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**MAUI PLANNING COMMISSION
PORTION OF REGULAR MINUTES
ITEM B.2
NOVEMBER 13, 2018**

Mr. Robinson: Next we have Item B.2, Deputy Director.

Mr. Alueta: Thank you Mr. Chair. Your next public hearing item is RD Olson Investments II, LLC requesting a Step I Planned Development Approval and a Step II Planned Development Approval and a Special Management Area Permit in order to construct Hotel Ike, a 110-unit hotel in two buildings with a pool, spa, fitness center, lounge and onsite parking located in the A-2 Apartment and H-M Hotel Districts at 55 Gateway Place in Wailea, I won't read you the TMK, but this...and is noticed as PD1 2018/0001, PD2 2018/0002, SM1 2017/0004. Candace Thackerson is your Staff Planner.

B. PUBLIC HEARING

2. RD OLSON INVESTMENTS II, LLC requesting a Step I Planned Development Approval, a Step II Planned Development Approval, and Special Management Area Use Permit in order to construct Hotel Ike, a 110-unit hotel in two (2) buildings with pool, spa, fitness center, lounge and on-site parking located in the A-2 Apartment and H-M Hotel Districts at 55 Gateway Place, TMK: (2) 2 1-028:004, Wailea, Island of Maui.(PD1 2018/0001) (PD2 2018/0002) (SM1 2017/0004) (C. Thackerson)

Ms. Candace Thackerson: Before you is the Hotel Ike proposing development for the project and it's before you because it's located in the Special Management Area so it comes before the Commission.

Mr. Robinson: Good morning.

Ms. Thackerson: Oh, good morning Commissioners. Okay, the item before you is the Hotel Ike proposing a 110-unit hotel and it's before you because it's located in the Special Management Area. It also has an overlay district it's in the Wailea Planned Development so it requires a Step I Planned Development which is required whenever you're changing or doing any zoning swaps and it also requires a Step II which is the preliminary drawings that you guys will be looking at that are included. It will later come before you again for a Step III when they finalize construction drawings. In an effort to not repeat ourselves I'll turn it over to the applicant and he will present the presentation on the project.

Mr. Robinson: Thank you Candace.

Mr. Jordan Hart: Good morning Chair and Members. My name is Jordan Hart of Chris Hart and Partners.

Mr. Robinson: Good morning Jordan, long time no see.

Mr. Hart: Thank you. As Candace mentioned we're doing an SMA Major Permit with a Step I and Step II Planned Development.

1 Ms. La Costa: Excuse me Chair, it's hard to hear him.
2
3 Mr. Robinson: I know you haven't been here before so, the microphone's a little tricky.
4
5 Mr. Hart: Okay, so our project team the owner and developer is RD Olson Development.
6 Mr. Anthony Wrzosek, Vice-President is here today representing the project. Land Use Planners,
7 myself and Brett Davis from Chris Hart and Partners. Landscape Architect David Sereda from
8 Chris Hart and Partners, architects Architects Hawaii Limited, Neu-Wa O'Neill as well as AXIS
9 GFA, Shawn Alexander are here. Civil engineering, DCI Engineering, Mr. Manny Smith or I'm
10 sorry Manny Nuno is here and our traffic engineer is Austin Tsutsumi and Associates Mr. Tyler
11 Fujiwara is here.
12
13 So the project is located in Wailea on Wailea Ike Drive and Wailea Ike Place here in red. This is
14 Wailea Alanui. Just off the map is the Piilani Highway that ends at the 90 degree turn above the
15 Wailea Gateway Center. These are some character photographs of the area on Wailea Ike Drive
16 and Wailea Ike Place suffice to say the project is currently undeveloped. It's basically brown
17 grass and kiawe trees with Monkey Pods fronting Wailea Ike Drive. Below us is the Wailea Blue
18 Golf Course, above us is the Wailea Residence Inn.
19
20 The project's access is off of Wailea Ike Place. The project size is 3.04 acres. There's four TMKs
21 involved in this project. There's a consolidation and resubdivision that has preliminary subdivision
22 approval and I'll go through those things as we get into this process. Maui Island Plan we're in
23 the Urban Growth Boundaries. We're in the State Urban District. We are located in the Special
24 Management Area.
25
26 The project description is 110-unit hotel with on and off site infrastructure improvements. It
27 consists of one, two and three...one, two, three, and four-story structures with an elevator tower.
28 Amenities include swimming pool, dining area, sundry shop, laundry, business center and other
29 typical or similar incidental support services that are accessory to hotel operations. The project
30 proposes to provide 78 parking stalls with ADA spaces, two off-street loading zones that's a ratio
31 of .7 stalls per guest room. The County Code is .5 stalls per room. This exceeds the parking
32 ordinance by approximately 40 percent. I'm gonna bring up David Sereda just briefly to discuss
33 some of the landscape architecture.
34
35 Mr. David Sereda: Thank you, good morning.
36
37 Mr. Robinson: Good morning.
38
39 Mr. Sereda: I'll just take you through some of the highlights of the landscape design.
40
41 Mr. Robinson: David can you please introduce yourself?
42
43 Mr. Sereda: David Sereda, landscape architect with Chris Hart and Partners.
44
45 Mr. Robinson: Thank you.
46
47 Mr. Sereda: So one of the things we'd like to accomplish with the landscape design is to keep
48 the Wailea Ike Drive as green a corridor as possible and so to that end we're proposing a lush
49 and layered planting plan between Wailea Ike Drive and the hotel which rises above Wailea Ike
50 Drive. So between the two we're gonna have at maturity it will be thickened layered edge so there
51 will be a significant landscape buffer between the road and the hotel and there is...you'll see from

1 the renderings later in the presentation how that will look in the future. So this will be in keeping
2 with what's already been accomplished in the neighboring Wailea Residence Inn property. So
3 along that frontage if you drive down there there's already a fairly mature landscape planting that
4 acts as a buffer between the street and the Wailea Residence Inn. So we're keeping that same
5 consistent theme going all the way down in front of both properties. What you'll also notice in
6 front of the Wailea Residence Inn is a meandering sidewalk in the county right-of-way and we'd
7 like to complete that connection from Wailea Residence Inn down to the corner of Wailea Ike
8 Place so we'll continue the meandering sidewalk all the way along for pedestrian access and the
9 reason it meanders is because of the mature Monkey Pod trees along Wailea Ike Drive. So we're
10 meandering the sidewalk away from them to give them room for their root zone to keep them
11 healthy and looking good.

12
13 So one of the other things we'd like to do is use Native Hawaiian plants so a lot of the square
14 footage of the property will have Native Hawaiian plants and we don't have a wide, a huge range
15 of plant types but we do have a large square footage of them. So what we're proposing to use
16 are the Lawai fern, Ilima, and Kupukupu fern for this planting palette. The irrigation system will
17 be ready for reclaimed water so when the connection eventually gets to Wailea in the future they'll
18 be ready to go in that all of the constructed pipes will be purple and everything will be in place just
19 the signs would need to go up when it...if it's connected to reclaimed water. And we will also
20 have water conservation measures in most of the shrub beds will be in drip irrigation so that will
21 help to conserve some of the irrigation water. Thank you.

22
23 Mr. Hart: Thank you. So proceeding onto the first application that we have pending. There's a
24 Planned Development Step I. For some context the entire Wailea Resort area is a planned
25 development and so any time you see any sort of development in Wailea you'll see a PD Step I,
26 Step II, and Step III. Step I is basically just the general layout of the project development which
27 I'll be going through shortly. Step II is very close to an SMA Major Permit and so...well, at least
28 the content of the SMA Major Permit so those we would normally process at the same time and
29 then Step III we do after the end of the SMA Major Permit process basically right at the time of
30 building permit submittals so that it confirms that the construction plans are consistent with the
31 representations we made for you here on PD Step II.

32
33 So the purpose of the Planned Development Ordinance is to encourage desirable design and
34 land use pattern, protect natural environment, minimize traffic congestion and enhance the living
35 and working conditions, it is deemed desirable to provide for tract development of land in a
36 planned development. Unfortunately, I'm just gonna go through all of this so we understand what
37 this is. But for a PD Step I basically the applicant first applies to the Commission in writing for a
38 Step I Approval stating location, size, and a brief description of the planned development and so
39 that's what I'll be going through next. With the overall project, you know presuming the
40 Commission supports the PD Step I that's being requested the owner shall submit a Step II
41 preliminary plan for development showing among other things, preliminary proposal for drainage,
42 streets, utilities, grading, landscaping, open space, lots, land uses, recreational and community
43 facilities, buildings and structures, and programming. And then the final is the PD Step III, I'm not
44 going to read all this to you right now. We'll be presuming we prevail here we'll be back before
45 you for a PD Step III in some months and we can go over in detail what that is, but suffice to say
46 it's confirming that the construction level documents are the same as these representations we're
47 making for you here today.

48
49 The critical design feature that is required for compliance with the planned development is that at
50 least 20 percent of the project site be in park like open space. This project...the dark green here

1 shows our contiguous landscaped areas and we're in excess, well in excess of our 20 percent
2 requirement.

