

**URBAN DESIGN REVIEW BOARD
REGULAR MEETING
AUGUST 4, 2020**

A. CALL TO ORDER

The regular meeting of the Urban Design Review Board (Board) was called to order by Chair Caryl Hitchcock-Sprinzel at approximately 10:00 a.m., Tuesday, August 4, 2020, online via BlueJeans Meeting No. 627253011.

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

Ms. Caryl Hitchcock-Sprinzel: So good morning. I'd like to call the meeting to order. And welcome all of you to an interesting meeting today. I'm -- like I said a bit earlier I'm really grateful that we are on Bluejeans and not having to travel or fly, and it's really a pleasure to be here with all of you, and just to appreciate you for all the time and the dedication that you give to the work that we have to continue. So, you know, I'm really glad to hear that we can, we can progress and get some work done as well.

So I didn't see, Mr. Yoshida, any written testimony that was sent to the Board on either of the items. So I guess we can just go ahead and read the first item.

Ms. Marie Kimmey: Hello? This is Marie just checking in.

Ms. Hitchcock-Sprinzel: Oh, Marie, hi. I'm so glad you did that because I was looking for you earlier, and welcome.

Ms. Kimmey: I don't, I don't see me on camera yet.

Ms. Hitchcock-Sprinzel: No, I don't see you either.

Ms. Kimmey: I don't know why.

Ms. Ann Cua: I think because there's only so many at a time.

Ms. Kimmey: Okay. Alright. Anyway I'm here.

Ms. Hitchcock-Sprinzel: But good. Good to know that you are here. That's awesome. So welcome. That's important.

Ms. Kristina Toshikiyo: Caryl?

Ms. Hitchcock-Sprinzel: Yes?

Ms. Toshikiyo: Hi. It's Kristina. Can we do a quick roll call since we're doing this via video conferencing and note the members that are present?

Ms. Hitchcock-Sprinzel: Okay. So, myself at the moment is what I have. Marie?

Ms. Kimmey: Yes, here.

Ms. Hitchcock-Sprinzel: Okay. Darren Okimoto?

Mr. Darren Okimoto: Yes, here.

Ms. Hitchcock-Sprinzel: And I don't think we have Mandy Saito.

Ms. Mandy Saito: Oh, I'm here.

Ms. Hitchcock-Sprinzel: You are. Awesome. Okay. Great. Mikal Torgerson?

Mr. Mikal Torgerson: Yeah, I'm here.

Ms. Hitchcock-Sprinzel: Great. I saw, I saw your face. Welcome back.

Mr. Torgerson: Aloha.

Ms. Hitchcock-Sprinzel: Darren, Darren Unemori?

Mr. Darren Unemori: Here.

Ms. Hitchcock-Sprinzel: Stuart Marlowe?

Mr. Stuart Marlowe: Here.

Ms. Hitchcock-Sprinzel: And Joshua.

Mr. Joshua Circle-Woodburn: Here.

Ms. Hitchcock-Sprinzel: And a big congratulations to Joshua who's now been approved by the Council as full Urban Design Review Board member. So welcome Joshua. We're so glad to have a landscape designer architect on, on the board because the work that you folks do and contribute is so important to the overall scheme of things. So I'm really happy to have you confirmed, so welcome.

Mr. Circle-Woodburn: Thank you. I'm happy to be a part and help out.

B. COMMUNICATIONS

- 1. KAA NAPALI PROPERTIES CORP., requesting design review of the Kaanapali Beach Hotel Parking Garage Renovation. The proposed**

renovation includes the addition of a 4th floor parking deck to an existing three-story parking garage structure. The renovation also includes 1,300 sf of new photovoltaic panels atop a new steel roof structure across a portion of the new 4th floor deck and the relocation of the hotel's current engineering department and housekeeping storage areas to the 1st floor of the parking structure, and related utility improvements. The project is located on 10.328 acres at 2525 Kaanapali Parkway, Lahaina, Hawaii, TMK 4-4-008:003. (SM1 2020/0005) (A. Cua)

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

Ms. Hitchcock-Sprinzel: Awesome. Okay, so the first communication was from Kaanapali Properties Corp. requesting a design review of the Kaanapali Beach Hotel parking garage renovation . . . *(Chair Hitchcock-Sprinzel read the above project description into the record.)* . . . And the planner is Ann Cua. So I'd like to turn it over to Ann and her team for the presentation. Thank you Ann.

Ms. Cua: Good morning Chair. Good morning Members. As Caryl read this, this application is an SMA Permit application. The reason why it is coming to you is because we're asking for your recommendation on this SMA Permit and those recommendations would go forward to the Maui Planning Commission when we conduct the public hearing. Right now we're in the agency comment stage. We've sent the application out for agencies to review. That's why we scheduled this meeting in that 30-day window. And once we get all the agency comments, your comments, the project will be scheduled for a public hearing with the Maui Planning Commission. So at this point in time I would turn it over to Sharon Wright, the project consultant, and Mike White, representing the owner.

Ms. Sharon Wright: Good morning. Thank you Ann, and good morning Chair and members. I think Marie Kimmey has taken over the sharing of the screen so I'm not able to post up the power point. Marie?

Ms. Kimmey: Yeah, I just changed that I think. I'm having -- I had trouble getting into Bluejeans. I had to go to their website. Can you hear me?

Ms. Wright: Yes, but as I share my screen it says Marie Kimmey is currently sharing. Are you sure --

Ms. Kimmey: I turned that off. Okay, there we go, stop sharing. I'm sorry.

Ms. Wright: No problem. Can everybody see that?

Ms. Hitchcock-Sprinzel: Yes. Yes we can.

Ms. Wright: Okay great. Thank you very much Ann and Chair and members. Today I have Mike White with me, the general manager of Kaanapali Beach Hotel, and representing --

Mr. Mike White: Good morning. Are you hearing a reverberation?

Ms. Hitchcock-Sprinzel: Yes we are, and so one of you, if you and Mike are in the same area --

Mr. White: Yeah, we're in the same room, so I'm going to shut my computer down, and then if you have questions for me later I'll, I'll switch places with Sharon.

Ms. Hitchcock-Sprinzel: That's, that's perfectly fine. That's a good solution. Well done.

Ms. Wright: There we go. Thank you.

Ms. Hitchcock-Sprinzel: Much better.

Ms. Wright: And also we have Mr. Jim Freeman from FSC Architects with us today. He is the architect. Jim, I not sure if you've got your audio on.

Mr. Jim Freeman: I'm on.

Ms. Wright: Okay great. Thank you.

Mr. Freeman: Yeah, aloha.

Ms. Wright: And then I'm hoping Mr. Stan Duncan from PBR who is the landscape architect has joined us. Stan, are you there? Okay, we'll go ahead and proceed anyway. Thank you very. I would like to direct your attention to the power point.

Kaanapali Beach Hotel, as Ann said, is undergoing an SMA for an addition of a fourth floor to their existing three-story parking garage, and PV array that will go on a structure on the interior of the fourth floor. It will be held back about 40-feet to provide additional PV for the hotel's use as well as the parking garage. Go ahead and get started here.

As you I'm sure are all aware KBH is in the Kaanapali area adjacent to the Whaler's Condominium complex and the Sheraton at the end of Kaanapali Parkway. Let's just summarize this quickly what I've also mentioned to you who the team is. And I believe you all got a copy of this power point for your material. So I want to give you a background quickly of the three-story garage that's existing. So here's an aerial identifying the three-story garage, the two properties to the adjacent, the parkway, and of course the ocean. And the existing garage is well camouflaged as you're going to see throughout the power point,

and sits well behind a public viewing from the beach walkway.

The existing beach walkway area is up here for the beach parking access and the walkway for the public which comes down the side of the property line here. Again, you can see the existing three-story garage which sits behind all of the guest wings. And then the interior of the hotel.

This is right off of the porte cochere as you come into the hotel. The entry is again well camouflaged and hidden. It's a concrete structure, suspended slabs. We're going to add the fourth floor again up here, maintaining all of the existing landscape as you are going to see throughout.

This is just a view from inside the courtyard of the mature landscaping and walkway surrounding the existing parking garage. None of this is going to be compromised or removed; just trimmed for now.

This is the interior of the first floor. Now the first floor as Ann noted and in the description is going to house the engineering offices which will be relocated from the back of house area in the current lobby and down into the first floor of this parking garage, as well as additional housekeeping storage for beds, cots, the maintenance areas, landscape maintenance and the engineering. And that will be in the back corner, closer to the Whalers.

Here is a view of the existing deck. These concrete columns will be extended upwards another suspended deck will be on top, and then a PV array. And you'll notice the existing mature landscaping, all the monkey pod trees on the perimeter, they're all going to remain. And then the PV structure will be inset 40-feet all the way around the perimeter edge so it will not be right up against the perimeter walls of the parking garage.

