There's a --

Mr. Conrad: There's a pitch over there.

Mr. Taniguchi: Yeah. It's a 4/12 pitch we can put right in there. And then the -- as far as the plaza, there's all the existing light on that, adjacent building.

Ms. Marshall: So you're just going to not have any lighting in the plaza at all?

Mr. Taniguchi: No, there's existing lighting on that --

Ms. Marshall: On that facade.

Mr. Taniguchi: On the facade that actually shines into the, into the plaza right now. Yeah, because there's parking right now.

Ms. Marshall: And what is that? Do you know what it is?

Mr. Taniguchi: Exterior mounted lights on there.

Ms. Marshall: Are they like, like security fixtures?

Mr. Conrad: They're up on the eaves there.

Ms. Marshall: Can you see -- what do they look like? I can't see.

Mr. Conrad: They look like goose necks.

Ms. Marshall: Okay.

Ms. Kimmey: They're all on the edge.

Mr. Conrad: From anyway.

Ms. Marshall: And, Eric, I know, you didn't -- there's nothing we can really do about this. Maybe the owner can deal with it, but regards to the windows above and that being a tenant occupied space, is there going to be any kind of regulations about, you know, cocked eyed window coverings and stained curtains and collections of dream catchers and things like that, that will ruin that facade? I know that sounds really picky, but --

Mr. Taniguchi: You are -- let's put that in there. Get that in there. Terry, none of that allowed. Tenant agreement right there. We're going to get that in writing. Tenant agreement, man. Put that in a tenant agreement, man. You heard it.

Ms. Marshall: Can you, can you describe the pedestal of that bronze statue once more?

Mr. McBarnets: So the pedestal is going to be about 18 inches because the object is we want this to be a statue that keeps in touch, and, you know, get to know it, it's not going to be held up above, look at me. It's going to be something you can touch because we're hoping that kids will be interested in it. So it's going to be 18 inches, the pedestal, and the, the statue is sitting on a bronze.

Ms. Marshall: No, what's the pedestal made of?

Mr. McBarnets: It's made of -- it's going to be, the surface of the pedestal will be river, small river stones. In other words not rough.

Ms. Marshall: With, with a concrete fill or is it, like, a dry cast?

Mr. McBarnets: Oh, yeah. Yeah, it will be probably built with hollow tile blocks and then, and then the facade. The only thing the public will see . . . (inaudible) . . .

Mr. Conrad: So like an Ili, a vertical Ili Ili wall.

Ms. Marshall: Thank you. That's all I have.

Mr. Bowlus: Okay, I have a very few couple of comments, and we'll get this thing rolling. But first off, I agree with Marie completely on the seating around the courtyard could be, could be those low planters. And if they are low planters and they're raised slightly, they will probably also be concrete block. And the top of that could be a, a stone or a piece of concrete or something that would be a hard surface, un-conducive to sleeping but provide seating around there. And there's actually a fairly small amount of that so it's more of a convenience seating. And then for events you can have, bring chairs in and, and provide seating for a great many more people. But I think that would be very nice to provide seating on those planters.

And then I have just a couple of other things. But, one, is that since the courtyard is going to be really the feature as well as the street scene, but should that end unit, commercial unit open more to the courtyard, you've a window under the stairs that's kind of in there, and a doorway and a little window. But should there be more of a presence from that shop to the courtyard?

Mr. McBarnets: . . . (inaudible) . . .

Mr. Bowlus: Sure, please.

Mr. McBarnets: We, we would like to have done that if could. However, it would, it would be a little difficult, you know, with the staircase, with the . . . (inaudible) . . . on Hunton's point to kind of break that plain. We see planters in there. We see it as commercially it would make sense for that shop to open up to the plaza. But, I think just from the, from its appearance, we're better off having that area just with different size height plants.

Mr. Bowlus: Okay.

Mr. McBarnets: Just to break that side.

Mr. Bowlus: Okay. That was just a thought. And then my next one I, I know you've been very aware of the cost of this and I would like to make a suggestion that will add cost and that's to my personal preference for one by three bats instead of one by two bats because there's a little extra cost. But the one by two bats looks stingy and just a little bit thicker bats just give it much richer look. And, and you can do a cost analysis, but I don't think it's all that much.

Mr. McBarnets: I think we can afford it.

Mr. Bowlus: Okay.

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

Mr. Bowlus: I've got your letter. Thank you.

Ms. Marshall: This meeting is deteriorating.

Mr. Bowlus: I think that's enough on -- that, that's all I have so --. So the recommendations that we would forward to the Planning Commission would be? Can you read those for us Erin?

Ms. Wade: Just for clarification, this is an administrative approval based on the cost estimate.

Mr. Bowlus: Oh, it is.

Ms. Wade: So it will be an SMA Minor. It won't go to Planning Commission. So these will be part of the Planning Department's recommendation.



Mr. Bowlus: Alright.

Ms. Wade: What I -- you asked a series of questions and then inter-mixed them with recommendations, so the ones that were answered I didn't pull as recommendations. The ones that you're still stuck with I wrote down so -- and tell me where I'm right and wrong.