3
4 Now I'm going to talk about the PD Step I and what this basically consists of is a reorganization
5 of the zoning designations within the project site which is permitted by PD Step I and is necessary
6 in order to develop this project. And so under existing conditions these are the land use
7 designations that we have. I apologize that the colors are so similar but you know that's the way
8 they were colored prior. Planning now uses patterns on their digital zoning maps, but we're
9 don't...we're not...we don't have those yet. So anyway, to get right--

10
11 Unidentified Speaker: ...(inaudible)...under the bus.

12
13 Mr. Hart: What was that? No, what I meant to say is, we at our company don't have all of the
14 patterns that they have and so we couldn't copy them, but that would help. Unfortunately, brown,
15 dark brown and different colors of orange is not ideal but those are the zoning colors prior to the
16 new...we're gonna get there, we're gonna get there. Okay, so basically the...as I said previously
17 this project includes a consolidation and resubdivision and the major reason for that is because
18 this here is a well parcel. That well irrigates the golf courses in Wailea and so R.D. Olson reached
19 an agreement with the Wailea Golf in order to allow them to move the well parcel and the well,
20 the well has been moved already under a separate permit and it's going...the parcel is going to
21 be added onto their...to Wailea Golf's existing parking lot that serves their tennis center. Another
22 issue is there was some open space at the makai end of the Wailea Residence Inn that would
23 help this project tuck itself further into the slope in order to try and mitigate visual impacts and so
24 we're realigning that property line in order to be able to cut into that elevation.

25
26 At the end of the day, there will be no change in the acreages of land it's just a reorganization to
27 number one, move the well parcel and the well out of the location of the hotel and to provide an
28 ability to tuck into the slope on the mauka end. So basically there's four parcels involved, Parcel
29 004 which is the proposed hotel site here, Parcel 141 which is the Tennis Center's parking lot,
30 and Parcel 155 which is the well site, and then the existing Residence Inn which is mauka, Parcel
31 003.

32
33 And so the land use designations that exist within the existing...within the proposed hotel site,
34 there's approximately 94,192 square feet of H-1 zoned land, 19,558 square feet of H-M zoned
35 land, 18,687 of A-1 Apartment zoned. Within the Tennis Center parking lot there is approximately
36 24,060 square feet of A-1 zoned land. The existing well site is approximately 4,879 square feet
37 of A-2 Apartment and the Residence Inn consists of approximately 277,782 square feet of H-M
38 zoned hotel land.

39
40 So this is the proposed PD Step I that adjusts the land use designations to facilitate the
41 development of this project. So basically what we're gonna be doing is we're moving the A-2
42 which belongs to Wailea Golf over abutting or over to their parcel. As I said earlier, there's a
43 consolidation and resubdivision so we're gonna be extending this parcel, deleting this well parcel
44 and realigning this property line. So we're moving their A-2 Apartment zone over to the edge of
45 their A-1 Apartment which is in their parking lot. We're reallocating our H-M zoned land in order
46 to facilitate the development of our hotel. And we're moving the Apartment zoned land here into
47 the parking lot area which is a use that's consistent with that proposed use. So this is basically
48 moving the land use designations because we can't get final subdivision approval until we have
49 all these SMA Major Permit approvals and the PD Step II and so on. So first we get approval to
50 reallocate the zoning designations, after that's approved we can receive final subdivision
51 approval.

1
2 The next map is all of the lot lines adjusted after we have SMA Major approval and we can finalize
3 our subdivision and so what that does is it consolidates the entire Wailea Golf parking lot that they
4 have that supports their Tennis Center and it reallocates our H-M zoned lands as well as H-1 and
5 then our Apartment zoned lands. So anyway I apologize it's overly complex but this is what it is.
6 Be available to answer any questions on this in detail afterwards.

7
8 The next thing I'd like to move into we begin talking about again about the PD Step II and the
9 SMA Major Permit so that will be a specific discussion of what this development is. I'd like to
10 bring Neu-Wa O'Neill to discuss the architecture.

11
12 Mr. Neu-Wa O'Neill: Good morning Chair and Commission.

13
14 Mr. Robinson: Good morning.

15
16 Mr. O'Neill: Neu-Wa O'Neill with Architects Hawaii Limited.

17
18 Mr. Robinson: I'm sorry, what's your first name sir?

19
20 Mr. O'Neill: Neu-Wa.

21
22 Mr. Robinson: Neu-Wa, aloha.

23
24 Mr. O'Neill: Aloha. So we're starting by looking at a bird's eye view of the proposed project.
25 Along the bottom here is the Wailea Ike Place and this is Wailea Ike Drive coming down here.
26 The building is sited to be follow the slope of Wailea Ike Drive so at the upper end or the eastern
27 end of the site we have a four-story building with tower and then it slopes down to two, stepped
28 three-story buildings which open up onto a lawn and then the parking. The entry is located off
29 Wailea Ike Place and it enters, the entry is in a one-story gabled building that opens out onto a
30 pool deck which is sited to look out to the views and over the parking lot. The parking is located
31 here along the perimeter of Wailea Ike Place and up from the tennis lot parking. As you can see
32 and as David mentioned it is screened from the street view by landscaping.

33
34 The roof is double hipped tile roof. It comes up to form a mansard so that the HAC equipment is
35 concealed from street view. The building tones while not totally apparent from this view are soft
36 neutrals, beiges, wood tones with neutral accents. This is a view of the entry and the porte
37 cochere. This building is a one-story building with a projecting gable roof, exposed cantilevered
38 rafters. There are open roof rafters that are visible from the edge. These exposed rafter ends,
39 the wood tones give the building a modern and contemporary island look and feel as well as the
40 natural building materials including lava, basalt, coral, wood, and other natural materials those
41 really ground the building in its native setting. Landscaping as David mentioned is primarily per
42 by square footage native landscaping. The towers clad in wood tone shiplap siding with aluminum
43 screening elements and that siding is continued along the vertical bays of the guestrooms to give
44 it a more neutral and natural look.

45
46 This is the view looking down Wailea Ike Place and up Wailea Ike Drive. The property is located
47 behind this landscaping. As you can see there is an extensive buffer of layered landscaping along
48 this drive that is screening the building from the street view. Views to the West Maui Mountains
49 are maintained along Wailea Ike Place. This landscape is...much different from what is there
50 now as Jordan mentioned it's currently dry grass and kiawe primarily. And this is the view looking
51 down Wailea Ike Drive. This is the meandering sidewalk that David mentioned earlier which is

1 connecting the property to the east, the Residence Inn and going down to the corner of Wailea
2 Ike Place and Wailea Ike Drive. The view corridor is maintained to the ocean views beyond.
3 These are the existing monkey pods so the landscaping is working within that existing layer of
4 monkey pods and layered back up to the building with naupaka and other plants as well as palms.
5 So the building is located behind this buffer of landscape screening. Thank you.

6
7 Mr. Hart: I'd like to bring Manuel Nuno to discuss infrastructure.

8
9 Mr. Manuel Nuno: Good morning Commissioners.

10
11 Mr. Robinson: Good morning.

12
13 Mr. Nuno: My name is Manny Nuno with DCI Engineers and I'm the civil engineer for the project.
14 Going to talk to you guys a little bit about the infrastructure in place. Beginning with domestic
15 water we are placing this hotel right there on Wailea Ike Drive. The County of Maui does have an
16 existing water system that's in place and available for us to use. As David mentioned earlier there
17 is no current recycled water available to the property. However everything will be in place to
18 connect to that in the future should that become available. Our estimated demand for domestic
19 water is 51,680 gallons per day and for irrigation it's approximately 8,000 per day that's consistent
20 with other hotel uses in Wailea and it comes directly from the Department of Water Supply.

21
22 One thing we wanted to mention is we've been working for the last several months with the
23 Department of Water Supply, working with the demand, working with them on the supply and we
24 do expect the water lateral and meter to be in place by mid-December.

25
26 In terms of drainage for the property as we mentioned this property right now is currently
27 undeveloped. We are obviously planning on placing a hotel and parking lot, et cetera, so we do
28 anticipate an increase in runoff and that's approximately 6 cfs and what we're anticipating from
29 that is we're mitigating that with underground detention and that's all pursuant to the County of
30 Maui standards for drainage and so we'll have an underground detention that's gonna regulate
31 the flows to match the predeveloped conditions.

32
33 For wastewater on the project once again the County of Maui has an existing system in place.
34 There's an 8-inch sewer on Wailea Ike Drive that has sufficient capacity for this project. We
35 anticipate a generation of 16,500 gallons per day which again is consistent with other hotels within
36 the Wailea area and the County of Maui standards. And then just for your reference the
37 wastewater is planning to be conveyed into that existing sewer lateral on Wailea Ike Drive and
38 going down to the Kihei wastewater reclamation facility which is in place and has current
39 infrastructure available to this project. And with that in mind, I'd like to touch it onto Tyler, ATA to
40 talk about the transportation.

41
42 Mr. Tyler Fujiwara: Good morning Commissioners. Tyler Fujiwara with Austin Tsutsumi and
43 Associates.

44
45 Mr. Robinson: Good morning Tyler.