Here's a view looking across the golf course on Kekaa Drive. You can see it's very low scale. The Whaler tower, the 12-story towers are here, and the Sheraton is over here.

This is one of the three entrances off of Kaanapali Parkway. This is the service entrance. This is the Whaler. And the Whaler has an on grade parking lot right here as well so it's actually located nicely. It's parking to parking on this side. And you can see the heavy foliage and the areca palms and the monkey pods on Kaanapali Parkway that helps camouflage the parking garage. Again, looking at that same view down that service entrance. This is the service entrance that is used for the hotel for all of the, the maintenance personnel.

And moving closer towards the main entry of the hotel, again, you can the heavy camouflage hiding the façade of the parking garage on Kaanapali Parkway. Just another view looking down now as we approach closer to the hotel. And this is one of the main exits. If you're familiar with Kaanapali Beach Hotel you come in, you go through a porte cochere

and you exit. And right here there is a roundabout where you can go in and out. Or you can enter and exit out this way. Security for the parking garage is right here where my cursor is so you can see how well hidden the entrance to the parking garage is, per view.

This is the main entrance where you come into Kaanapali Beach Hotel on the other side. Again, here is the Sheraton. And right here to the right as you come in, you take a little turn to the right, and the beach public parking and access walkway is there.

Okay, and this is just a summary of all of the features that are downstairs on the first floor, housing the engineering department and the housekeeping with the workshop, a paint shop, a machine shop, the storage area for maintenance and landscape equipment. They are going to put a unisex bathroom facility into the lower level, into the engineering department. They're going to have a locker area for all of the employees for their personal items. The mechanical and electrical room. And these, a lot of these mechanical and electrical rooms will run some of the other facilities onsite. The addition of the fourth floor deck with 13,000 square feet of new photo voltaic panels. And the construction also includes a new connecting walkway to the guestroom building. Right now that is how the guests get across from the parking lot. There is just a bridge walkway that goes from each floor, and the same will be true when the fourth floor is added.

The hotel is zoned in the Hotel with the minimum height of 160 feet. The addition of the fourth floor will bring it up to 49-feet with the PV structure on top. The actual deck area will be at 38-feet, and then when the PV structure is added it will be 49. So it will still be well below and camouflaged with the landscaping. And right now, the hotel generates about 240 kilowatts. Or I'm sorry, 380 so we're going to add another 241 to the grid for that.

Existing parking; this is just a summary of the parking analysis so you can get an overview of how much parking is actually going to be added. Right now there are nine excess parking stalls onsite. Right now, the existing garage has 361, and then there are 72 onsite stalls, and there are 10 existing beach stalls. The demand for the hotel right now is 434 giving us nine stalls right now. With the addition of the fourth floor, you can see we're going to bump to between 91 and 92 stalls. So 452 are going to be added. The site has to be rearranged a little so there's going to be 65 stalls on the site. The remaining ten, and the required parking with the engineering office is adding a stall from the existing. So we're going to have 92 excess stalls.

And this is a summary overview of the site, and where all those stalls are going to be located. And this is the floor plan that shows the engineering workshop offices that will be downstairs on the first floor, in the back corner. The locker rooms, the restrooms, and all the various shops which will be on the street side, Kaanapali Parkway being right here. And the service entrance being right here. You're still going to come in the same that you come in through the guard check this way going up the ramp.

Again, this is just the summary of the second floor. Nothing is changing here. The columns will be structurally enhanced with some FRP for seismic, you know, for an increase in their seismic capability, etcetera. And FRP is fiber -- it's like a wall paper wrap for the concrete -- fiber polymer wrap.

Okay, third floor, not much is changing here. And now the fourth floor. And get to the -- auto text, I apologize. And here's the photo voltaic structure that you can see that will sit on the interior of the fourth floor, 40-feet from the side to keep it in board of the perimeter walls.

And then this is just some of the civil items that need to be done to tie into the existing systems for the bathrooms; the sewer lines and the water lines coming in to fund those bathrooms.

And these are just analysis, view analysis of the existing conditions. And with the fourth floor added and the PV structures so you can see the impacts which are minimal.

Again, looking at the south elevation. This is looking from the Whaler parking lot, and we have a picture right here of the existing Whaler parking lot looking at the existing parking garage. With the fourth floor added. And this is from looking from the interior of the Maui wing looking back towards the parking garage, you can see the adjacent walkway that connects the guests to the hotel...and the impacts. And there's quite a bit more foliage, existing foliage along here that is not in this rendering that we'll continue to screen. Again, looking at the guard check entry...and what the view will look like when the fourth floor is added there.

And now to the fun part, the colors. Everything is going to be maintained as the existing, and the photo voltaic structure will be painted a steely gray. Storm Monday is the color. All of the walls will be matching. There is a -- there is a light-green kind of tube steel rail for the handrails. That will be maintained. And then we have cable railing on the deck. So all existing finishes will match. Here's another good view. You can see the green color, white walls, cable railing.

And there's various lighting samples that will be utilized throughout. These will be the parking lot lighting on the upper floor. Some of the directional signage light and bollards here. And these will again be a gray color, rail grey color, selected by the architect here. And these are surface mounted lights that will be mounted on the perimeter of the steel structure so they're downward shielding lights. These will be shielded downward, although they're being pointed upward. Again, these -- the eco sense are black and everything else is a rail grey. Being sensitive. Again, walkway lights and wall mounted lights on the walkways. Shielding the lights downwards for most of it.

And this is the existing landscape plan that you can see you saw on all of the elevations. All of it will be remaining. We have MacArthur Palms. We have arecas. We have coconut

palms, monkey pods, ti leaves, Monstera, all cloaking the garage right now. Again, here are some of the species that you've seen in some of the photos. Again, with the areca palms being one of the major contributors to helping to shield the parking garage from the roadway.

And finally just a summary that Kaanapali Beach Hotel already has onsite 10 public beach parking lot, or parking stalls for the public off of the north end. And there is a connecting gate right here which I'm going to show you, that takes everybody down to the beautiful beach. There's the connecting gate. There are the 10 stalls, well-marked. And no changes are being proposed to any of this area. And there's the pathway down to the beach. That's it.

Ms. Hitchcock-Sprinzl: Great. Thank you very much.

Ms. Wright: Thank you.

Ms. Hitchcock-Sprinzl: And we appreciate your lovely materials that we received in the mail. So it was really helpful to be able to review the project. And please forgive me Peter I think I was remised on the roll call and I noticed that you're here so welcome. Glad that you made it. Great. Wonderful. So I'd like to open for public testimony now and ask Mr. Yoshida if there is anybody waiting to testify either by video or phone.

Mr. Clayton Yoshida: Thank you Madame Chair, Clayton Yoshida with the Planning Department. The Department has received no written testimony from the public on this matter. The Department has received no request from the public to testify via chat.

Mr. Okimoto: Hey Caryl, I think you're on mute. Caryl, I think you're on mute.

Ms. Hitchcock-Sprinzl: I'm sorry. Thank you. I'll start back from, from closing public testimony and inviting the board members if we do a round robin for their questions or discussion with the presenters on this project. So if we do a round robin that seemed to have worked well in the past. So we would start with Peter. Are you ready to perhaps ask questions or --? Okay, go ahead.

Mr. Peter Niess: Yeah. Hi Sharon. Peter Niess here.

Ms. Wright: How are you doing today?

Mr. Niess: Good. The, the only thing I would have is you just touched on it at the end would be public parking and it seems like a rare opportunity to request for some additional public parking stalls obviously on the ground floor, somewhere convenient to KBH. But besides that, I'd like to increase density in going vertical the amount of renewable energy being proposed, and how well screened this is. A private design parking structures and this thing

uses landscaping really well. So, in short, the only thing I would request for additional public parking stalls if that works in the program at all, and that would be it.

Ms. Wright: Okay. I will defer to Mr. White if he would like to discuss that or --

Mr. White: We're willing to evaluate that.

Ms. Wright: Did you hear that Peter?

Mr. Niess: Yeah. That's sounds good, and I don't even know if we can make that a formal request, but those are my only thoughts.

Ms. Wright: Okay, great.

Mr. White: Thank you Peter.

Ms. Wright: Thank you.

Ms. Hitchcock-Sprinzel: Thank you Peter. Marie?

Ms. Kimmey: Okay, I had to unmute there. Alright, you know what, I went through this thing doing kind of an ADA, a quick review on the American's with Disabilities Act which is one of my areas of expertise. Your parking analysis shows the new two-story stall count at 452. Now ADA requires two percent of those stalls to be handicap which means nine. I counted, I found, let's see, four floors, so six, seven. I counted seven stalls. I only found one ADA stall on the first floor. That seemed to be a handicap. I could be wrong, but it looks like you need two more stalls. Of those stalls, two of them need to be van accessible. There are two van accessible. So you need one more handicap parking stall. Either first or second floor, wherever the access for people in wheel chairs is best. And I'm sure the architect know which is correct there.

