

**URBAN DESIGN REVIEW BOARD  
REGULAR MEETING  
MARCH 3, 2020**

**A. CALL TO ORDER**

The regular meeting of the Urban Design Review Board (Board) was called to order by Ms. Brandis Sarich, Chair, at approximately 10:01 a.m., Tuesday, March 3, 2020, in the Planning Department Conference Room, First Floor, Kalana Pakui Building, 250 South High Street, Wailuku, Island of Maui.

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

Ms. Brandis Sarich: . . . meeting to order. This is the March 3<sup>rd</sup>, 2020 Urban Design Review Board meeting. I would like to acknowledge all the members who are present. Raymond Phillips, Darren Unemori, David Sereda, myself Brandis Sarich, Caryl Hitchcock, Stuart Marlowe, Darren Okimoto, Peter Niess, and Mikal Torgenson. Thank you all for attending today. This meeting is now in session.

First order of business is resolutions thanking outgoing members.

**B. RESOLUTIONS THANKING OUT GOING MEMBERS – Brandis Sarich (Chair), Raymond Phillips, David Sereda, Gray Ringsby and Peter Jacobsen**

Mr. Clayton Yoshida: Thank you Madame Chair, members of the Board, Happy New Year and this is our first meeting of the year. But we're here, it seems like it's graduation day. We wanted to recognize the five members -- the three regular members and two alternate members -- for their five years of service to the people of Maui County as members of the Maui County Urban Design Review Board. And they are our alternate members, Gray Ringsby, Peter Jacobsen, and our regular members, Ray Phillips, David Sereda, and Brandis Sarich. And we have a congratulatory letter from the Mayor to all of you. It says:

“On behalf of the people of the County of Maui, please accept my deepest appreciation for your dedication and service on the Urban Design Review Board. Your efforts and contributions have made a positive difference in our community. I truly believe it is important for citizens to play an active role in government. The process of recruiting and selecting nominees to serve on the various boards and commissions has given me a great appreciation for volunteerism and community service. I would like to commend you for your willingness to devote your time, energy, resources, and insights to the betterment of Maui County. Once again, thank you for making Maui No Ka Oi. I hope this experience was memorable and meaningful. Sincerely, Michael P. Victorino, Mayor, County of Maui.”

So you could have that, and you have a nice certificate suitable for framing. And then we'll pass around the resolution. So if you can sign them, and they will be transmitted to the Honorable Michael P. Victorino, Mayor, and the Honorable Alice L. Lee, Council Chair of the Maui County Council. And then we'll give you the original after you sign them. So I guess we'll see some of you maybe on this side of the podium, and we'll see some of you in that side of the podium in other boards and commissions, serving on other boards and

commissions. So thanks to all of the members.

- C. PUBLIC TESTIMONY - At the discretion of the Chair, public testimony may also be taken when each agenda item is discussed, except for contested cases under Chapter 91, HRS. Individuals who cannot be present when the agenda items are discussed may testify at the beginning of the meeting instead and will not be allowed to testify again when the agenda item is discussed unless new or additional information will be offered. Testimony will be limited to a maximum of three (3) minutes, with 30 seconds to conclude.**

Ms. Sarich: Thank you Clayton. Next we would like to open public testimony on any of the agenda items. If people cannot stay for that specific agenda item, I will open public testimony. Is there anybody who needs to testify now? It looks like no, so I'll go ahead and close that item.