46
47 Mr. Fujiwara: We prepared the traffic study for this project. As part of the TIAR we analyzed
48 various intersections along Wailea Ike Drive. We also looked at the Piilani Highway, Okulani
49 Drive, Mikioi Place intersection and the Wailea Alanui Drive and Okulani Drive intersection.
50 Based on our report we found that the majority of the study intersections that we analyzed are
51 forecast to operate with similar levels of service with or without the project. The TIAR assumes

1 that other developments will be installing a traffic signal at the Piilani Highway-Okulani Drive
2 intersection as well as the Wailea Ike Drive-Kalaiwaa Street intersection. So this is potentially a
3 signal based on the development of the Wailea Parcel B1 development.
4

5 Our traffic counts were conducted in May of 2017 and August of 2018. We looked at the weekday
6 A.M. and P.M. peak hours and the methodologies were consistent with the county, state and
7 national standards. Based on trip generation we're estimating that the project would generate
8 about 35 trips during the morning A.M. peak and 46 trips during the weekday P.M. peak. As part
9 of the project's mitigation measures we'll be constructing sidewalks to enhance the complete
10 pedestrian facility along Wailea Ike Drive. We'll also be providing striped crosswalks across
11 Wailea Ike Place as well as Wailea Ike Drive and this will include a median pedestrian refuge for
12 these pedestrians crossing Wailea Ike Drive. Lastly we'll be providing courtesy shuttle service
13 within the Wailea Resort area, and I'll pass it onto Jordan.
14

15 Mr. Hart: Based on agency comment we're anticipating that the project is not...the project is not
16 anticipated to impact public services, recreational facilities, schools, police and fire protection.
17 The project will enter a Workforce...Residential Workforce Housing Agreement prior to the
18 issuance of building permit for the completion of subdivision.
19

20 There was an archaeological assessment done for the property. The project site has been
21 disturbed significantly at different times through the development of Wailea, development of
22 surrounding roadways. In July of 2000, the Department of Land and Natural Resources, State
23 Historic Preservation Division concluded that no further work was warranted for the project site.
24 However, as a precautionary measure R.D. Olson moved forward with a updated archaeological
25 inventory survey in 2018. No cultural resources were identified during that analysis. However,
26 the applicant's consultant is recommending archaeological monitoring being conducted
27 throughout construction as an additional precautionary measure.
28

29 That concludes our presentation. In summary we feel that the project is consistent with the Wailea
30 Planned Development requirements and as well as meeting the criteria, the assessment for the
31 Special Management Area Use Permit. Thank you.
32

33 Mr. Robinson: Thank you. I apologize guys. You know is my question to Corporation Counsel
34 was you know procedural rules is we take Step I before we take Step II and it's been kind of
35 squished together. So I was you know...but at this time for public testimony I will take testimony
36 for one and two if that's what warranted. Anybody here would like to speak for public testimony?
37 Seeing none, the Department would you like to give your recommendation please?
38

39 Ms. Thackerson: Okay, Staff Planner Candace Thackerson. Just for point of clarification when
40 you mean one and two, we're just talking about the PD part, we're not moving onto the SMA or
41 you want the recommendation for all three permits?
42

43 Mr. Robinson: I'd like to go with Rules of Procedure first and do that way.
44

45 Ms. Thackerson: Sure.
46

47 Mr. Robinson: I think that's the cleanest way.
48

49 Ms. Thackerson: So we'll just go with Step I and...okay.
50

51 Mr. Robinson: Thank you.

1
2 Ms. Thackerson: So the Department recommends approval of the Planned Development, Step I
3 for the application and that's just to kinda clean up the zoning and call out where it's gonna go on
4 the parcel after and this has to get done prior to as Jordan was saying, the subdivision. So the
5 Department recommends approval of the Step I.
6
7 Mr. Robinson: Thank you.
8
9 Mr. Carnicelli: Chair?
10
11 Mr. Robinson: Commissioner Carnicelli.
12
13 Mr. Carnicelli: Could I ask the Department a question before we have a motion on the floor?
14
15 Mr. Robinson: Of course.
16
17 Mr. Carnicelli: Okay, hi Candace. Or maybe this is actually maybe more for Jordan, in realigning
18 the Residence portion you had stated that the reason for doing that is it was all open space
19 anyways, you're just kinda reconfiguring it. The one part that I'm unclear on is are we...what's
20 the net result of the open space? Is the open space all still staying the same or are we losing
21 open space by moving the building closer to the Residence Inn?
22
23 Mr. Hart: No, there's not a loss. It's being reorganized. Like all parcels end up the same size.
24 And so we're basically trading and a different part...really what we're trying to get is into the
25 topography and so we're trading...
26
27 Mr. Carnicelli: Yeah, the old back and forth between those two that's what I was just trying to look
28 we're, okay, we're squishing a little piece up there, but—
29
30 Mr. Hart: Yeah, so do you see—
31
32 Mr. Carnicelli: I get that the numbers still the same but I didn't know if the open space stays the
33 same. The acreage stays the same but does the open space stay the same?
34
35 Mr. Hart: I believe it stays generally consistent. We're meeting our requirement on both properties
36 for the 20 percent open space for development.
37
38 Mr. Robinson: Jordan, let me ask it another way. So the open space that was prior wasn't that
39 Wailea Golf Course parking lot in between the Residence Inn and isn't that what you're switching,
40 taking that property and then moving their parking lot to a different spot?
41
42 Mr. Hart: No, their parking lot remains in the same spot, but they also own the well parcel.
43
44 Mr. Robinson: The well parcel.
45
46 Mr. Hart: And the well parcel is there right on Wailea Ike Drive which is basically right in the
47 location of part of our hotel. And so what's happened is that the...let me just say this the well is
48 already moved and that's just done because—
49
50 Mr. Robinson: Well's decommissioned then. It's not a well anymore.
51

1 Mr. Hart: It's been moved to this location on R.D. Olson's property and so the relocation of the
2 well that would have been necessary who is proposing to develop this site. Like just having an
3 island of another person's property in the middle of your parcel is unpractical and so that item was
4 moved forward with prior to this project. But the deleting that parcel and making their other...their
5 parking lot parcel larger in order to encompass their well property is part of the subdivision action.
6

7 Mr. Robinson: Okay. Thank you. Commissioners, and you can have questions before even
8 there's a motion. You have any questions for Jordan? Commissioner Kahu Hill.
9

10 Kahu Hill: Mahalo. I see that there's an AIS that was done in 2000 and 2014 as well as the
11 archaeological assessment in 2018 and I wasn't provided materials. I wanted to see if there was
12 a way to have access to those reports?
13

14 Mr. Hart: Yeah, definitely. I think that we can provide that or that would come from the
15 Department.
16

17 Ms. Thackerson: Staff Planner Candace Thackerson. So usually when we sent the AIS to the
18 State Historic Preservation Division and they come back with a letter like they do in Exhibit I think
19 it's 27, where they say that they've accepted it, I usually don't include the entire report in the staff
20 report. What you have in front of you is our report, what I think is necessary in summary of it. If
21 not, it can be quite lengthy. It can be...the size of some of the EAs that we send to you guys and
22 because we're still doing hard copies, you know I usually...unless there's something significant in
23 it, if SHPD came back with comments where they had discussed something in detail I'll usually
24 include that. When they come back with comments that just say we've accepted it, that there's
25 no historic properties affected and that they've closed the review period for it, I usually just include
26 their letter. They're the experts. You know, I rely on them, but we do have those, they're included
27 right here in this file, the Department gets them. So if you'd like to view that at any time as just a
28 member of the public you're always welcome to view files.
29

30 Kahu Hill: Mahalo. And I wanted to know when will the archaeological monitoring plan be
31 submitted to the SHPD?
32

33 Ms. Thackerson: I can answer that. I'm sorry, Staff Planner Candace Thackerson. On Project
34 Condition Number 7 it says that the archaeological monitoring plan has to be accepted by DLNR
35 prior to issuance of any grading, foundation, and building permits and that they have to give me
36 evidence in that in the preliminary compliance report.
37

38 Kahu Hill: Okay. Two more if I may. I just wanted to make a statement for me and with
39 ...(inaudible)...for the SHPD said that there was no historic properties in the archaeological
40 assessment report and it said that there was no medicinal plants. And though there may not be
41 things significant, there is la`au lapa`au they grow in some of these areas and they were just
42 gathered and the la`au pau...(inaudible)..., like uhaloa and others so just to be aware as we move
43 forward that there is sometimes plants that look like weeds but they're some of Hawaii's
44 ...(inaudible)...kahuna's most strongest la`au lapa`au or medicinal plants, so just wanted to make
45 that note.
46

47 And one last thing I'd like to ask I thought a project over 500,000 triggered an EIS and this
48 proposed development hadn't, you know it's estimated over 17 million and why doesn't this project
49 trigger an EIS.
50

1 Ms. Thackerson: Staff Planner Candace Thackerson I can answer that. So over \$500,000
2 triggers the need for an SMA Major. So if projects were under that amount we could approve
3 them, we as the Department could approve them administratively. So this is the review process
4 that it's come before you for the SMA. An EA is something a little bit different. An Environmental
5 Assessment there are separate triggers for that. I can gladly share with you what those triggers
6 are. I can send that to the Commission as a body. It's usually things like use of a shoreline area,
7 like right on the shoreline, use of county lands or funds, an energy facility, those are just a few.
8 Even if you trigger one there are exemptions after that, but this did not trigger an EA. It did trigger
9 the need to come before this body for the full SMA Major process.