That's, that's item one. Item two, the unisex bathroom, you know, that's, I see, looks like it's a handicap accessible, but unfortunately ADA doesn't accept unisex bathrooms for the handicap. Now this is back of the house so I'm going to let that go. Not a --. I'm not going to say that should be taken care of, but I just noticed it's not ADA accessible. I mean acceptable. But that's not a point of contention.

On the stair railings, they're tight, and I see that you're following the stair pattern from before. I just wanted to comment that railings need to be compliant with ADA and I think that should be a consideration on the requirement of the project.

Finally on the lighting, the proposed fourth floor perimeter and bridge like fixtures in walkways it appears that you're showing a light that comes out 4.3 inches. If those are

above 80-inches they're fine. If they are less than 80-inches from the floor, then the four inch is maximum. So I don't know where these are located. I didn't see an electrical plan or any indications, but just also these sandy two small surface lights at 4.1 inch. I don't know why they make them that way. Again, if those are less than 80-inches from the floor, they need to be swapped out for something that's no more than four-inches from the wall.

Ms. Wright: Great. Thank you for that.

Ms. Kimmey: And that's, that's all I saw. Other than, I think again I agree with Peter. The use of the landscaping is wonderful. I last year stayed at the Whaler for a staycation and walked around the Kaanapali Beach Hotel land. It's beautifully landscaped. It's a very inviting place to take a walk. Much, much more inviting than any of the other projects along that shoreline. And I think you've done a good job there.

Ms. Wright: Thank you. Marie, could I ask you just to re-summarize the ADA stall?

Ms. Kimmey: Yes, I, I ran a copy of that. What it says is that you can take the facility as a whole, and you have -- let me go back to that page -- okay you're showing in the parking garage 452 stalls. You take two percent of that is your handicap parking requirement. That came out to nine, probably 9.01 or something. I'm going to say I'd settle for nine. And of those nine, two should be van accessible. I did find two van accessible; one on the first floor, one on the second floor. It looks like those are the ones that are the most accessible for people in wheelchairs. The upper floors count because people sometimes just need more help getting up and down, and in and out. I'm, I'm sure ADA is fine with that. But you would need two more stalls, preferable first or second floor where, where you have access.

Ms. Wright: Okay, great. Jim Freeman, are you available on the line?

Mr. Freeman: I'm on. We'd have to look back into that off. Off hand, I don't remember what the count is. We do have an ADA consultant that's been reviewing the project, you know, throughout. And I know there's been so many stall calculations iterations of it, so we'll to, we'll have to, we'll have to get back and check on that. I know that we felt we met the, the count at the time, so, you know, so we'll just, you know, we'll just have to verify that.

Mr. White: We have additional ADA stalls on the, on the ground in other areas.

Ms. Kimmey: Yeah, but this is, ADA sees it as case by case. The number of stalls to be accessible is to calculate it separately for each parking facility. At least you've got the whole facility, not by floor by floor. I went floor by floor and you needed 19. Then I read that and said, oh no, it's the whole parking facility. The parking lots also need to be in compliance, but we're not touching parking lots so that's not an issue.

Mr. White: Okay. Thank you for that clarification; I appreciate that.

Ms. Hitchcock-Sprinzl: Okay, thank you very much Marie for your valuable comment. And I'd like to invite Darren Okimoto with his input please.

Mr. Okimoto: Thank you Caryl. Hey you really should commend your landscapers. For them to grow the landscaping that dense where you can't even tell if the parking structure is there for the majority of the frontage. That's, you know, pretty amazing that they're able to do that.

I know it was mentioned in the presentation that with the fourth floor parking and then the additional PV that the height was going to be about 49 feet. How is that in relation to the existing hotel, height wise?

Mr. White: The existing hotel structure is 72 feet.

Mr. Okimoto: Okay. So even with adding these additional levels and the PV it's not like that's going to be higher than the, than the hotel. So you're not blocking view or anything like that. The hotel is already there.

Mr. White: Correct.

Mr. Okimoto: Okay. Thank you. And then my last question is what is the typical life of those cable railings in the parking structure being so close to the ocean?

Mr. White: Actually they've been, the existing ones have been in since 1999 and we have no corrosion that I've seen. We're, we're fortunate because the trade winds generally blow off shore in our location. So it's only the, every now and then do we get the southerly's that blow the salt air in our direction. So we're, we're much more fortunate than other areas like Kapalua and of course . . . (inaudible) . . . The hotel that has the biggest challenge in the state is Turtle Bay on Oahu. Because we're actually -- that parking garage is protected by the hotel's structure as well.

Mr. Okimoto: Good, and it's good that you have your maintenance guys right there so they can check. Okay. Thank you. That's all the questions I have.

Ms. Hitchcock-Sprinzl: Okay, thank you Darren. Mandy, questions or comments?

Ms. Saito: Yes thank you Caryl. I just have some comments. You know, I think the overall presentation was really great. I appreciated the views just to show the impact of the addition of the fourth floor relative to the existing structures around. And I do appreciate that they're using PV and incorporating, incorporating that within the structure because the Kaanapali area has a lot of -- it's the perfect area for the amount of sun hours that you get in. You know, to incorporate renewable energy is commended. That's all I have.

Ms. Hitchcock-Sprinzl: Okay, great. Thank you Mandy. So Mikal, questions, comments?

Mr. Torgerson: Thank you. I'll try not to repeat what other people have said, but I agree with Peter and other people's assessment about the landscaping. It does a very, very good job of kind of concealing this parking structure. I also really appreciated that they were stepping the photo voltaics in the way they did. Those are frequently kind of unsightly, and the fact that is stepped in like it is in your design I think is a great design choice, and I think that will help it quite a bit. So really all I had was praise for your landscapers. They're certainly doing a terrific job.

Mr. White: Thank you for your comments. I'll just add that the other reason that we're stepping the photo voltaic back from the edge is to keep -- well, to keep all the trees that are currently hanging, overhanging the parking garage. We want to -- it doesn't make any sense to get anywhere near the trees with the PV. So it's for two reasons we stepped it back because we want to keep all the big trees as they are.

Mr. Torgerson: That's great. Thank you.

Mr. Jim Freeman: Yeah, that's to Mike's credit. We did look at other options to increase PV panels, but Mike did not want to have to trim any of the large limbs of those monkey pod trees you saw. So to his credit it, it was a wise decision.

Mr. Torgerson: Excellent.

Mr. White: We, we will have to trim some of the, the limbs in adding the fourth floor. But we will still maintain the canopy.

Mr. Torgerson: Very nice. Thank you.

Ms. Hitchcock-Sprinzl: Great. Thank you so much. So moving on to Darren Unemori.

Mr. Unemori: Yeah I also thought the expansion was very well executed so -- and most of my, all of my questions really were answered in the prior discussion so I have no further questions.

Ms. Hitchcock-Sprinzl: Great. Thank you Darren. And then, and then finally Joshua.

Mr. Circle-Woodburn: Yes. Hi. Thank you. Great presentation. You kind of touched on it just really briefly here in the discussion on the going up with regards to the trees and the limbs. That was my question. It's kind of hard to tell. From the pictures, it does look like they overhang the parking lot. So I just wasn't sure by going up another nine feet or whatnot how much of those trees were going to have to be cut back to actually go vertical again. Because obviously those do help to screen the structure. And if we cut out a large portion of

that canopy it will be slightly more exposed for a while and I just was curious, are they really taller than the actual structure as they're depicted or are they -- are we cutting right into the center of that canopy?

Mr. White: I would, I would suggest -- I don't know for sure, but I think the existing trees extend about 30 feet above the existing structure. So there are limbs that are between, you know, between zero and the extended elevation that we'll have to cut off. But the, the canopy grows beyond that, beyond where it will be for the fourth floor and the railing. And believe me those monkey pods will grow back very quickly.

Mr. Circle-Woodburn: Yeah. Okay that --

Mr. White: The two that are on the west side of the parking garage that were initially -- there are two monkey pods were there. When it was laid out they were within the building footprint. So we simply moved each of them over about eight to ten feet and replanted them. And they are, I would guess the -- one of them is -- actually I think both of them are about the same height as our fifth or sixth floor of the hotel wing. So, they're, they're good sized trees and they'll grow back pretty quickly where we do have to trim them.

