

**URBAN DESIGN REVIEW BOARD
REGULAR MEETING
JANUARY 6, 2015**

APPROVED 02-03-2015

A. CALL TO ORDER

The regular meeting of the Urban Design Review Board (Board) was called to order by Mr. Michael Silva, Chair, at approximately 10:05 a.m., Tuesday, January 6, 2015, in the Planning Department Conference Room, First Floor, Kalana Pakui Building, 250 South High Street, Wailuku, Island of Maui.

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

Mr. Michael Silva: I'd like to call this meeting to order. They gave me a gavel so I feel obliged to use it. Public testimony, I'd like to open for public testimony. I don't see anybody coming forward so I'm going to close that already.

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 NOVEMBER 5, 2014 AND DECEMBER 2, 2014 MEETING MINUTES

Mr. Silva: Minutes...we have approval or if there's any comments from the November 5th and December 2nd...if anybody has any comments on those minutes. Seeing none, so we can administratively approve those unanimously. And thank you very much Leilani for getting those two months out since there were a few people here today that missed last month's meeting so it caught us up to speed and very, very much appreciated.

The Board unanimously approved the November 5, 2014 and December 2, 2014 meeting minutes as presented.

D. COMMUNICATIONS

- 1. MR. KURT MATSUMOTO, Chief Operating Officer of Lanai Resorts, LLC, a Hawaii Limited Company doing business as PULAMA LANAI transmitting via Ms. Cheryl Okuma of Munekiyo and Hiraga, Inc. amended Project District Phase II and Special Management Area Use Permit plans on December 23, 2014 in response to the Board comments made at the December 2, 2014 Urban Design Review Board meeting regarding the 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 plan amendments consist of redesigning the Alii Suite improvements to remove the crow's nest and elevator from the scope of work; reconfigure the Alii Suite exterior to more closely match the exterior of the Plumeria building; have the roof of the Alii Suite building be a tile roof that matches the existing roof of the building; and make the height of the Alii Suite two (2) stories rather than three (3) stories.

The Board may provide its recommendations to the Lanai Planning Commission on the plan amendments submitted in response to the Board's comments made at its December 2, 2014 meeting on the design aspects of the proposed Alii Suite building.

Mr. Silva: First item under communication. It's the one and only item, and I will read it into the record. *(Chair Michael Silva read the above project description into the record.)* I'll turn it over to Ben from the Planning Department.

Mr. Jeffrey Dack: Actually, my name is Jeff Dack.

Mr. Silva: Oh, sorry.

Mr. Dack: No problem. I'm – Ben, Ben Sticka is on vacation at this moment. I'm his supervisor so I'll just be here taking notes and recording information passing an updated letter as maybe necessary. No presentation to make. Obviously you have the package yourself. You heard before the meeting that there's no power point or anything like that. So at this point I'll turn it over whichever of the representatives of Pulama Lanai would like to address the Board. I'll keep notes and check with you as your action is being taking, and make sure I record it properly. Thank you.

Mr. Silva: Thank you. Good morning Dave.

Ms. Karlynn Fukuda: Good morning Chair and members of the Urban Design Review Board Committee. My name is Karlynn Fukuda of Munekiyo & Hiraga, Inc. On behalf of Pulama Lanai we'd like to thank the Board for allowing us to present the revised plans for the Alii Suites. Based on the comments that we had received from the Board at the December 2nd meeting, as Jeffrey had mentioned and as noted in the agenda item, the project team went back and we reviewed the options that we could do for the redesign of that Alii Suite area. There had been comments. The comments from the Board that there was a little incongruous, the design that we had for the portion of the Alii Suite compared to the rest of the building. And I do have – I'm not sure if the Board members have their packet from, you know, what had been originally presented to them – but I do have the original packet in case anybody wanted to see the before plan that we had. And then I believe you all have the after design that we are proposing today. So at this point in time I would like to turn the presentation over to Lynn McCrory from Pulama Lanai who will provide some additional information to the Board. Thank you.

Ms. Lynn McCrory: Good morning Board and Commissioners. I'm Lynn McCrory with Pulama Lanai. Also with us today is Linda Lileikis who is the director for – who is in charge of this project. So she is the one that if you're going to ask really detailed questions, she'll answer them as to number of point.

I wanted to just review with you the changes that we've made from the last meeting to the Alii Suite. So the first one is that instead of three stories, it's now two stories. So we've removed the crow's nest and the elevator that went to the top which then requires us not to obtain a height variance for the building. It now matches. We've reconfigured the exterior to more closely match the existing exterior of the Plumeria building. And the roof is now a tile roof that now matches the way the roof is structured.

We have made an additional change between the point that we submitted this to you and that is that we are going to remove the pool and the pool deck from that suite. We are not able to move that pool to make it at a grade level that's required in the 30 foot rear yard setback. And at this point removing the pool we might as well remove the whole deck and leave it at that. So we will be doing that in addition to what you're seeing.

And as an alternative just to give you one more choice in things, we also looked at if you did not like this design could we make the suite work with the existing exterior of the hotel. And we can do that. So Karlynn has the pictures that shows what the existing exterior would look like, and we feel strongly that we can make that also with that. We had these designs done and we thought they're beautiful too. So we'll leave you with that option and if you have specific questions we'll be happy to answer them.