10
11 Kahu Hill: Mahalo.

12
13 Mr. Robinson: Commissioner I had the same question before the meeting. I asked it in private,
14 but yes, a EA but it didn't trigger it so that's why we're here. And in fact, Commissioners I'd like
15 to go with procedures and kinda clear this up. I'd like to go with...if you go to Page 9 of the
16 handout that Candace gave us, of Chris Hart's. And on that handout is I want you to look at Rules
17 of Procedure, I would like to clear A if we could and attack that first before we start delving into B.
18 Please take a second and read it guys. Jordan can you put that up please?

19
20 Mr. Hart: Oh I'm sorry.

21
22 Mr. Robinson: Just so people know what we're doing. So this is concept guys. This is a first
23 step to make sure we want to keep it clean. Do we have any questions or conversations just on
24 the concept? Seeing none, do we have a motion on the concept? Commissioner Carnicelli.

25
26 Mr. Carnicelli: Well, here's my question before I make a motion Chair is rather than just...'cause
27 I don't want to say, okay I make a motion just to approve the Step I because we do have conditions
28 as well. So is it Step I as Condition 5, the Department is that how I can phrase this?

29
30 Ms. Thackerson: Staff Planner Candace Thackerson. We don't really have conditions on the PD
31 I or the PD 2. The conditions are placed on the SM1 Permit, the project for that one. For the PD
32 I the Department just recommends approval of the proposed zoning layout and that will be that
33 final third graphic. We recommend approval of the way that they are gonna lay out the property
34 and they're calling out now where everything's gonna go and right now it's not, the parcel's kind
35 of a mixed bag and so we as the Department actually prefer for the applicant to tell us where
36 everything is going to go.

37
38 Mr. Carnicelli: Move to approve the PD I.

39
40 Mr. Robinson: Motion to approve. Do we have a second?

41
42 Mr. Castro: Second.

43
44 Mr. Robinson: Second by Commissioner Castro. Discussion on the motion. Okay, seeing none,
45 and guys it's concept, it's the first step and we're just making it clean. We used to always before
46 do the I and II, you know but let's do the I and then the II we get into it, ...(inaudible)...and I think
47 that way you know it's just the procedure so we should follow that anyway. So Deputy Director.

48
49 Mr. Alueta: Thank you Mr. Chair. Currently you have a motion on the floor to approve the Step I
50 Approval as presented.

51

1 Mr. Robinson: All those in favor please raise your right hand. That's seven. Thank you.

2
3 **Step I Planned Development Approval**

4
5 **It was moved by Mr. Carnicelli, seconded by Mr. Castro, then**

6
7 **VOTED: To Approve the Step I Planned Development Approval, as**
8 **Recommended by the Department.**

9
10 **(Assenting – L. Carnicelli, S. Castro, A. Hill, K. Pali, L. Hudson,**
11 **C. Tackett, P D. La Costa)**

12 **(Excused – T. Gomes)**

13
14 Mr. Robinson: Discussion on Planned Development Step II. Any questions here for our applicant
15 or for the Department? Commissioner La Costa.

16
17 Ms. La Costa: Thank you Chair. I don't know if this for you, Jordan or for the architect. In the
18 rendering I see no solar. How are you going to address that please?

19
20 Mr. Tony Wrzosek: Good morning, Planning Commissioners.

21
22 Mr. Robinson: Good morning.

23
24 Mr. Wrzosek: My name's Tony Wrzosek, Vice-President with R.D. Olson Development, the
25 applicant. We analyze solar feasibility during our design, development and construction
26 document phases so that would be consistent with your Step III phase and for past projects we
27 found that in some municipalities and regions that solar panel heating would be appropriate for
28 swimming pool hot water systems and if this is the direction you'd like us to take the project to
29 offer some solar component this has been proven feasible with projects of this type.

30
31 Mr. Robinson: Commissioner.

32
33 Ms. La Costa: Thank you Chair. In Hawaii as you well know it is sunny and my concern is the
34 component of electricity you have several HVAC units but you have no way to offset the use of
35 fossil fuels for electricity or heat the swimming pool or heat the water for people so it's not...I think
36 it's more what we expect what we would like to have happen.

37
38 Mr. Wrzosek: Yes, point well taken. And if I can add, the choice of our HVAC system, our
39 mechanical system is a VRF dominated system. A VRF system along with it being the most quiet
40 unit you can have within a guest room it is also in our opinion the most electrically efficient unit.
41 It's not the least costly system. It goes cost us a bit more for the initial installation but I 100 percent
42 agree that here in Hawaii, the utility cost for electricity are at ...(inaudible)...three times what we
43 experience on the mainland so we are very conscious of trying to implement systems that would
44 be efficient on electrical use. So our VRF system does respond to your concern.

45
46 Ms. La Costa: Chair?

47
48 Mr. Robinson: Commissioner, yes.

49
50 Ms. La Costa: Thank you. Let me ask the question please because it wasn't answered
51 satisfactorily. Are you going to incorporate solar in the project, I do not see it in your plan?

1
2 Mr. Wrzosek: We will.
3
4 Ms. La Costa: And will that information be shown to us in Phase III or—
5
6 Mr. Wrzosek: Yes, Phase III.
7
8 Ms. La Costa: Okay, thank you.
9
10 Mr. Wrzosek: Okay, thank you.
11
12 Mr. Robinson: Thank you Anthony. Commissioners any other questions?
13 Commissioner Carnicelli.
14
15 Mr. Carnicelli: Thank you Chair. Jordan I don't know if this is for you or Manuel, but I want to talk
16 about runoff. So I know historically and maybe this I'm getting into the you know, the SMA portion
17 but Step II also deals with drainage, so you know you talked about the amount of runoff that's
18 going to be created by building this particular property. I didn't see anywhere in the documents
19 and maybe I'm just missing them is addressing say the 50-year flood or you know retention of
20 runoff.
21
22 Mr. Nuno: Once again, Manny Nuno with DCI Engineers. That's a great question and we are
23 actually addressing it. You would see it in the construction documents but we are planning on
24 having an underground detention system. It is sized for the 50-year flows, so 50-year, one-hour
25 flows system with Maui County standards and the idea is it will detain the excess runoff and
26 control the flows in such a way that the drainage leaving the site would match what's leaving the
27 site right now. So that's all proposed underground underneath the existing parking lot or
28 underneath the proposed parking lot.
29
30 Mr. Carnicelli: Okay, thank you.
31
32 Mr. Robinson: You want to talk to civil? Just for clarification on that? They're here so...
33
34 Ms. Dagdag-Andaya: I'm here. For the record, Rowena Dagdag-Andaya, Department of Public
35 Works and the department didn't have any comments with respect to their preliminary plans for
36 drainage. They are following the...they're gonna be following the current rules that we have in
37 place for drainage and they didn't ask for any exemptions or any deviations from it so at this point,
38 you know, we're just concerned about them meeting the requirements of our Code in our Drainage
39 Rules as well as our Storm Water Quality Rules.
40
41 Mr. Robinson: Commissioners any other questions? Commissioner Castro.
42
43 Mr. Castro: This is for Jordan. Jordan, I'm looking at the site plan and the parking space there's
44 only...I can only see one, two, three, four ADA parking stalls and I guess my concern is if that is
45 enough parking stalls and the last parking stalls is there a way to access to come across the
46 property or do they...this far end one has to go all the way around maybe that could be adjusted,
47 I don't know.
48
49 Mr. Wrzosek: Hello, Tony Wrzosek, R.D. Olson Development, the applicant. Yes, with the strict
50 Federal ADA laws that have come into effect we scatter and distribute our ADA parking to
51 accommodate each potential building entry. So the two spaces that you see at the lower left

1 portion of the site, the southwest corner of the site those would accommodate the midpoint entry
2 of the building along Wailea Ike Drive. The two handicapped spaces they're at the northwest
3 corner of our parking lots would accommodate the northwest entrance of the building that is
4 adjacent to our swimming pool and hot tub, and then the ADA spaces near the porte cochere
5 would obviously accommodate the main entrance of the building.
6

7 Mr. Castro: It just seems when I look at this is they're rather quite a distance compared to the
8 rest of them.
9

10 Mr. Wrzosek: Correct, but we are trying to accommodate that one entrance that is along
11 Wailea Ike Drive at the midpoint of the building.
12

13 Mr. Castro: Thank you.
14

15 Mr. Robinson: Mr. Wrzosek, while you're on there is how many ADA rooms do you have in your
16 project?
17

18 Mr. Wrzosek: Eleven.
19

20 Mr. Robinson: But we have only four ADA parking stalls?
21

22 Mr. Wrzosek: We're complying with the ...(inaudible-not speaking into a mic)...We are in
23 compliant with ADA Ordinance.
24

25 Mr. Robinson: I know you guys are in compliant, but there's having 11 rooms ADA and having
26 only four parking stalls, but you guys we do have excess parking on this property do we not?
27

28 Mr. Wrzosek: Correct, 40 percent more than Code required.
29

30 Mr. Robinson: Yeah, so you guys might have the ability to add a stall or two considering people
31 who aren't ADA could walk further from the entrance.
32

33 Mr. Wrzosek: Sure, absolutely.
34

35 Mr. Robinson: And I think on most projects, you know this is a small amount that we're used to
36 'cause it is spread out. So if you have two people going through the main entrance, you know
37 that other parking stall I see is on the other ends and I get your reasoning for that, but I think that's
38 what Commissioner Castro concern was. Commissioner Castro.
39

40 Mr. Castro: Okay, I stand corrected. It's been pointed out there's a sidewalk.
41

42 Mr. Wrzosek: Yes, that's correct.
43

44 Mr. Castro: It was camouflaged. Thank you.
45

46 Mr. Robinson: Commissioner La Costa.
47

48 Ms. La Costa: Thank you Chair. So my 92-year-old mother lives with me and she has difficulties
49 walking and I preface my question with that. Will you please show me if we were to stay at the
50 project and were down at the lower left corner what is the most expeditious way to be able to get
51 into the building?