Mr. Circle-Woodburn: Great. Perfect. Thank you. My only other maybe comment or consideration for that solar array that's going on top, is there any concern to need to know which way it's angled? And what I guess I mean by that is for the neighboring Whaler residential, I believe it's residential property, so that, some of that glare is not directly straight into their building, or maybe more it's more mauka. I don't know. It was just a thought if they're looking down on it. I know they can be reflective so just to --

Mr. White: Actually they are -- we have photo voltaics on our guest wings as well. So the upper floors of the Whalers look, look down on the, the guest wings that's closest to them which is the Kauai wing. But the parking structure PV is probably...I'd say probably a couple of a hundred feet mauka of any of the Whaler units.

Mr. Circle-Woodburn: Okay.

Mr. White: So they wouldn't be, they wouldn't be seeing much of it unless they look mauka.

Ms. Wright: Yeah, and Josh, if you look at the material that we gave you I think the, the project site photo, the aerial shows all of the PVs that's on the existing guest rooms. And the Whalers units are, are more towards the ocean.

Mr. Circle-Woodburn: Right. I see. Okay.

Ms. Wright: Yeah, and the parking is adjacent to their parking.

Mr. Freeman: They're also angled more makai, more west than south. So away from the Whalers.

Ms. Wright: And we are working. You know, one of the comments we're responding to is from the DOT Airports and the FAA is looking at it, and making sure that everything is kosher for the . . . (inaudible) . . .

Mr. Circle-Woodburn: Awesome. Thank you.

Mr. Stan Duncan: Sharon, this is Stan Duncan with PBR Hawaii, landscape architect. I just wanted to add --

Ms. Wright: Hi Stan.

Mr. Duncan: I just wanted to add on to what Mike previously stated. You have a photo in your design deck there that shows the parking at the upper most level currently. And it also illustrates pretty clearly how high the monkey pods extend up above the top roof deck. And so -- and Mike is correct. If you look at closely you'll see that the extent of the specimen monkey pods extend up at least 20 to 30 feet above the outer edge of the parking structure. The, you know, I think what would occur would be some selective pruning of branches as needed, as it relates to the, you know, the additional floor level being added and the PV panels. So I would imagine there would only be selective pruning, if needed, that would be required. So that was just my only other comment that I wanted to add to the group.

Ms. Hitchcock-Sprinzel: Great. Thank you.

Mr. Duncan: Thank you.

Ms. Hitchcock-Sprinzel: Were there any other comments or recommendations to add to this or are we ready for Ann to do her summary of the recommendations. I can help because you always help me Ann.

Ms. Cua: Are you ready for me?

Ms. Hitchcock-Sprinzel: I think so.

Ms. Cua: I think so too. Okay so I got some general comments, some general positive comments from all the members. Number one, you just felt the project was presented to you very well. You praise the landscapers for the existing the mature monkey pods trees and the screening that it provides both for the existing parking structure as well as the additional fourth floor. I heard that you especially appreciated the stepping in of the PV panels, that solar array, just to help to mitigate the impacts that it will create. So I heard some questions and I heard answers to most of the questions. So only came up with two comments. So I

will go through that and then if we need to add more, then you could help me with that.

So the first comment that I got was that the applicant consider providing additional beach parking stalls onsite. And then the second comment I have was on ADA requirements. And rather than being really specific and listing them all, I'm thinking, and we can modify this, I'm thinking just to say that the proposed project shall meet ADA requirements in the area of parking stalls, stair railings, lighting fixtures. So I, I, I could be even more brief than that. We could expand it, but I just didn't know, you know, if the parking stall count happens to change as they go through construction drawings. You know, I don't know if you want me to get into two percent requirement, the, the --. I, I, I just don't know how specific you want me to be with that. I thought because they have an ADA consultant which is what they represented. And if we put a general comment, then they're going to need to comment on this, to me, in a letter. And I would attach this to the Planning Commission's report. So I'll have your letter and their response to your letter. And that would say how they plan to take care of the ADA requirement. So if that works for you, I would think maybe we want to keep it a little more general, but I would defer to you on that. And that's all I have.

Ms. Hitchcock-Sprinzel: Thank you Ann. Marie?

Ms. Kimmey: Yeah, I just wanted to say, I think to be more accurate you should say to follow the 2010 ADA Standards. That's the, that's the bible for ADA now, and I think that would clarify it. And I like what you said just adding parking, stair railings, lights. Once they get to the standards, then they're fine.

Ms. Hitchcock-Sprinzel: Great. Thank you so much Ann. That was a nice job on your summary. Alright, yes, Darren?

Mr. Unemori: I have an objection to including the additional guest parking, in fact, beach parking, as a, as a recommendation. I, I didn't hear that there was any design basis for including that as a recommendation, so I don't feel that's appropriate.

Ms. Hitchcock-Sprinzel: Okay, thank you. I think it was a, a rather than a firm recommendation, a consideration if I was interpreting that correctly because it's really appreciate to have this public beach access and public parking for the, the community to use and to be able to enjoy the beach. So don't know if our recommendations could be, you know, worded in more general terms like a "consider" if possible, rather than --. Does that help Darren or does it not help?

Mr. Unemori: I'd like to ask what is the design basis for requesting that relating to expanding the parking garage? I don't quite understand. I, I am, you know, I understand the benefit to the community, but I don't understand how the Urban Design Review Board comes up with a recommendation to add guest parking. I don't see the basis for it.

Ms. Hitchcock-Sprinzel: Well, the only basis I can find in my notes, and just my manual is, is considering community input on construction and design of a project. And I, I don't know that the community has had input on this particular phase of the, of the parking structure so perhaps it's unknown right now.

Mr. Unemori: Well, I guess that is my point that there was no input other than the suggestion by a board member that that be included. But, again, in terms of design review, I don't see a basis for requiring that. Because there separate requirements for providing public access and public parking which we haven't gone into and therefore we haven't established the basis for including that as a recommendation. I can, you know, live with that as one member's opinion, but I don't feel as if . . . (inaudible) . . . a recommendation that I would be able to vote for that.

Ms. Hitchcock-Sprinzel: Okay. So, I guess, Ann are we happy with leaving that out?

Ms. Cua: Yeah. So again, this is --. My job is just to kind of summary what I've heard. And the importance of doing that is just this, exactly what's happening right now. You know, you're all offering comments and at time when you're offering comments the Department sometimes see somebody else's head nodding, and sometimes mostly people are just kind of listening. And so the importance of this step right now is to have the discussion. And then we need to go with the majority. If the majority feels that this shouldn't be an actual number to comment in your letter, we can completely take it out. You might feel, okay we don't want it listed. We want to have on official comment, and that till be the ADA. But maybe after we put the official comment, you know, the last paragraph we can say, and the Board suggested that, you know, the applicant just, you know, consider this. We can do that. Or we can just leave it off completely. So I think at this point from what I'm hearing, you might want to check with the other members, see where they lie because this decision has to be from the Board. And it doesn't seem that you have a unanimous decision to support that additional beach stall condition -- not condition -- recommendation, yet.

Ms. Hitchcock-Sprinzel: Right. And so perhaps to recap we could put it into the things we liked about the project. You know, the landscaping, the photo voltaic, the public parking and the beach access and make it not a recommendation. Would that work?

Ms. Cua: I could that. I could do that in the opening paragraph when I talk about, you know, the overall comments from the board about, you know, the presentation was well done, about the landscaping, the screening, the stepping in of the PVs. And I could just, you know, close it by saying the Board just asked that or suggested that the applicant consider adding to their beach parking stalls at some point. And then we would just have one comment which is the ADA comment. Is that what the --? I see heads. I see heads nodding.

Mr. Circle-Woodburn: This is Josh. I, I, I support that. I do like the idea of it being a consideration only because they are increasing overall parking count. So by increasing

overall parking count I don't see why they couldn't consider adding five more stalls or something for the public beach access because they have it. They have the ability. But I also understand that that's more of a Planning Commission duty and role to condition, if you will, the project for that. So I don't want to make it an official recommendation. But, I do think it's a good thing to consider.

Ms. Cua: Okay. So we can do that. We can include it in that opening paragraph and just have one proposed recommendation from the board regarding following the 2010 ADA Standards. Okay.

Ms. Hitchcock-Sprinzel: Alright. So with that, can I ask for a motion to provide the recommendation letter as was just restated by, by Ann, to the Maui Planning Commission on the design aspects of this project? Do I have a motion?

Ms. Kimmey: This is Marie. I will move that the recommendation as read by Ann Cua for the Kaanapali Beach Hotel parking garage improvements be approved.

Ms. Hitchcock-Sprinzel: Thank you Marie. A second please?

Mr. Okimoto: I'll second that.

Mr. Unemori: Darren Unemori, I'll second.

Ms. Hitchcock-Sprinzel: Okay, so I had two. Sorry, Darren, you said second, Okimoto?

Mr. Okimoto: Yes.