Mr. Silva: Thank you. And thanks for the timely response and resubmittal. It's always nice to see things quickly after review not six to eight months. The memory fades a bit. Was there any – is that it?

Ms. McCrory: That's it right there.

Mr. Silva: Okay. I would like open up for public testimony again if there's anybody that would like to come forward please do so now. Not seeing any, so closing this session of the public testimony. I guess we can go around and, and just general discussion or any kind of questions. Yeah, I know some of us missed the last meeting so at a bit of disadvantage but we can go around and have a discussion. Frances, do you want to start us off?

Ms. Frances Feeter: Yes. I wasn't here last time, but I did go through last month's brochure very carefully and I, I really like the changes you've made. I think it looks much better than the original three story one. That was quite out of character. I agree. I don't really think I have any questions. Now you say you're eliminating the pool and the, and the roof line?

Ms. McCrory: We're eliminating the pool. I'm sorry, Lynn McCrory, Pulama Lanai. We're eliminating the pool and that deck area outside the lower level. We've eliminated the third story and brought it to two stories. There's still an elevator in between that room. And then reconfigured the glass to have more wood partitions and so forth. But as I've said, if that isn't okay, we're okay the extra current exterior of the building also.

Ms. Feeter: But I, I think this is a major improvement.

Ms. McCrory: Thank you. Us too.

Mr. Silva: Thank you Frances. Bob?

Mr. Robert Spilker: I have no comments. I think it's a...I think we really appreciate you taking quick action to come back.

Ms. McCrory: As you know, it's not sometimes easy to get them to do quick actually.

Mr. Silva: Especially during the holiday season.

Ms. McCrory: Especially we had the holiday on top of everything. You're like, oh my gosh, come on guys you gotta get it in.

Mr. Silva: Bob, comments?

Mr. Robert Bowlus: I just say thank you very much. It's a very quick response and much improved. This is exactly what we talked about . . . (inaudible) . . . so I really like what you've done.

Ms. McCrory: Thank you.

Mr. Silva: Okay. Marie?

Ms. Marie Kimmey: I agree with Bob and the rest of you. I think you've done a real good job here. Thank you.

Mr. Silva: And Dave.

Mr. David Green: Likewise.

Ms. McCrory: Thank you.

Mr. Silva: Okay. It seems like it's going to be a pretty quick meeting. So Jeff I have a question, really. There, there was a letter that was issued based on the last meeting to the Lanai Planning Commission. So what would be the process? You're going to be issuing a, a second letter?

Mr. Dack: Yes we would do that. Right, I'll be drafting that this afternoon.

Mr. Silva: Okay. And one thing that was on the agenda that was pointed out was the...it was for the review of the Special Management Area district, which the letter addresses. But it also includes the Project District Phase II Approval on the agenda. And if anybody – I don't know if anybody has objections, but if that could be included in the next letter that we are also approving both of those.

Mr. Dack: Okay.

Mr. Silva: So I don't necessarily hear any objections. If anybody has any objections please state so now. Otherwise we can unanimously forward our approval to the Lanai Planning Commission based on the revised plans. We will do so. Thank you for all coming over for the quick meeting, and thank you Jeff for filling in. Alright, thank you.

Recommended approval on the SMA and PH2 applications to the Lanai Planning Commission as submitted.

E. DIRECTOR'S REPORT

1. Agenda items for the February 3, 2015 meeting.

Mr. Silva: So Director's Report. The...no status of the vacancy, just the agenda. I don't know there's any update on the vacancies of the Board also though.

Mr. Clayton Yoshida: I think I had mentioned at the last meeting that the Mayor's Office was seeking nominees, or potential nominees, to Boards and Commissions and the deadline was December 31st. So they will be in the process, the Mayor's Office, of submitting names to the Council, hopefully by the end of this month or early next month. So within the next 60-days after that the Council can either approve or disapprove the nominees. Again, there will be four regular and one alternate vacancy on...after March 31st. So I guess they're in the process of filling those in terms of the annual filling of the vacancies.

Mr. Yoshida: Our next meeting is – your next meeting is scheduled for February 3rd. We don't have any specific agenda items for that meeting. As I reported at the last meeting for calendar year 14 we received nine Special Management Area Use Permit applications, of which, we received two in the last six months. So pretty much you've seen whatever we've received for Special Management Area Use Permits already. But there's always Country Town Business District review or sign variances so we can't say definitely if we're going to have a meeting on February 3rd, but your next meeting is scheduled for February 3rd. And that's all that we have to report.

F. NEXT MEETING DATE: February 3, 2015

G. ADJOURNMENT

Mr. Silva: Okay. Thank you Clayton. As Clayton mentioned next meeting scheduled is February 3rd. We'll keep you guys up to date if it happens or not. Thanks for the...for traveling Dave and Frances. Enjoy some time on Maui today. Meeting's adjourned.

There being no further business brought forward to the Board, the UDRB meeting was adjourned at approximately 10:18 a.m.

Respectfully submitted by,

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

RECORD OF ATTENDANCE:

PRESENT:

Robert Bowlus, Vice-Chair
Frances Feeter
David Green
Marie Kimmey (alternate)
Michael Silva, Chair
Robert Spilker (alternate)

EXCUSED:

Hunton Conrad
Jane Marshall
Fiona van Ammers

ABSENT:

Bryan Maxwell

OTHERS:

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