1
2 Mr. Wrzosek: If you chose to park at this lower corner—
3
4 Ms. La Costa: Correct.
5
6 Mr. Wrzosek: Then you'd have a choice of two paths one being out to Wailea Ike Drive and back
7 up into this midsection of the building or to come up this ADA sloped sidewalk and into this
8 entrance of the building. So there'll be a choice of two.
9
10 Ms. La Costa: And there would be a bellman to carry my mom because she couldn't walk that
11 far? Sorry for that...
12
13 Mr. Wrzosek: At request absolutely. But if you park here, obviously you have a choice of this
14 entrance or coming back up to the main entrance or if you park in our porte cochere and come
15 straight over here.
16
17 Ms. La Costa: Again, my concern is if those four parking places are already taken then it's gonna
18 be a really long hele. So that's...and that's my concern because I always take that into
19 consideration and we do have a lot of people who vacation here in wheelchairs and walkers so
20 that might be something to look at.
21
22 Mr. Wrzosek: Absolutely. Yes, thank you.
23
24 Mr. Robinson: Thank you.
25
26 Mr. Castro: Just one more thing.
27
28 Mr. Robinson: Commissioner Castro.
29
30 Mr. Castro: For clarification, so that these last two stalls the sidewalk, so it there...is that another
31 sidewalk?
32
33 Ms. La Costa: No, it's not.
34
35 Mr. Wrzosek: No, the sidewalk actually ramps up, outside the perimeter of this lawn into this
36 entrance to the lower floor or out to Wailea Ike Drive sidewalk and into the main level. So
37 depending on what floor you prefer to enter in on, this entrance will bring you up onto our main
38 level and this entrance will bring you into the lower level. There's a ten-foot grade difference
39 between this point and this lower level in addition to the lower level to our main floor which will be
40 ten and a half feet.
41
42 Mr. Castro: Okay, so the...the last two stalls the parking lot there is no sidewalk that goes up to
43 those units?
44
45 Mr. Wrzosek: Straight to these units?
46
47 Mr. Castro: Yes.
48
49 Mr. Wrzosek: No. Directly to them, no.
50
51 Mr. Castro: Okay, so they either have to go around or they have to come out in front.

1
2 Mr. Wrzosek: Correct. Yeah, there's a...from this point to the, the suites patio is a ten-foot drop
3 and our goal is to maintain clear views from the guest rooms out to the beautiful ocean and thus
4 the ten-foot difference so that we look above the parking lot towers in addition to having
5 landscaping that would screen the cars but not obstruct the views. If, if tenants of these
6 guestrooms choose to walk up along the lawn they can for convenience. But as far as ADA
7 access, yeah, the sidewalk is sloping at the required maximum slope to allow handicap
8 accessibility.

9
10 Mr. Castro: Okay, thank you.

11
12 Mr. Robinson: Commissioners any other questions? Commissioner Pali.

13
14 Ms. Pali: I have a question for Corp. Counsel, I apologize for my question but I just want to make
15 sure I understand what I'm supposed to be doing. Am I allowed to come here with my own ideas
16 of what a project should have or should I be just looking at the evidence and stating well, if it's not
17 legally required then I can't impose that correct? I just want direction please.

18
19 Mr. Galazin: Chair if I may?

20
21 Mr. Robinson: Corporation Counsel.

22
23 Mr. Galazin: Yes, thank you for that question. So applicant comes forward and has worked with
24 Planning to come up with you know, typically you get a Step I and then you go to a Step II, right
25 now they're doing the Step I and Step II kind of concurrently and if Planning's fine with that you
26 know what you want to look at is these are just conceptual drawings and Planning, you know, the
27 Planning Department has looked through and worked through to come up with their
28 recommendations as to whether they think this is sufficient or not. You know as support staff to
29 this body, you know you can rely on them to some extent that's what they're here for. You can
30 certainly suggest different conditions if you think there is something that...a need that is not being
31 met. Every condition that you might suggest though you've got to recognize what is the nexus
32 between what you might request and what mitigating factor, what it's designed to address for any
33 kind of conditions, for any kind of permits not just Step I, Step II Approvals but when you get down
34 to any kind of permit approvals, putting conditions on and this applies maybe more so in the SMA
35 context then perhaps the Step I...Planned Development Step I, Step II process. I think with the
36 SMA you'll have a lot more flexibility to identify the impacts and then put conditions on through
37 the SMA process is probably the better way to do it.

38
39 Ms. Pali: I'm gonna try just, try ask another question.

40
41 Mr. Robinson: Sure.

42
43 Ms. Pali: I like that P. Denise La Costa recommend solar. Is that a requirement for the permit
44 that's before us today, Step I, II, and III? I like that Commissioner Stephen Castro and even Chair
45 Keaka Robinson considers them, you know, putting additional spots of the ADA regulated parking
46 lots. Those are really good ideas, but are they...so we have the ability to recommend something
47 that may not be required currently by Code?

48
49 Mr. Galazin: So if they meet the minimum Code requirements then you...you know, if there's
50 nothing to indicate disapproval then you gotta look through those standards. You're certainly
51 allowed to bring up issues and pose them to the applicant and the applicant can take those into

1 consideration. If they voluntarily agree to do more than is required based on the comments
2 they've received that's certainly a fair question to raise. You know, can you unilaterally impose
3 something to which they're not agreeing? There you get into more of an issue of, you know, okay
4 what is your basis for requiring more than what the Code says you need to do. So...

5
6 Ms. Pali: Thank you.

7
8 Mr. Hart: Chair if I might, maybe I could assist as far as the applicant's position on the question?

9
10 Mr. Robinson: Jordan.

11
12 Mr. Hart: Thank you Chair. Jordan Hart. So basically what would be happening is after the
13 PD Step II, we'll go into the SMA Major Permit where there are conditions that can be applied by
14 the Commission. In addition to that there's a standard condition in every SMA Major Permit where
15 the project will be developed in substantial compliance with the representations made to the
16 commission. So that...what that would do is that covers let's say there's something that we say
17 we're gonna do as an example, SMA Major Permits may be two pages long but our application
18 document is hundreds of pages long as well as the minutes of this meeting. So all of our
19 submittals, all of our letters, everything we say today is part of our representations so there's
20 either the option to make it an actual condition on the SMA Major Permit or just stand on us saying
21 it into the record now.

22
23 Mr. Robinson: Okay, Commissioners any other questions? Any other educational questions?

24
25 Kahu Hill: I just wanted to comment on Commissioner Castro and what that was brought up. It
26 doesn't make sense to me that and this ADA, this parking in the lower left side here and Wailea Ike
27 that a guest especially a handicapped guest or someone that would need to park here would have
28 to go outside of Hotel Ike to Wailea Ike Drive to go to that path to get back into your...into the
29 hotel.

30
31 Mr. Robinson: And Jordan, and Kahu is and hopefully in Step III we'll get more to this parking
32 and the ADA. They are following the minimum requirements and they're following 'cause the
33 different entrances and so you know, they have some things to follow but hopefully they'll
34 comeback with maybe some more options when they look at it. I think they've heard us.

35
36 Mr. Hart: The applicant did agree to do that.

37
38 Kahu Hill: Mahalo.

39
40 Mr. Robinson: And you know, it's SMA is we actually...we don't have carte blanche onto putting
41 conditions on, but conditions that affect the whole area that affect economics, social, all those
42 things, all those things with ADA parking accessibility, view plains, those are all within our purview
43 and even though people may meet the minimum amount that doesn't mean that we as a
44 Commission have to accept it. That's why we have a commission, otherwise we just have
45 guidelines and people would put in applications and they go through. We're a commission to use
46 our experience and to use our mana`o and our education to help get a better project for Maui and
47 so everything is always good to be talked about, good to be brought out, whether we approve or
48 deny we then go to the guidelines. But most developers are very open minded, most developers
49 want to have a project and get it done and make most people happy so they can get it approved
50 and this is the part of this process where we want to do the Planned I, the Planned II and then the
51 Planned III. So even though sometimes it may be a bit long-winded to hear our commissioners,

1 I think that's it's you know, in the wrong sense it is heard and hopefully the project becomes better
2 with that. Any more questions? Commissioner La Costa.