Ms. Hitchcock-Sprinzel: Thank you. Great. So if we can do our round robin with voting in favor or opposed. So I'll just go through the list. So Peter?

Mr. Niess: Yay. Yeah.

Ms. Hitchcock-Sprinzel: In favor, yes. Okay. Marie? Marie?

Ms. Kimmey: In favor.

Ms. Hitchcock-Sprinzel: Thank you. Sorry. I do it too. I just left it off mute now. Darren...Okimoto?

Mr. Okimoto: In favor. In favor.

Ms. Hitchcock-Sprinzel: Mandy Saito?

Ms. Saito: In favor.

Ms. Hitchcock-Sprinzel: Mikal Torgerson?

Mr. Torgerson: Yes.

Ms. Hitchcock-Sprinzel: Darren Unemori?

Mr. Unemori: In favor.

Ms. Hitchcock-Sprinzel: Joshua Circle-Woodburn?

Mr. Circle-Woodburn: In favor.

It was moved by Ms. Marie Kimmey, seconded by Mr. Darren Okimoto, then unanimously

VOTED: To approve the recommendations, as discussed, and forward to the Maui Planning Commission.

(Assenting: J. Circle-Woodburn, M. Kimmey, P. Niess, D. Okimoto, M. Saito, M. Torgerson, D. Unemori)

(Present: S. Marlowe) (Note: Board Member Stuart Marlowe was present at the meeting, but was inadvertently not called to provide his vote.)

Ms. Hitchcock-Sprinzel: Thank you. So it's unanimous. It's unanimously passed. So with that we can move on. Thank you very much for an excellent presentation, Ann, and the architect, and the landscape, and all the team to present this proposal to us today. It was really great and nicely done I thought. So now we move on to the second request.

Ms. Cua: Thank you Chair.

2. **MR. BRYAN ESMERALDA OF MUNEKIYO HIRAGA, on behalf of LANAI ESTATES, LLC, requesting design review of the development of Kaluako'i Estates, a residential project which is part of the Mānele Project District. The project is part of a SMA Use Permit, which encompasses five single family residences. Upon securing the required regulatory approvals, construction will be initiated in a phased approach. Preliminary construction start timeframe, while still tentative is anticipated to commence during the second quarter of 2021, starting with TMKs (2) 4-9-017:014 and (2) 4-9-017:015. Each of the three remaining TMKs will be developed at the rate of one TMK per year. The project is located on five vacant residential lots and will consist of five**

single-family residences, carports, and utility buildings, as well as accessory buildings and improvements such as two swimming pools and two spas, a koi pond, and home theater. In addition, utility connections, landscaping, and security walls are proposed. The project is located on 10.09 acres at Mauna Lei Drive, Mānele District, Mānele, Island of Lānaʻi, TMKs (2) 4-9-017:014, 015, 016, 017, and 018. (SM1 2020/0006) (PH2 2020/0002). (K. Wollenhaupt)

The Board may provide its recommendations to the Lanai Planning Commission on the design aspects within its purview based on the Special Management Area use Permit provided for the project.

Ms. Hitchcock-Sprinzel: So this communication was submitted by Mr. Bryan Esmeralda of Munekiyo Hiraga on behalf of Lanai Estates LLC . . . *(Chair Hitchcock-Sprinzel read the above project description into the record.)* . . . And the planner is K. Wollenhaupt. So I would like to invite the planner now to do the presentation.

Mr. Kurt Wollenhaupt: Can you hear me Chair?

Ms. Hitchcock-Sprinzel: Thank you.

Mr. Wollenhaupt: Hello. Good morning Chair, and the members of the Urban Design Review Board. First off, why are we here today? To review Kaluakoi Estates. The Urban Design Review Board is, as you are all aware, review project plans in accordance with the provisions of the Special Management Area Rules of the Planning Commission to which we are going to be reporting. The Director has requested your comments for review to the Lanai Planning Commission. This project as you know is located in the Project District of Manele. This is Lanai Project District from Chapter 19.70. The first point to note is that this project does follow the rules and requirements of 19.70.020 in the residential PDL/1 Zone. So from the standpoint of the ordinance which was adopted by Council years ago for Manele, the setback, the heights of the building, they all comfort to the conditions and requirements in the Code.

The second point to note is I understand from the applicant's representative is that the Manele Bay Homeowners Association has done preliminary review and is looking in favor of this development. That then bring us to why we're at the Urban Design Review Board today for indeed a private series of residences. This project does has to have two types of permit reviews by the Lanai Planning Commission. The first one is a major SMA. A major Special Management Area Permit is required. Now when they asked, well, why is a major required for private residences? That is because in Section 205A-22 of the Hawaii Revised Statutes, a development is a project such as this, in which the single-family resident is greater than 7,500 square feet. As you've all seen in the booklet provided and which will be discussed by the applicant in their presentation, these homes are somewhat larger than the 7,500 square

foot threshold, moving this into a Major SMA. Therefore according to the rules and the policy, that is why the Urban Design Review Board is giving their opinion for these private residences at Manele.

The second permit that will be required by the applicant is, as this is in the Project District of Manele, it will require a Phase 2. I'm sure you're all familiar with the phasing process of Project Districts. But just a quick review, the Phase 1 is the overall review that was done years, and years ago. Phase 2 comes into play when the specific building has now been thought of. There's been a vertical plan. There are design details. That is then approved by the Lanai Planning Commission. Finally we do a Phase 3 in which the Planning Director ensures that the project is indeed the same as that was approved by the Phase 2.

So today we're looking at getting some recommendations from the Urban Design Review Board to present to the Lanai Planning Commission for their review and a public hearing of an SMA Major and a Project District Phase 2. So that concludes the brief overview. The team from Munekiyo and Hiraga, and also the team from Lanai Estates will be giving their presentation on the share screen. So I will hand it over to probably Mr. Esmeralda of Munekiyo and Hiraga or their representative. Thank you.

Ms. Hitchcock-Sprinzl: Thank you.

Mr. Bryan Esmeralda: Thank you Kurt. Good morning Urban Design Review Board members. My name is Bryan Esmeralda of Munekiyo Hiraga. I'm here this morning along with the project team to present the plans for the proposed Kaluakoi Estates Project. As Kurt mentioned this is a private residential development in Manele, on Lanai. And I'd also like to note before we jump into the presentation that in order to maintain the integrity of the audio the project team members are going to mute their video during the presentation to limit band width.

Before we begin, I'd just like to recognize our project team; many of whom are on the call this morning and will be available to answer questions following the presentation. The land owner and applicant is Lanai Estates LLC; project management by Pulama Lanai; architect, Architects Hawaii; civil engineer, RM Towill Corporation; landscape architect, Belt Collins Hawaii; and again Munekiyo Hiraga served as the planning consultant for the project.

This project is located in Manele, on the southern shore of Lanai as indicated by this island map. The project will be implemented on five privately owned lots within the Manele Residential Subdivision along Mauna Lei Drive. The lots are indicated on the location map here. They are lots number, lot numbers 120 through 124, and corresponding tax map key numbers 2-4-017, 14 through 18.

Again, the project will consist of five private residences, and accessory buildings on five lots, within the Manele Residential Subdivision. The lot numbers and corresponding TMK

numbers are again listed here along with the total lot areas for each, for each lot. The total project area is just over ten acres in size.

In terms of development actions by lot. Lot numbers 120, 122, 123, and 124 will consist of a three-bedroom residence, a carport structure, and a utility building. Lot 121, which you can see is indicated on the figure here will consist of a two-bedroom residence, a carport, utility building, as well as a home theater building. Plans for these structures will be explored later in the presentation.

In terms of project wide improvements, paved driveways from Mauna Lei Drive will be provided for each lot, in addition to utility connections for water, waste water, electrical, telephone and satellite connections to existing utility systems in the area. In addition, security fencing along Mauna Lei Drive, along the roadway frontage for each of the five lots will be provided, as well along the western boundary of lot 120, and the eastern boundary of lot 124. This is indicated by the red dashed line you see in figure.

In terms of land use considerations, all five of the lots are within the State Rural land use designation with a portion of the lot 124 being within the Urban District as well. All of the lots are zoning Lanai Project District 1 Manele, with a sub-district designation of residential. And all lots are within the Manele Project District as designated by the Lanai Community Plan. In addition as was discussed by Kurt earlier all of the lots are within the Special Management Area. In light of these considerations the project does require a Special Management Area Use Permit, and a Project District Phase 2 Development Approval from the Lanai Planning Commission.

At this time I'll be turning the presentation over to Lisa Rapp of AHL to walk us through the design.