Research the visibility and site distance into the parking lot. Make sure that it's a clear site distance. That the courtyard, we liked the concept. We'd really like to see some seating. Recommend that planters become provisional seating areas with a possible 18 inch top or wider. Consider reducing impervious surface and it was answered that there will be subsurface drain, but, you know, let's just include the impervious surface if that becomes an opportunity for them. Could the statue be moved out of the center. Look at oversized second story windows on the front and reduce. I think we had talked about . . . (inaudible) . . . ones. Board and batten is on all sides, reduce the size or increase the size of the battens from one by two to one by three. Modify the facade on the plaza side to enhance the visibility of the statue. And then I made a note about the tenant agreement, but I don't think we can put anything in the Planning Department's recommendations for that.

Mr. Conrad: I think there was a comment there on the board and bat that it's on all sides and I think it's only on three sides, and the I believe the back is stucco.

Ms. Wade: That's correct. Yes.

Mr. Bowlus: Very good. So are we in unanimous agreement that we can make these recommendations? Any oppositions? Therefore so moved.

**The Board unanimously consented to forward recommendations and comments, as discussed, to the Planning Department.**

Ms. Wade: Okay. Great. Thank you.

Mr. Bowlus: Thank you very much.

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

### **1. Status of the Board vacancy**

Ms. Marshall: We're not done yet.

Mr. Yoshida: Are we in a recess or did we adjourn?

Mr. Green: Order. Order.

Mr. Conrad: Take it away Clayton.

Mr. Bowlus: The Director's Report. Sorry. Sorry, Clayton.

Mr. Yoshida: We're back on the record if somebody can let Board Member Steiner. As far as the vacancies, Board vacancies is concern that we've had since April we have nothing. No change in status. However, the Mayor did announce that he's accepting applications for people that want to serve on County Boards and Commissions. The deadline is the end of December. He will probably submit his nominees probably the end of January or early February to replace peoples whose terms expire on March 31<sup>st</sup> of next year.

Ms. Marshall: It's Mike Silva --

Mr. Yoshida: And so we will --

Mr. Bowlus: I'm sorry?

Ms. Marshall: It's Mike Silva and me that are off in March.

Mr. Yoshida: Yeah, there are three people --

Ms. Marshall: There's three.

Mr. Yoshida: -- currently on the Board whose terms will expire on March 31<sup>st</sup> --

Ms. Marshall: Who's the third?

Mr. Yoshida: -- 2015. That is the current Chair, Michael Silva, Jane Marshall and Bryan Maxwell --

Ms. Marshall: Bryan.

Mr. Yoshida: -- so there will be four vacancies for the Mayor to fill. So if you know of people who would like to serve on this Board, would be good to serve on this Board, meets the qualifications pursuant to Chapter 2.26 of the County Code, they should submit their forms to the Mayor's Office by the end of this month.

Mr. Bowlus: And where do we get those forms? I spoke to someone this morning that has interest.

Mr. Yoshida: Yeah, they have it online.

Mr. Bowlus: Online?

Mr. Yoshida: Yeah. Office of the Mayor.

Mr. Bowlus: Alright. Thank you.

**2. Agenda items for the January 6, 2015 meeting.**

**F. NEXT MEETING DATE: January 6, 2015**

Mr. Yoshida: Yeah. Okay, our next meeting is scheduled for January 6<sup>th</sup>, 2015 which is five weeks from and we don't have any solid agenda items for that meeting that this point in time. I would note that this year as far as SMA Use Permits we received nine, and the one that we had today is number nine. However, you know, there could be Country Town, like we had we today these projects that would be reviewed for Country Town Design compliance, as well as, we could possibly have sign variances. But I would project that for the next, first three months of next year is going to be kind of slow as far as SMA Use Permits are concerned because we haven't received very many. Though, we may process some of those that we received earlier that we're still process.

So with that we'd like to -- this is our last meeting for calendar year 2014. We want to thank you for your service to the people of Maui County, you know, serving on this Board. During 2014 some of our meetings were fairly lengthy, some of them rather short, but we thank you for your service. And with that, we'd like to wish all of you a happy and safe holiday season.

Mr. Bowlus: Thank you Clayton.

Mr. Conrad: Thank you Clayton.

Ms. Marshall: Thank you. Happy holidays to you too.

**G. ADJOURNMENT**

Mr. Bowlus: And now we can adjourn again.

There being no further business brought forward to the Board, the UDRB meeting was adjourned at approximately 12:04 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  
David Green  
Marie Kimmey (alternate)  
Jane Marshall  
Gerard Steiner (alternate)  
Fiona van Ammers

**EXCUSED:**

Frances Feeter  
Michael Silva, Chair

**ABSENT:**

Bryan Maxwell

**OTHERS:**

Clayton Yoshida, Planning Program Administrator, Current Planning Division  
Erin Wade, Staff Planner  
Ben Sticka, Staff Planner  
Richelle Thomson, Deputy Corporation Counsel