3
4 Ms. La Costa: Thank you Chair. I have a question about the public services. I don't know to
5 whom it should be addressed.

6
7 Mr. Hart: I can begin it. Jordan Hart.

8
9 Ms. La Costa: Thank you Jordan. On Page 23 you talk about the project will enter into the
10 Workforce Housing Agreement prior to the issuance of a building permit. Could you please give
11 me some of the particulars as far as if you have ascertained a parcel on which to build workforce
12 or if you're just going to pay off the workforce requirement? Thank you.

13
14 Mr. Hart: The applicant's still evaluating at this time. There's a series of methods that you can
15 do to satisfy the Residential Workforce Housing Agreement. There's the construction of units,
16 co-development I believe as well as credits and then there's a fee, and so it's not determined at
17 this point what that would be.

18
19 Ms. La Costa: At what point will the applicant have that information for us please?

20
21 Mr. Hart: Well, that process is normally done with the Department of Housing and Human
22 Concerns and it's done...for this project I assume the first trigger will be completion of the
23 subdivision that's being discussed. Normally it's either subdivision or building permits, one of
24 those two items.

25
26 Ms. Thackerson: Staff Planner Candace Thackerson. I might be able to expand upon that.

27
28 Mr. Robinson: Staff Planner Candace.

29
30 Ms. Thackerson: Yeah, thank you. In your recommendation Condition 10 says that a Residential
31 Workforce Housing Agreement for the subject property will be fully executed and recorded at the
32 Bureau of Conveyances between the applicant and the County of Maui, Department of Housing
33 and Human Concerns prior to the final subdivision or building permit approval whichever comes
34 first and then a copy of that agreement shall be filed with the Maui County Planning Department
35 and they have submit evidence of such in the Final Compliance Report.

36
37 Mr. Robinson: Commissioner La Costa, and that's kinda the thing that we talked about with this
38 SMA as far as impacts. What they choose sometimes can be considered as impacts if they are
39 doing workforce housing that's a positive, if they're doing credits or a fee, you know, if credits...you
40 know, so that's something that we look at, that we may not have...we may not be able to tell them
41 what to do or instruct them what to do but it can be also an impact on what our decision making
42 is at the end. And usually by the third process they usually have a clear understanding but the
43 Plan II, I don't think they did it yet. But Jordan, correct me if I'm mistaken, the last two projects
44 that we did with this developer were they both fees?

45
46 Mr. Hart: I believe those were credits.

47
48 Mr. Robinson: Credits, used credits.

49
50 Mr. Hart: Yes. And let me just say a little bit that credits are units that have already been built.

51

1 Mr. Robinson: Yeah.
2
3 Mr. Hart: So when a developer has no requirement and they just go ahead and build a unit that
4 creates a credit and so, you know some people think that credits are not good but they're actually
5 units that are already in use now and the developer will be compensating that developer who went
6 forward and built unrequired units. So anyway...
7
8 Mr. Robinson: And I think everybody thinks everything's good. I think the fees are good. It's just
9 there's different perception on which is better.
10
11 Mr. Hart: Sure.
12
13 Mr. Robinson: So they're all good, but some less...but homes are better you know, but again,
14 credits are already homes already built and that's good.
15
16 Mr. Hart: It's understood. Thank you.
17
18 Mr. Robinson: It all works. Okay, thank you. Commissioners any other questions?
19
20 Ms. Pali: Just for the record I don't agree that all credits are good. I think that they're...and this
21 is not going to be done on this governing body but we need to limit and put expiration dates on
22 credits because existing housing is not enough for what we have in Maui County. We have a
23 housing shortage. So credits that were done 40 years ago does not help us today, but that's the
24 law and so I'll respect that and go on, but I just want to disagree on record. Thank you.
25
26 Mr. Robinson: Okay. All right. So we had education and opinions that is not part of this
27 agreement. Awesome.
28
29 Ms. Pali: Since everyone's throwing them around.
30
31 Mr. Robinson: Awesome. Yeah, let's keep order please.
32
33 Ms. Pali: Okay.
34
35 Mr. Robinson: I try to be lenient. So I have a question and the question is for the applicant. Why
36 are we, why is the building on the street side of the property instead of towards the other side
37 where the pool is and I'm looking at view plains, at heights and things like that and is it because
38 we have the villas and we got the Andaz and is that...Marriott, and is that a view plain that you
39 got to hit for the ocean is that why we looked at that location.
40
41 Mr. Wrzosek: Yeah, this is the preferred location for the tower to preserve views as best as
42 possible for our neighboring hotel and we're looking at the two hotels to be a master plan and
43 different uses that complement each other. So the Residence Inn, our existing Residence Inn will
44 be marketed to families. We prefer not to impact what we've already accomplished with having
45 a well-positioned building with incredible view corridors. The new hotel, Hotel Ike will be more or
46 less an adults oriented hotel both complimenting each other. In the Residence Inn we have 28,
47 two-bedrooms. For Hotel Ike we don't have any two-bedrooms. This also helps us out with the
48 parking efficiency and again, so circling back we did not want to...we wanted to complement our
49 neighboring hotel and not obstruct or cause any negative impacts to it.
50
51 Mr. Robinson: Okay, thank you. Commissioners any other. Okay, seeing none, does anybody

1 have a motion on the floor? Commissioner Carnicelli.

2

3 Mr. Carnicelli: I move to approve the PD II.

4

5 Mr. Robinson: We have a motion to approve. Do we have a second?

6

7 Ms. Pali: I second the motion.

8

9 Mr. Robinson: We have a second from Commissioner Pali. Discussion on the motion? Seeing
10 none, Deputy Director.

11

12 Mr. Alueta: Thank you Mr. Chair, you currently have a motion to approve the Step II Approval for
13 the hotel project as presented.

14

15 Mr. Robinson: All those in favor please raise your right hand. And that's seven.

16

17 **Step II Planned Development Approval**

18

19 **It was moved by Mr. Carnicelli, seconded by Ms. Pali, then**

20

21 **VOTED: To Approve the Step II Planned Development Approval, as**
22 **Recommended by the Department.**

23

24 **(Assenting – L. Carnicelli, K. Pali, A. Hill, L. Hudson, C. Tackett,**
25 **S. Castro, P D. La Costa)**

26

27 **(Excused – T. Gomes)**

28

29 Mr. Robinson: Thank you. We'll take a five-minute recess.

30

31 Ms. Thackerson: Oh wait, are we gonna go...you wanna recess and not go into the SMA
32 approval? We only approved PD I and PD II for this item. Now we have before us the actual
33 SMA application subject to the 14 conditions as laid out before you.

34

35 Mr. Robinson: We'll take a five-minute recess please. Thank you.

36

37 A recess was called at 10:45 a.m. and the meeting was reconvened at 10:55 a.m.

38

39 Mr. Robinson: Hello everybody, welcome back. Thank you. We're on step 3, not Planned III but
40 step 3 of today which is SMA. Now let's confuse that with Planned Development Step III.

41

42 Ms. Thackerson: Part 3, let's call it part 3.

43

44 Mr. Robinson: Part 3. No today's Part 3 but not Planned III.

45

46 Ms. Thackerson: Yeah, not Step III, part 3.

47

48 Mr. Robinson: Candace, if you'd like to go ahead and remind us what this step is please, what
49 this part is?

50

51 Ms. Thackerson: So this third part, Staff Planner Candace Thackerson, this third part of this
application before you is now we're gonna be approving or not the Special Management Area

1 Use Permit for this project. The Department recommends approval subject to the 14 conditions
2 that we've crafted and listed in our recommendation and the Department just wanted to note that
3 we also have heard the Commission's request about the ADA stalls and the solar and that can be
4 taken into consideration when the applicant comes in for their PD, Step III as opposed to crafting
5 a condition per se on this SMA Permit.
6

7 Mr. Robinson: Thank you. And Commissioners there is an opportunity for us to see this project
8 one more time, but that opportunity can be waived as well. So don't think that it's automatically
9 coming to us. It's a question that will come in front of us that will say would like to look at it or
10 waive review. We see that in the last year, you know if we waive review or not, you know
11 something like that. So I want you to make sure that if you have questions...you know and again,
12 now this is SMA guys. So SMA we have our own rules, we have our own listing on what we follow
13 for SMA, you know and so a lot of these things come back in and I think if we have questions for
14 that we can go to the applicant. And to give you guys some time to think about it if you have any
15 SMA questions I can start. And I'd like to start with your landscaper please Jordan.
16

17 Mr. Sereda: Hi.
18

19 Mr. Robinson: My concern is and I heard you state earlier that we're using the monkey pod trees
20 that are long the main road those are not from your development it's preplanned is that correct?
21

22 Mr. Sereda: Yes, David Sereda, Chris Hart and Partners. That's correct, yes. So the monkey
23 pods we show on the plan are existing going down both sides of Wailea Ike Drive.
24

25 Mr. Robinson: And are any of those monkey pods on top of your property that you are able to
26 maintain yourselves or is that all part of the association?
27