Ms. Lisa Rapp: Thank you Bryan. Good morning Chair and members of the Design Review Board. My name is Lisa Rapp. I am the principal in charge of the Kaluakoi Estate Project representing AHL Architects Hawaii, as architect of record. I will be presenting the architectural and landscape aspects of the project. This illustrative plan provides a visual orientation of the five lots which makes up Kaluakoi Estates. All five lots have a utility building near the street frontage. The utility buildings house the emergency generator, fuel storage, electrical and trash. On lot 122, the utility building also houses security and housekeeping. All five lots also have separate carports. As mentioned earlier there is a mix of two and three bedrooms, one-story residences.

The two-bedroom residence with the game room wing and home theater is located on lot 121. A three-bedroom residence, or three-bedroom residences are located on lots 120, 122, 123 and 124. Water features are found on three lots. Lot 120 has a small spa. Lot 121 has a lap pool, a small koi pond, and a spa. And lot 122 has a pool.

The site has a fairly steep slope downward from the street. You'll be able to see this on the grading plan a little later in this presentation. The steep slope provides opportunity for basement under the residential structures where we are able to locate mechanical and water feature equipment. A mechanical basement offers two advantages. One, it hides all this equipment from view and eliminates the need for unsightly equipment pads that would need to be visually screened. The basement location for the mechanical equipment also contributes to the mitigation of noise impacts to surrounding areas.

For further orientation we provide this view from the ocean looking north, northeast. Assuming that north is at the top of the page, you can see that the project is bounded by two existing residential lots to the left, or west of the project site. Moving counter clockwise, we have the ocean shoreline . . . (inaudible) . . . south, an archaeological reserve to the right of the project, and Mauna Lei Drive to the north at the top of the page. Further north is the golf course and existing residential development beyond.

Next we have a bird's eye view looking north. Here you get a better view of the two residential lots to the left, and the golf course and residential development to the north. This next image will show the pedestrian view from Hulopoe Huawai Fisherman's Trail, common, commonly referred to simply as the Fisherman's Trail looking northeast. For context, you can see the coastline and sweetheart rocks beyond. Public access via the Fisherman's Trail is unimpeded. And also the siting of structures allow clear view of the coastline, the ocean and sweetheart rocks.

Next, we have a similar pedestrian view from the Fisherman's Trail, but from the opposite direction. Visible are the one-story structures for each property showing its relationship to the terrain.

Finally, we have a bird's eye view looking south. The golf course is in the foreground, and from this vantage point, you can see Mauna Lei Drive, the utility building, and driveway on each lot. This next slide is of Mauna Lei Drive. Shown here are two pedestrian views from Mauna Lei Drive and a sectional on the street. You can see the security gate and landscaping which hides the fencing along this frontage. Note that due to the downward slope of the site the utility buildings are sited below street level hoping to shield them from view. The additional landscaping at the street provides further coverage. The location of the main residential structures on each property are further downhill minimizing visual impacts of views towards the ocean. As shown in these 3-Ds perspectives ocean views from Mauna Lei Dive are unimpeded.

Next we have the architectural site plan. Here we show property setback, both in Maui County in pink, and the Manele Community Design Guidelines in blue. Also shown is the proximity of Fisherman's Trail, and the location of the shoreline setback.

The grading plan helps to show the site grading from the street elevation. The goal is to

blend the finish work back into the surrounding topography. Because of the steep downward sloping of the site, the residential structures for lots 120 through 123 range anywhere from 23 feet to 40 below street level. This explains why the roof tops of the residences were not readily visible in the pedestrian views from Mauna Lei Drive shown earlier. As mentioned, the sloped topography provides opportunity for basements under the residential structures for location of mechanical and water feature equipment.

The existing site is characterized by dry climate conditions. Invasive kiawe trees propagate the site and alien grasses dominate the lot. Also, native boulders are scattered throughout the lot.

Here is a conceptual landscape plan showing proposed efficient use of landscaping concentrating most of the planting near residential structures and the street frontage leaving the balance of the lot in a fairly natural state. The landscape design intent is to interweave the new with the existing, mixing and transitioning selective planting with native natural areas. A low flow brackish water drip irrigation system will be implemented for all properties. Irrigation will be placed judiciously around the residential structures and street frontage.

The next few slides show the landscape plant palette. The palette is built around drought tolerant plants and plants that are tolerant to brackish water. This slide shows proposed . . . (inaudible) . . . species options. Next are proposed shrub and mid-height planting options. And finally some proposed ground cover planting options.

Next we have a proposed irrigation system diagram which illustrates the strategy of targeted irrigation using brackish water around areas adjacent to the residential structures and along the street leaving the rest of the site in a natural state.

We have a landscape lighting diagram and it shows that we are using a mixture of path lights, tree mounted directional down light and projection moon lighting, and pavement surface button. All are fully shielded down lighting. No up lighting will be used. Here we have images of the typical light fixtures mentioned in the previous slide. The sketch illustrates the location and use of each type of light fixture.

These next few slides show the building exterior lighting concept using primarily recessed down lights at the lanai and deck areas. The light fixtures are to be fully shielded, no up lighting.

We wanted to bring back the illustrative site plan for reference as we bring to discuss the building types for this project. The building topologies for all five lots use the same vocabulary of material and style. As mentioned previously lot 121 consists of a two-bedroom main residence with a game room wing and home theater. The three-bedroom building of lots 120 and 122 are similar. The three-bedroom residence for lot 123 is slightly different in that it consists of a main residence with a bedroom. Finally the two-bedroom

residence of lot 124 is similar to lot 123 except that it also includes a playroom. Carports for all five lots are the same. In the interest of time we will proceed with showing exterior elevations of these typical building topology.

We start with lot 121. The mauka elevation shows the game room wing on the left, with the two bedroom wings further back on the right. The makai elevation shows the section with a pool and linear koi pond fronting the game room on the makai side of the building. These elevations which are representative of the residential structures for this project depict a style that shares many elements with the Manele Bay design team expressing the heritage of Lanai, and the simple lines of plantation structures, large decks, pitched roof, low massing, and generous roof overhang. Note that for all lots, the proposed structures are within the 30 foot building height envelope shown as a red dashed line in all elevations. And as mentioned, all building topologies use the same vocabulary of style and materiality.

Next looking at the east elevation, the ocean is to the left. From left to right are elevations of the two-bedroom wing connected by a breeze way through the game room. The carport is a structure to the right. As the site looks down towards the shoreline, you begin to see the lava rock retaining wall of the mechanical basement supporting the two bedroom wing of the house.

For the west elevation orientation, the ocean is to the right. From left to right, our elevations of the carport, game room wing, and sections through the two bedroom wing. The pool is flanked by the game room and two bedroom wings, as well as the hotel theater building further uphill towards the street screening it from public view.

These elevations of the residence wing on lot 121 illustrates the natural lava rock wall treatment of the basement which is further buffered by planting, softened and blend the rock wall with the surrounding landscape.

Next we have the mauka and west elevation for lot 122. As with all structures for this project, the material palette is muted with natural tones and matte non-reflective finishes as indicated in the material palette shown on the left side of these sheets. The roof is proposed to be combination of tile and metal shingle in a matte, medium toned finish. The exterior wall treatment are proposed to be a natural integral color cement plaster with wood post and siding in a natural wood finish. Deep roof overhang helps to provide shading of windows which will have clear non-reflective glass. Wood decking throughout this project will have a natural wood finish to compliment the wood accent on the one-story structure.

Next we have lot 124. The three-bedroom building topology for lot 124 is slightly different from lots 122 and 120 in that it is made up of a main residence with bedrooms and playroom game. Again, finishes here are the same non-reflective finishes in muted natural colors.

Next are elevations of the home theater building on lot 121. The home theater building follows the same style and materiality of the residential structure using non-reflective, medium toned tile and metal roof, natural integral color cement plaster walls with wood posts and accents, and deep roof overhangs providing shading for the clear non-reflective glass opening.

Finally, here are elevations of a typical utility booth. Exterior walls are finished with a natural integral color cement plaster to match the residences. The flat roofs keeps the height of the structure low and minimizes impacts of views from the street to the ocean. Taking advantage of the sloped site, we are able to lower the building elevation from the street. The appearance is softened further by providing landscaping along the street frontage screening the buildings as well as the property fence. East and west elevations here best illustrates this strategy.

This concludes our presentation of Kaluakoi Estates. We're happy to answer any questions at this time. Mahalo.

Ms. Hitchcock-Sprinzl: Great. Thank you. Alright. So Mr. Yoshida, do we have any public testimony for this project, this item?

Mr. Yoshida: Thank you Madame Chair. We have received no letters from the public regarding this project, and no one has signed up to testify via the chat function.

Ms. Hitchcock-Sprinzl: Okay, thank you very much. So we can move on to questions and comments from the Board Members; questions to the design team and perhaps even recommendations as we go along. So if you don't mind I'll just follow my, my list. And sorry Peter I seem to be picking on you to go first always, but go ahead please.