**D. COMMUNICATIONS**

- 1. MR. WILLAM SPENCE OF WILLIAM SPENCE & ASSOCIATES, on behalf of HALE KAIOLA, LLC, requesting comments on the consolidated application document for Maui County Code, Chapter 2.97 (Residential Workforce Housing Policy Incentives and Exemptions) approval and a Special Management Area Use Permit for the proposed construction of a 100 percent affordable 40-unit duplex project with related infrastructure improvements and amenities to include a pavilion with picnic tables and barbecue facilities, a playground, and landscaping. Four types of units are proposed with either two or three bedrooms and will range in size from approximately 731 to 1,250 square feet. Ownership will be via a condominium property regime and common elements will be governed by an association of apartment owners. The lot proposed for development is located at the corner of Kaiola Place and Ohukai Road, Kihei, Maui, Hawaii at Tax Map Key No.: (2) 3-9-029:049. (T. Furukawa)**

**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. Sarich: Our next agenda item, number one, Mr. William Spence, of William Spence and Associates, on behalf of Hale Kaiola, LLC, requesting comments on the consolidated application document for Maui County Code, Chapter 2.97, Residential Workforce Housing Policy Incentives and Exemptions, approval and a Special Management Area Use Permit

for the proposed construction of 100 percent affordable 40-unit duplex project with related infrastructure improvements and amenities to include a pavilion with picnic tables and barbeque facilities, a playground, and landscaping. Four types of units are proposed with either two or three bedrooms, and will range in size from approximately 731 to 1,250 square feet. Ownership will be via a condominium property regime, and common elements will be governed by an association of apartment owners. The lot proposed for development is located at the corner of Kaiola Place and Ohukai Road, Kihei, Maui, Hawaii, tax map 2-3-9-029:049. 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. Hello Mr. Spence.

Mr. William Spence: Hi. Good morning members. My name is William Spence. I am here representing Hale Kaiola, LLC in their proposed 100 percent affordable housing project. With me -- with me today I have our professional team. We have Mr. Ray Phillips, of course, our outgoing board member. Doyle Betsill which I don't see quite yet. We also have Mike Munekiyo with Munekiyo Hiraga. Myself. We have architect Ronald Ped. We have Bill Mitchell with Hawaii Land Design; he's our landscape architect. And we also have Stacy Otomo; he's our civil engineer.

When Ray and Doyle started out on this project, they, they were really looking forward to doing -- and we have Mr. Betsill. They started out wanting to do a 100 percent affordable project. Through their own internal discussions, and discussions with Ron Ped, the architect, etcetera, they came up with this concept of doing duplexes instead of single-family dwellings. And here you have the, the spread of affordable housing, 12 units at 80 to 100 percent area median income. 20 at 100 to 120. And eight units up to 140 percent area median income.

The goal is to sell to the local community. This is where our biggest need for affordable housing is, and they fully recognize that. And there are ways that they're going assure that it goes to the local community. They want to create a sense of community in the project. And as we go over the site design, I think that should be pretty evident. They want to make it family friendly, child friendly, and pet friendly. So it's fully for, for local families, growing families. And they also wanted to retain the character of the area, and not do just, you know, what the zoning would allow.

The current entitlements and designations. It's within the State Urban District. The Maui island Plan puts the property within the Urban Growth Boundary. The Kihei-Makena Community Plan is single-family. And if you look at the description within the community plan what that says, it says single-family dwellings and duplexes. So it's fully compatible with the Kihei-Makena Community Plan. County zoning is R-2 Residential. It's within the SMA which is part of the reason we're here. And also within Flood Zone X, so we don't anticipate any problems with flooding on the property.

This is what the zoning would allow, 42-units. Not much more than what we're proposing with duplexes. But the current zoning with house and ohana on each property would do, would be able to do 42-units. In order to cram that much stuff on this space, we would have to do three cul-de-sacs, all the units would have to be two stories. We think that this is not in character with the area, and it's something that would be just undesirable to pursue. So what -- rather than go through this kind of application, the applicants are wanting to do something much lower in scale.

We have two processes that we are engaging for approval. One is the new County 2.97 process. This was adopted late last year. We are the very first project to engage this process. We're really proud of that. Also being in that Special Management Area --. Oh, and the 2.97, that has to be approved by the County Council by resolution. Then we're also being in the Special Management Area, we need an SMA Permit from the Maui Planning Commission, and of course, they are the approving body for that. Both of these are public processes. We're engaging the community within this, and seeking their input as well as community groups in the area. We filed a consolidated application so both --. There were very common things between the two, the two regulations, so we just put them together and filed that with the Planning Department and with the Department of Housing and Human Concerns.