28 Mr. Sereda: That's part of the Wailea Community Association. It's within the right-of-way. The
29 monkey pods are very close to the right-of-way line with this property, but they're in the right-of-
30 way.
31

32 Mr. Robinson: Is as part of SMA is we're always concerned about view plains and from the main
33 highway which is you know SMA of course is one thing, but once we're on top of Wailea Ike isn't,
34 but it is, you know, my challenge is actually is the monkey pods, but I guess my comment is I
35 hope that you guys try to refrain from adding any type of palm trees or anything like that to help...to
36 further inhibit the view of the ocean and the site view. I know we want to mask the hotel, I know
37 we want to try to blend it in, but the farther you have those types of palms which I saw on top of
38 your landscaping report, that height everything grows up and that will take away that little view
39 plain that we do have.
40

41 Mr. Sereda: Thank you, yes certainly that wouldn't be one of our intentions to impact the views
42 coming down Wailea Ike Drive from the right-of-way so we'll look at that and we'll make sure that
43 any palms that are sort of creeping into the view plain that we move back towards the hotel.
44

45 Mr. Robinson: Thank you. Commissioners? Commissioner Carnicelli.
46

47 Mr. Carnicelli: So my questions are gonna be I guess a little bit similar 'cause when you look at
48 the SMA 'cause then we have different things that we're responsible for and that you know, one
49 of the things in an SMA that we always talk about is going to be view plains and when
50 Commissioner Robinson, Chair Robinson asked earlier about why was you know the hotel pushed
51 to the Wailea Ike Drive side and not the other side it was to preserve the view plains of the

1 Residence Inn which potentially is the opposite effect from Wailea Ike Drive. If I go to Figure 3 in
2 the report it does show current existing conditions. Now, these are really small photos and I can't
3 really tell, you know I don't think that there's a view of the ocean here. I don't think that we're you
4 know, taking away ocean views or anything like that along Wailea Ike Drive, but I think in the
5 future I think that being something that we're tasked with is preserving view plains for the public
6 and not for the Residence Inn that would just be something that you know I don't know if you have
7 more clear pictures, but that just seems to be something that's a little counter intuitive.
8

9 Ms. Thackerson: Actually, can I touch on that really quickly first?

10
11 Mr. Robinson: Planner Candace.

12
13 Ms. Thackerson: Thank you. When I writing this, the staff report, and I have to go into view plain
14 analysis that was actually one of my own concerns as well as well as my supervisor, Jeffrey Dack.
15 So we drove it and we went on Google Maps and we actually...first went to Google Maps and we
16 kinda went down it and then we drove it. So at the top, you know above Monkey Pod there's...you
17 see the openness and then as you kinda go down you see the Residence Inn and then when you
18 get to this parcel in particular the ground actually kinda comes up. So you do see straight ahead
19 the ocean and it does feel nice because there's an empty lot there which gives you the feeling of
20 openness and now there will be something there. But there really isn't an ocean view when you
21 turn your head and you look that way, okay, where the building is gonna go. There's nothing over
22 the top of that until you get down to the bottom part that when you coming up along that little
23 intersection then that's gonna lead to that road by Wailea Ike Place and Wailea Ike Drive and so
24 that's why I crafted that last condition on the...not the last one, Number 12 I believe where I said,
25 that to the satisfaction of the Department of Planning, and this might touch on Robinson's,
26 Commissioner Robinson's thing as well, I wanted them to start stepping down the landscaping
27 right there because when you kinda get even the topography with that area the views do open up
28 again in that area. And they're not carrying the façade of the building all the way to the end of
29 their parcel where that parking area is. So right there when you get down to the intersection it
30 does open up again, so while we did want them to add landscaping to buffer some of the building,
31 we wanted them to start stepping it down where there's no building and not just continue a wall
32 of landscaping because we did want to preserve 'cause it kinda opens up. That street's interesting
33 you get little peekaboo views and they kinda go away and then they kinda come back. So we did
34 our best to kind of mitigate that impact.
35

36 Mr. Carnicelli: Thank you for that Candace. I mean I appreciate that. I mean and that does make
37 sense but again like you're saying is, is if we're talking about open spaces...anyways I don't know
38 if at this juncture I'm saying, hey listen I want to say no to an...you know the SMA on the project
39 solely because I would like for that hotel to be flipped the other way. Like you said, as you're
40 driving it just...it feels nicer. If that thing was flipped the other way and the parking lot was on the
41 Wailea Ike Drive side it would feel like more open space. I don't know if planning wise it makes
42 more sense to have a parking lot on top and the parking lot on the bottom 'cause the top parking
43 lot for you know the tennis courts not going away.
44

45 Ms. Thackerson: Yeah.

46
47 Mr. Carnicelli: You know that's staying there so but there is something just in that particular
48 manner with which it just...it does, there's just...it's a field thing and I don't know as far as
49 conditions. The other part that I do have a question and maybe this is more for you Joe is we
50 have talked about it in the past exactly what Commissioner Robinson brought up which is you
51 know when we're talking about view plains and we talked about this especially like say when we

1 did the Makena project, okay we can look at the buildings and go like, okay here's the view plain,
2 not...but that other part, you can plant out a view. You know, so is there a way with which this
3 Condition 12...in your mind does that help say that they can't plant out the view? Like even
4 though it's this little sliver there at the end, you know obviously the building is not going away, but
5 you know if they put up something else is that gonna take away that little sliver?
6

7 Mr. Robinson: Deputy Director.
8

9 Mr. Alueta: Thank you Commissioner. Ideally if you know the view corridor that you want to
10 preserve then you would just say to preserve this view corridor from this point looking this direction
11 would be the easiest way.
12

13 Mr. Carnicelli: In perpetuity.
14

15 Mr. Alueta: Yeah, I mean if it's a condition it's there, they would have to then maintain that view
16 corridor for that purposes. Again, I haven't gone over this with the staff at all. They obviously did
17 a pretty good analysis. I don't believe that the Maui Coastal View Corridor Study that was, that's
18 from the 80's had a...along this drive, it was mostly from Piilani Highway.
19

20 Mr. Carnicelli: Right.
21

22 Mr. Alueta: So, and we are...for future reference we are planning to update that study to bring
23 it...so that would probably give you some better analysis later on, but for now if you feel that there
24 is such a unique view corridor that you wish to preserve for the public from that public right-of-
25 way then I would go ahead and identify it and make it noted in the conditions.
26

27 Mr. Robinson: So Commissioner Carnicelli so we did preserve that view corridor at Makena.
28

29 Mr. Carnicelli: Right.
30

31 Mr. Robinson: The renderings that we had they had to maintain that. Now we don't have
32 enforcement of that, but we did put that as one of the conditions.
33

34 Mr. Carnicelli: Right, right. So if I could Chair? Jordan would you like to speak?
35

36 Mr. Hart: Sure.
37

38 Mr. Carnicelli: I saw you whispering to some people over there so I just want to give you an
39 opportunity to also speak to the views and the open space.
40

41 Mr. Hart: Sure so part of what we were trying to do in order to preserve views...let me say it's a
42 balance. So basically here are going to be impacts to views in general just because we're
43 developing a hotel, the property is zoned for hotel development.
44

45 Ms. La Costa: Excuse me Jordan, could you please speak into the microphone.
46

47 Mr. Hart: So part of the consolidation and resubdivision is in order to move the parcel farther
48 away mauka from the area where there is views. We were relying on Wailea Ike Place but the
49 Planning Department recommended that we rework our landscape here at the makai corner which
50 we're totally open to. We did as far as site planning try to limit view impacts as much as we could.
51 We did think that moving the project closer to the roadway because there are not views in this

1 area was appropriate and what we did was we went heavy on landscaping to separate the impacts
2 of the structure to the general public on that area. But as far as potential views towards the West
3 Maui Mountains we're open to thinning out the landscape planting on the makai corner in order
4 facilitate that.

5
6 Mr. Carnicelli: Thank you.

7
8 Mr. Robinson: Commissioners any other questions? Another question. What is going to be the
9 available amount of water for Wailea area after we start using this water for this hotel?

10
11 Mr. Hart: I'm not sure if I can answer that. That would come from the Department of Water
12 Supply. We are actually...as part of...anyway we're in the process of installing our water meter
13 at this time. I don't know the balance of water availability on behalf of the Department of Water
14 Supply to answer that for you. I'm sorry.

15
16 Mr. Robinson: Okay, thank you. Commissioner La Costa.

17
18 Ms. La Costa: Thank you Chair. Jordan, I don't know again if this is for you or for your engineer.
19 During the presentation you talked about gray water, reclaimed water and is that something that
20 you were looking at for the project or is it because Maui County doesn't have any kind of plan for
21 that you are not considering it?

22
23 Mr. Hart: So what we were saying and this is basically a standard for all SMA applications is that
24 because we're in an area where the lines don't currently reach all of our irrigation systems will be
25 fitted to serve R1 when that line is available in our area and we will connect to it when it's there
26 but the currently the County doesn't provide to our location yet, but we'll be ready when they are
27 there.

28
29 Mr. Robinson: Commissioners any other questions? Commissioner Kahu Hill.