Mr. Niess: This seems like a great project. It's a good use of massing. I like that it's pod schemed out in areas. Materials seem appropriate and good. There's not much to dislike about this from a design standpoint, I feel maybe because that's just my opinion. The only thing I would say is I'm sure you guys are doing, making an effort to keep any runoff onsite. I think that's a requirement anyway, but I guess overall I don't have any comments so I'll just stop. Good project.

Ms. Hitchcock-Sprinzl: Okay, great. Thank you Peter. Marie?

Ms. Kimmey: You know what I'm just going to have to second what Peter said. I think that they have followed very, very closely the Manele and Lanai Company restrictions on the property. I think it's a really kind of an exciting project and I like the way that it is basically hidden from the road. And I think the people who live there will be very, very comfortable and happy so that's my comment.

Ms. Hitchcock-Sprinzl: Thank you Marie. Darren Okimoto?

Mr. Okimoto: Thanks Caryl. I like the fact that, I think in one of the slides, it shows that some of the rock boulders are being put back to kind of re-naturalize the area which I think is good to incorporate that. Kind of following up on Peter's question; what is the drainage plan for the project, if the applicant can respond?

Ms. (____): We're going to have Kevin Mendes, from RM Towill turn on his video and he will respond on behalf of the applicant.

Mr. Kevin Mendes: Good morning Chair and members. My name is Kevin Mendes, the civil engineer with RM Towill Corporation, and will be responding to the question regarding drainage. You know, we are very fortunate to this site that have a lot of natural . . . (inaudible) . . . rocky shoreline. Downhill perimeter of the site is actually grounded by a dry stacked rock wall, so I'm really not very concerned about increases in runoff or concentrate . . . (inaudible) . . . With all these rock we do have natural energy dissipation. So with that being said we still are going to follow the County rules. We are intending to mitigate as much runoff as possible, and even retain onsite the increases in runoff due to our project. So we intend to grade the site. Well, what you see on the screen is the rock wall that I mentioned that we are not removing, so that's going to remain. But we are intending to grade the site where we terrace it on grade flat pad. Also to create low spot to collect runoff . . . (inaudible) . . . where we'll try to infiltrate that into the ground. You can see it's represented onscreen by the blue shaded areas. That's where we intend to have . . . (inaudible) . . . collection to try and incorporate rain gardens. We do intend to capture roof runoff with trench drains and drain inlets, and sort of runoff underground in some sort of retention system that we have that we have to design.

Mr. Okimoto: So for example, shown on that, what's shown on the screen right now, lot 5, the furthest to, I guess, that would be the northeast, it doesn't show any new basins. Is that going to be underground type of storage, like, a subsurface type drain or --?

Mr. Mendes: Yeah . . . (inaudible) . . . this was a very preliminary sketch. We do intend to incorporate, you know, the same type of low spot in rain gardens. This lot in particular though is entirely bounded downhill by a rock wall so really there's no danger in any increase of runoff . . . (inaudible) . . .

Ms. (____): As you can see from the red dotted line, the red solid line there that is the existing small rock wall that Kevin spoke about.

Mr. Okimoto: So is that rock wall intended to serve as retention, like it holds the water that comes down? I think you mentioned you were going to compile a County drainage standard which is to mitigate the increase, but any additional runoff would overflow downstream into this rock wall and is the intent for that rock wall to kind of hold before it goes into the ocean?

Mr. Mendes: I believe that's an existing condition as we intend to make things . . . (inaudible) . . .

Mr. Okimoto: Okay. So it's still conceptually you guys have just something in mind, but nothing really design yet. That will be further with the construction plans when you submit your permits.

Mr. Mendes: That's correct. Yes.

Mr. Okimoto: Okay. Thanks Caryl.

Ms. Hitchcock-Sprinzl: Thank you Darren. While you're there, just a quick question about water sources and, and availability on Lanai. I know it used to be an issue and I don't know, I haven't been updated with the, with the status of the water supply. Can you, can you just briefly comment on that?

Ms. (____): Aloha Chair. During PH2 process as well as the PH3 process there will be in depth questions in answering regarding the water availability. We are in the process of the Phase 2 application and responding to agency comments. We recently, last week, had a letter from the Department of Water Supply, and it did state that the project site and the anticipated water use is within the water use development plan which is the governing document on Lanai.

Ms. Hitchcock-Sprinzl: Okay. Thank you. That, that sort of helps. Another -- going on to the board members' questions and comments. Mandy, do you have anything?

Ms. Saito: Yes. Thank you. Yes I do. To touch more a little bit on the drainage, I know Darren asked a few questions, but I understand that this area is very dry and arid. And it seems to me the plan is to use low flow irrigation, and I guess, plants that require maybe less water. The concern is that there really isn't anything that that is conceptually shown that shows, you know, the sediment would be captured or settled out prior to entering the ocean. I know that there is an existing rock wall, but there is a portion of the site, the southerly portion, that does not have an existing rock wall. And unless the rock wall is designed to somehow to do that type of function there might be some consideration that needs to be put in for the ground cover that's going to be established there because it is a dry area. Once you, you know, start grading the area, how are you going to reestablish that type of landscape if you're relying on, I guess, maybe the native, I don't know, foliage that's there. Maybe you could clarify the plan a little bit more. Because the area is fairly steep. I'm not sure what the slopes are...within proximity of the shoreline.

Ms. Rapp: Hi. Thank you Mandy. This is Lisa. From a landscape standpoint we are trying to be very selective on ground cover and the shade, and we are supplementing the existing dry areas with some of that landscaping around the primary structure. In addition to that we

are providing the retention wells to help capture some of that and help the water percolate a little better. So, and those, where we are doing the planting, that way we are providing drip irrigation, again, low flow to help conserve water as much as we can and using the brackish water so that we're not using potable water for that. So that they can be maintained and will survive and thrive, and then be able to help with the filling . . . (inaudible) . . . in the, in the event of a rain. Does that answer your question?

Ms. Saito: Sort of. Maybe just put into some consideration on how the plant will survive after it's established because water will be limited. Maybe outside near the shoreline if there is some grading that's near the embankments or after, I guess, the rock walls or structures that are being into place, just, just to be aware of that type of consideration. What kind of root system it will have after the plant is established and maybe water may not be available to regularly irrigate it.

Mr. Mendes: Yeah, I just want to make a comment regarding the grade. We actually are not grading down to the shoreline. We're, we're stopping actually shy of our own property line, a couple of hundred feet from the shoreline. So, the natural terrain does level off before the cliff, so we're pretty confident that, you know, the natural terrain will help mitigate a lot of the sediment runoff. But, nevertheless, we are continuing to do what Lisa said and capture whatever we can and infiltrate into the ground, and be very mindful of what plants and what ground cover, and even use of the native rocks to protect any of the grade that slopes.

Ms. Saito: Thank you. I, I understand that. I just wanted to just point that out because I have done some . . . (inaudible) . . . on a different portion of the island, and sediment, and erosion transport is a very big problem on Lanai, so --. Thank you. That's all I have.

Ms. Hitchcock-Sprinzel: Thank you so much Mandy. Those are really good points. So I would like to invite Mikal to ask questions or provide comments.

Mr. Torgerson: Thank you Caryl. Overall, I agree with Peter. I think this is a very nicely designed project. It's appropriate for the area. I personally, I scuba dive out in front of this a lot so I know the area pretty well. So from the ocean view it all seems to be very well thought out. My question related more to the fencing and I was wondering if the applicant maybe had a better image, an image of what that fencing is going to look like. It was sort of shown with a lot of landscaping and I was just curious what's behind that landscaping. And I'm really worried about what the experience is from the road, I guess, the rest of the public that sees this. If you could show me that.

Ms. Rapp: Yeah sure. So the fencing we're planning to use is like a metal picket. It's meant to really disappear and go away. And we are limiting it to street frontage as well as just along the, the east and west perimeter of the, the five lots. So you're right, I guess image wise if you can see this on the screen, you don't see it very much and that is intentional. And again, we are trying to use something that is fairly visually . . . (inaudible) . . . and then

enhance it with the landscaping.

Mr. Torgerson: Okay. And then just sort of the same, similar question for the, the pill box buildings or the more utilitarian buildings that are up against the road. I know there was a decision to sort of move away from keeping the same roof, roof pitches as the other buildings than that. And I'm just trying to understand how visible they really will be from the street.

Ms. Rapp: So these elevations can give you a little bit of an indication of how visible they are from the street. And again, we are wanting to provide landscaping along that fence line, along the street, to further soften the view of the utility buildings. And you're correct, the idea of the flat roof was, again, to minimize any visual impediments towards the ocean. So hopefully when you see these a little bit closer up it will help you to understand relationship to the street level.