As you're aware, as mentioned, it's three acres, in North Kihei. It's long and narrow; 904 feet long, but only 150 feet deep. So that presents some design challenges. It's, at maximum, it's 57 feet above sea level. It's out of the tsunami zone. It's out of sea level rise hazard area. There are no coastal views from the site. And I would also say, it will not block any views from Piilani Highway which is a block away but higher than the project site.

You can see the location kind of...North Kihei, if you look at --. . . (Inaudible. Did not speak into the microphone.) . . . The -- a little bit closer view of the project site. It was formerly farmed in mangoes, so you can see what's left of the mango trees in this area. This is kind of an old aerial shot. The mango trees are not in that good of the shape anymore. There are a few in the very rear part of the property that the neighbors have been watering, but that's about it.

This is a view from Ohukai on the left, and looking down Kaiola Place. There's a little bit closer in from Ohukai, the corner there, you can see scrubby kiawe trees. This is about midway. It's hard to see under these lighting conditions, but right in here, you can see some of the old mango trees in there. It might show up better in your package. Also, right behind the property, you can see the two, two-story single family dwellings that comprise the neighborhood to the rear. And then looking from the north end of the property down Kaiola.

This is a site plan which...depicts the different units that are going to go on each. Each unit type has a different color. All of these are going to be single-story with the exception of two buildings, it will be two-story. The circulation within the project is one-way in off of Kaiola

through the project, and one-way out. This was really carefully thought out. The reason being is Kaiola is it's not a narrow road, but it's not entirely to County standards. But rather than have people park all over the place to access the property, and rather than put in those cul-de-sacs, let's put all the, all the traffic inside, and let's put all the parking inside the property. That way you're reducing the amount of traffic movements trying to get in and out of parking spaces, etcetera. This much simplifies traffic flow in and around the property. There will be no parking along Kaiola Place, on the makai side. All along Kaiolo here, we're going to put up "no parking signs" so that's going to alleviate some of the, the problems within the neighborhood.

The County parking code says 80-stalls. It's two units, or two stalls per unit. The project people are going to propose 88-stalls, so there will be some parking for visitors and the like.

Housing types as the Chair said 40-units within 20-duplex buildings. 28 of those are going to be single-story. Only two of them are going to be two-story. Four different floor plans, and this is, this is, you know Ron Ped will explain this a little better. 731 to 1,240 square feet, that's living space. So that's space within the structure that a family will live in. It doesn't include garage. It doesn't include other spaces that would not constitute living space. All of them will have at least one and a half baths. Most of them will have two bathrooms. And they're all two and three bedrooms. So with that, I'll call on Mr. Ron Ped, the project architect, and he'll explain the layout of the floors and the architecture involved.

Mr. Ronald Ped: Good morning Board Members. My name is Ronald Ped. I'm the project architect. You can I'll give you a brief overview. First objective in the design of this project was to make it affordable, and we want to keep it simple and be creative about the use the way we use common materials. It's important that the facility be low maintenance and compatible and complimentary to the neighbor around us. The buildings themselves, the duplexes, are about the same scale as the adjacent neighbors to the west. I think the massing is appropriate. It won't be bigger by much, and many of the units, the duplex units will be smaller than the adjacent homes as well.

The exterior needs to be attractive, and for that reason we've used a, a -- low maintenance and attractive -- we're using concrete cement board and an architectural graphic composition roof. There are four color schemes there. We're using deep overhangs, and . . . (inaudible) . . . to provide ventilation through the attics as appropriate for the neighborhood. It's, it's, it's an energy conservation notion that we'll use gravity ventilation to allow the attics to exhaust. Deep overhangs will provide some nice shadows, some nice lines to the building.