30
31 Kahu Hill: Just one more question, just had an idea, wanted to know the idea of your timing 'cause
32 there's so much development in the area and others that have been approved that will be building
33 and constructing. What are you looking as your timing for your development moving through the
34 process?

35
36 Mr. Wrzosek: Tony Wrzosek, R.D. Olson Development. We hope to start mass grading in mid
37 to end of January 2019 and we hope to obtain a building permit to continue on with that work in
38 May of 2019.

39
40 Mr. Robinson: Commissioner La Costa.

41
42 Ms. La Costa: Thank you Chair. This is regarding the traffic so to whom should this be
43 addressed?

44
45 Mr. Tyler Fujiwara: Hi, Tyler Fujiwara, Austin Tsutsumi and Associates.

46
47 Ms. La Costa: Mahalo Tyler. In the report it says that there is minimal traffic congestion and that
48 you did a study from the A.M. and the P.M. If there are gonna be a 110 units right there at Wailea
49 Ike Drive and Wailea Ike Place how did you ascertain that there was not gonna be a issue there
50 when it hasn't been built and we don't have all of the cars for a 110 units.

51

1 Mr. Fujiwara: Well, in our traffic study we forecast the amount of traffic that would be generated
2 by the project. So we're estimating that in the morning it would be 35 A.M. peak hour vehicle trips
3 and in the afternoon it would 46 afternoon vehicle trips. So in essence we're adding maybe five
4 to fifteen vehicles per direction along Wailea Ike Drive.

5
6 Ms. La Costa: Per?

7
8 Mr. Fujiwara: Per direction.

9
10 Ms. La Costa: And what is the time increment please?

11
12 Mr. Fujiwara: This would be per peak hour. So it would be about an increase of five to fifteen
13 vehicles during A.M. peak hour and five to fifteen vehicles during the P.M. peak hour.

14
15 Ms. La Costa: Based on a 110 units.

16
17 Mr. Fujiwara: Based on 110 hotel units.

18
19 Ms. La Costa: Okay, thank you.

20
21 Mr. Robinson: Commissioners? Commissioners I have a concern about this project not for the
22 developer. I think Residence Inn was done well. I think the airport was a much needed and it
23 was done well. My concern is if we don't have the information of what water is left over. You
24 know we're talking about balance, we're talking about what's being built first. You know, if talk
25 about affordable housing. This area has a lot of different things and we've been going towards
26 one direction and unfortunately construction hasn't been balanced to catch up for it and I'm not
27 against this project or this developer or that this hotel would be very successful and be needed
28 but without knowing what the water balance is that's gonna be used there, you know that is
29 something. I'll talk you Jordan, don't worry about that. You know it's that along with not really
30 seeing the sight lines yet and having an actual photo. Usually when we go to an SMA because
31 this is not an EA we usually get a lot more data of visuals seen to us. I wasn't happy with the
32 piecemeal of just this lot, just that lot instead of larger five lots and a bigger sense of view, you
33 know bigger sense of meaning of this hotel's gonna do. I thought it was very compartmentalized
34 and just showing what that area is I've had challenges. Trying to look at it and go down this every
35 street, I'm trying to...I'm still in my head trying to picture where this is and the turn and so
36 there's...it's again, it's not that this won't be a good project but I still have concerns about it and
37 Jordan if you...more than happy to help me with any of those?

38
39 Mr. Hart: I want to clarify, you know we do explain how much water this project is using. With
40 regard to the outstanding balance of water that the Department of Water Supply has you know
41 that would come directly from them almost on a daily basis rather than from a outside party. But
42 they do have sufficient water to provide us with the meter that we're installing.

43
44 With regard to the site orientation, you know we do provide site photographs, obviously you know
45 I understand you're saying that you would like them to be larger. As far as the contextual
46 configuration of the project we're on Wailea Ike Drive, Wailea Ike Place is a existing Wailea
47 commercial development to our northeast, there's Wailea Tennis Center directly to our north, the
48 existing Wailea Residence Inn development is directly mauka, makai of us is the Wailea Blue Golf
49 Course. Across from us is a existing Wailea apartment development and southwest of us is the
50 shoot I'm forgetting the name of the development that Manoli's is in...the Village Center, thanks.
51 You know this is...Wailea is a resort destination area, it's a planned development in the County

1 of Maui. This is definitely infill development. It's within the State Urban Growth...or the Urban
2 District, Maui Island Plan Urban Growth Boundary it's Hotel zoned land.

3
4 With regard to significant views over the project site you know I don't think that there are significant
5 views over the site, however we are offering to lighten our landscape planting on the makai end
6 at the Department's request. We started out by trying to screen out the building just...okay, just
7 to back up even further so the SMA requirements pertain to the highway nearest the ocean, the
8 state highway nearest the ocean looking makai as well as the shoreline looking mauka, you know
9 in the context of that this project doesn't impact those issues. You know the Piilani Highway is
10 the nearest highway and you're not seeing this project site from the shoreline looking at Haleakala.
11 There is a potential to look towards the West Maui Mountains on Wailea Ike Place and we are
12 agreeing to peel back our landscaping that is one the parking lot side in order to open that up to
13 the satisfaction of the Planning Department. We'll obviously present it back to the Commission,
14 well a communication item comes to the Commission to show the Commission our design
15 documents and the Commission has the opportunity to decide whether or not it wants to review
16 further. But as far as visual impacts I do think that the significant issue is screening the building
17 itself rather than opening up public views because of the situation of the site there isn't significant
18 public views especially on the mauka end which is where our development is. But there is a
19 potential to look towards the West Maui Mountains and we're proposing to open that up.

20
21 Mr. Robinson: Commissioners any further questions? Have a motion anyone?
22 Commissioner Carnicelli.

23
24 Mr. Carnicelli: Chair I would like to make a motion to approve as recommended by Staff with the
25 14 conditions.

26
27 Mr. Robinson: Okay, we a motion to approve with the conditions. Do I have a second?

28
29 Mr. Castro: Second.

30
31 Mr. Robinson: Second by Commissioner Castro. Would you like to speak to the motion?

32
33 Mr. Carnicelli: Thank you Chair. I understand your concerns. It does feel a little bit like oh my
34 gosh, we just approved three big things, you know a PD I, a PD II, and now an SMA. However
35 for me personally I don't feel as though, you know I did express my concerns I am looking at site
36 photographs that are up on there and I'm also going to take the Department and Candace's word
37 for saying, you know they went out there, they checked it out so as far as the site you know view
38 plains, even though it is a concern I'm going to go ahead and defer to you know, what Staff has
39 said. As far as the water, I do understand your concerns there, however, I don't know if suddenly
40 trying to say like okay, well how much water is left if we do "X", if we do this. You know when I
41 look at the response from DWS it says that they have enough water for this project. So anyways,
42 I don't know if there's anything further that I'm going to need to say oh let's not make a decision
43 today and so then that's why I made the motion and why I'm going to go ahead and support the
44 motion. So thank you Chair.

45
46 Mr. Robinson: Thank you. Any discussion on the motion? It's...Jordan I'll give you an opportunity
47 if you'd like to speak to the motion if you have something you wanted to add before we do any
48 more deliberations?

49
50 Mr. Hart: I was just going to say that this project's meter is being installed based on existing Hotel
51 zoning and so, you know, as far as just for consideration.

1
2 Mr. Robinson: Yeah, thank you. And you know, and Commissioners I want to you know quantify
3 my concern. I've actually had some experience with being rejected in different areas of the island
4 because of certain amounts having to be promised or being flowed to a certain other part of the
5 island and it does affect housing, it affects everything. We only have so much water until we
6 increase more. So you know the old verbiage everything affects everything and I'm not saying
7 that there's not enough water here. But on the data provided to me, I have the amount of sewage
8 that we have in there. I have a quantity of sewage that it's able to handle and the facility handle
9 and it's not that they don't have enough water, but I don't know how much water it does have. I
10 know it's the resorts and the TVRs are building faster than affordable housing and we do have
11 show me the water. So water is a very large concern, and again, this is just something that out
12 of all of this, you know, the developer they've done well a couple times, I trust them, it's that's my
13 concern. Thank you. Any other comments? Having seen none, Joe?

14
15 Mr. Alueta: Thank you Mr. Chair. Currently you have a motion on the floor to recommend
16 approval of the Special Management Area for the project subject to 14 conditions and as
17 presented on November 13, 2018 staff report.

18
19 Mr. Robinson: All those in favor please raise your right hand. We have one, two, three, four, five.
20 All those opposed? Two opposed. The SMA has been approved.

21
22 **Special Management Area Use Permit**

23
24 **It was moved by Mr. Carnicelli, seconded by Mr. Castro, then**

25
26 **VOTED: To Approve the Special Management Area Use Permit, as**
27 **Recommended by the Department with Recommended Conditions.**

28
29 **(Assenting – L. Carnicelli, S. Castro, A. Hill, K. Pali, C. Tackett)**
30 **(Dissenting – L. Hudson, P D. La Costa)**
31 **(Excused – T. Gomes)**

32
33
34 **Respectfully Submitted by,**

35
36
37 **CAROLYN TAKAYAMA-CORDEN**
38 **Secretary to Boards and Commissions II**
39