Mr. Torgerson: It just seems -- I assume they're not all going to be entirely earth sheltered, so they would be visible from the street. And it seems kind of a harsh interface with the public for the property that those --. To me, they sort of look like pill boxes. They just -- we see those about and they're interesting, but...that's my concern.

Ms. Rapp: Yes, so --. Okay, actually for the most part, there are at least somewhat lower in elevation from the street. And the use of the cement plaster that's integral colored and a very neutral sand color toned so it does blend with the rest of the landscape is intentional in order to help with, with the views of the utility buildings from the street.

Mr. Torgerson: Yeah, I just wondered how much they're really going to blend. So maybe it would help me to understand. Your diagram didn't indicate a height above grade from the street side. Maybe it will be helpful to understand how high they go above grade . . . (inaudible) . . . the street. Just roughly, I mean.

Ms. Rapp: Yeah, so they range roughly about the parapet height. The top of parapet is roughly about four to five feet up from street level.

Mr. Torgerson: Oh, so they're actually going to be lower than your fence.

Ms. Rapp: Yeah.

Mr. Torgerson: Okay.

Ms. Rapp: So again these renderings were made from a 3-D model.

Mr. Torgerson: Okay. Yeah, it's --. Okay. That does help me understand. Thank you. But, yeah, generally it appears to be entirely appropriate for the site, and architecturally it seems

very well thought out. I don't really have much criticism there, so good job. And that would be all I have. Thank you.

Ms. Hitchcock-Sprinzl: Great. Thank you Mikal. And then Darren Unemori?

Mr. Unemori: I also thought the project was very good. I just have one question for Lisa which is the fence along Mauna Lei Drive, that's how high? Six feet?

Ms. Rapp: Right now we're considering six feet.

Mr. Unemori: How tall is it?

Ms. Rapp: Six feet.

Mr. Unemori: Okay. That's your maximum height?

Ms. Rapp: Right. Correct.

Mr. Unemori: Okay. And is there any other fencing other than along Mauna Lei Drive? There's no perimeter fence around the, the compound is there?

Ms. Rapp: So besides Mauna Lei Drive, we do have a fencing coming down the east -- wait, the west side of lot 120...the one by the red dash line there, and then the east side of lot 124...as well as north.

Mr. Unemori: And that's the same six foot . . . (inaudible) . . . picket?

Ms. Rapp: Correct.

Mr. Unemori: Okay. Yeah, that's all my questions.

Ms. Rapp: Okay, thank you.

Ms. Hitchcock-Sprinzl: Thank, thank you Darren. And then finally Joshua.

Mr. Circle-Woodburn: Thank you. I guess I have a couple of quick comments, some for clarification maybe. To follow up a bit on what Mandy was commenting on, I was looking at the conceptual landscape plan and it's conveniently numbered, and you've got number three natural areas, no, little to no irrigation. And looking at the grading plan, I see the limits of grading, and it's basically looks like everything from Mauna Lei Drive down to just outside of the building envelopes. So I can understand having number three sort of natural areas in front of the home mauka because you're not really touching that area. But, it seems to me that everything else is proposed for grading, so I'm just kind of understand when you say

“natural area” what...what’s happening there? How is that natural? Are re-naturalizing it or are you not really touching those other areas? Because it would be nice to minimize that, and I’m just trying to understand what’s happening now.

Ms. Rapp: Right. So what we are doing is we are re-naturalizing those areas so we don’t have to irrigate the entire area that’s being graded.

Mr. Circle-Woodburn: So maybe like a temp irrigation just to re-establish some of those plants because I know Mandy was mentioning runoff and erosions, and there would have to be something to hold that back I guess.

Ms. Rapp: Yes, that’s correct.

Mr. Circle-Woodburn: Okay. Thank you. Yeah, I was just trying to understand that. And then this one, this last question just might be terminology, but I was just curious, you referred to the carports. Are they carports or are they garages? I’m just trying to -- it looked to me...I’m just trying to understand and that’s maybe more just for my own understanding.

Ms. Rapp: Okay, yeah, they are enclosed so I guess you would say they’re garages.

Mr. Circle-Woodburn: Okay. Okay. Thank you. That’s all I have Chair.

Ms. Hitchcock-Sprinzl: Thank you Joshua. So, I was trying to help in my mind capture some of the recommendations. So perhaps Kurt if you wouldn’t mind having a go at summarizing the recommendations to put forth to the Lanai Planning Commission on this project, and then we can see if we’re all on the same page?

Mr. Wollenhaupt: Hello Chair. I’m back again. Kurt from the Planning Department. Well, it would seem that there’s a high degree of, of sentiments that this is a well-designed project. So I don’t believe there will be too many at this point in time recommendations. The one area that seemed to be discussed the most, other areas such as the type of utility building. That seems to be answered sufficiently. But the issue of careful selection of plant material especially in the re-naturalized areas. There’s a high level of care with regards to sediment and erosion transport during construction and after construction building. That seems to be the most critical point that came up a number of times. Other than that there didn’t seem to be any recommendations to change after questions were answered with regards to the fencing, the relationship with utility building, architect to the main house, the grading areas and the rock boulders incorporated into the plans with . . . (inaudible) . . . Understood that water use is a critical issue here but it’s being addressed in detail in the SMA and to comments of the Water Department. So I guess it would be just a careful review of sediment and erosion transport, and the adoption of a plant palette that will re-naturalize especially that mauka area of the lot. So if you have more I’m happy to take down your notes Chair Hitchcock.

Ms. Hitchcock-Sprinzel: I think that's a pretty good job of summarizing it because we know our, our eco-systems are so fragile and whenever we do grading we have to be just so careful to capture the sediments and, and kind of preserve. And I really am happy to hear you're going to re-naturalize the areas, and that you're cognizant of all those things. So that's really commendable and we thank you for that.

So are there any other recommendations? Did that capture what the Board would like to put forward to the Planning Commission? Okay, so then if I could have a motion to provide the recommendations as stated by Kurt so well to the Planning Commission on the design aspects of this SMA Permit provided for the project?

Mr. Niess: I so move.

Ms. Hitchcock-Sprinzel: Peter is providing the motion. And a second?

Mr. Torgerson: I'll second. This is Mikal.

Ms. Hitchcock-Sprinzel: Mikal. Okay, so Peter and Mikal. Thank you so much. And now we will take a vote please. So I will just do my round robin again. Peter, in favor or opposed?

Mr. Niess: In favor.

Ms. Hitchcock-Sprinzel: Okay. Marie?

Ms. Kimmey: In favor.

Ms. Hitchcock-Sprinzel: Darren Okimoto?

Mr. Okimoto: In favor.

Ms. Hitchcock-Sprinzel: Mandy Saito?

Ms. Saito: In favor.

Ms. Hitchcock-Sprinzel: Mikal Torgerson.

Mr. Torgerson: In favor.

Ms. Hitchcock-Sprinzel: David. You were on. That's good. So, and Darren Unemori?

Mr. Unemori: In favor.

Ms. Hitchcock-Sprinzel: Thank you. And finally Joshua.

Mr. Circle-Woodburn: In favor.

It was moved by Mr. Peter Niess, seconded by Mr. Mikal Torgerson, then unanimously

VOTED: To approve the recommendations, as discussed, and forward to the Lanai Planning Commission.

(Assenting: J. Circle-Woodburn, M. Kimmey, P. Niess, D. Okimoto, M. Saito, M. Torgerson, D. Unemori)

(Present: S. Marlowe) (Note: Board Member Stuart Marlowe was present at the meeting, but was inadvertently not called to provide his vote.)

Ms. Hitchcock-Sprinzel: Awesome. So it's unanimously put forward. Thank you so much for your time everyone. This was a really interesting meeting and a couple of really great well-presented projects so kudos to the board and to the team for a job well done. Thank you.

C. DIRECTOR'S REPORT

1. Agenda items for the September 1, 2020 meeting.

D. NEXT MEETING DATE: September 1, 2020

E. ADJOURNMENT

Ms. Hitchcock-Sprinzel: So with that, meeting is adjourned. Thanks everyone.

There being no further discussion brought forward to the Board, the meeting was adjourned at 11:45 a.m.

Respectfully submitted by,

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

RECORD OF ATTENDANCE

PRESENT:

Urban Design Review Board
Minutes -- August 4, 2020
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Joshua Circle-Woodburn
Caryl Hitchcock-Sprinzl, Chair
Marie Kimmey
Stuart Marlowe
Peter Niess, Vice-Chair
Darren Okimoto
Mandy Saito
Mikal Torgerson
Darren Unemori

OTHERS:

Clayton Yoshida, Planning Program Administrator, Current Planning Division
Ann Cua, Staff Planner
Kurt Wollenhaupt, Staff Planner
Kristina Toshikiyo, Deputy Corporation Counsel