We have picked, picked the entry...to be in the center. This would be one half of the duplex and there would be another, a mirror image unit, on this side. The central entry, and there would be another wall ten feet away or similar distance to minimize the amount of interior circulation so that rooms stay rooms without becoming hallways. It also allows for nice

windows on the front and rear of the building so that light is introduced into the structure.

This would be the smaller, 731 square foot unit. You can see on the bottom there will be a belly band that would be about chest high. The bottom portion would be a batten system. And then tall windows that are in character. You can see that this would be the...the front and rear, I think. I can't see in the light.

This I-2 plan is 900 square feet. The same concept again, but in this case we're adding the kitchen has a bar. It's a nice great room concept. Two baths and three bedrooms. The exterior elevation is similar in character . . . (inaudible) . . . and note the deep overhangs.

This is I-3. It's a three bedroom, two-bath, 1,164. A little more opportunity for some interior activity that isn't true of the other smaller plans, but you can see the great room concept. Again, kitchen with a bar. Master bedroom, master bath. Common bath with linen, interior laundry, and then two, two bedrooms. The exterior is . . . (inaudible) . . . Again, you can see the . . . (inaudible) . . . and the deep overhangs. This is a two -- the two bedroom unit has, the lower floor is actually smaller than the upper. It provides an opportunity for a lanai that would provide some semi private open space. A great room concept again. Kitchen is wrapped around the corner. Stairs to the second floor; three bedrooms, bath, master bath, and common bath, and another room on the second floor.

You can see the lanai here, in here. And the windows is stacked in a pleasing arrangement.

Mr. Spence: So with respect to landscape architecture, we have Mr. Bill Mitchell.

Mr. Bill Mitchell: Thank you Chair, members of the Board. We don't have a whole lot of room to do landscape in this project, but what space we do have we've tried to maximize, maximize the opportunities for shade canopy trees just because we're in Kihei and it will be a highly used space and we project a lot of families there. So in the recreation area we do have a couple of nice little spaces on either side of what will be a barbeque pavilion for landscape and shade trees. We're also going to try to incorporate a little bit of a garden orchard area here with dwarf citrus and papaya and banana for the residence. The limited common area is behind the units that are fenced in. Those will be maintained and landscaped, if they're landscaped by the owners themselves. But the other common areas we have between the units will be a combination of grass, shrubs and ground cover. We also had the opportunity and Stacy Otomo can talk about it in little detail. We have some bioswales that he's created here between the units where we will be able to take storm water runoff, not retain it, but be able to at least put it back in the landscape and use it for irrigation purposes.

You might have noticed, we do have overhead power lines that are going to be retained . . . (inaudible) . . . here. Still to be determined what the offset will be with our planter pop outs there relative to the trees, so we will have to -- we will conform with whatever the MECo's

standards are for trees relative to those overhead power lines. But we do believe we can get some trees along the frontage there which will be nice to break up that, that elevation.

Got another little bit of green space out here in the corner on the north of the project which will be nice from a street perspective. Some heavy landscape with shade canopy trees, shrubs and ground cover on that corner. We'll of course will be meeting the County ordinance for shade canopy trees relative to the parking, parking stall requirement of one tree per five stalls. And we'll be doing that along the parking and the frontage. And then we also have opportunity, a little bit larger spaces along the back sides of the parking area here on the west side to pick up those spaces.

Want to run to the next slide please? We'll obviously be irrigating the landscape, but primarily drip irrigation, low maintenance, and as low water as possible. Next slide please. We've incorporated some low, some low street slash parking lot light into the parking areas themselves, and that's sort of, sort of a typical looking goose neck street light standard that we'll use inside the project.

Next slide please. Some of the plant material types, of course, maximizing where we can use of native plant materials and shade canopy trees based on root requirements and irrigation demands.

Next slide please. Some of the shrubs and ground covers. We're suggesting again focus on native plant materials, low, low water use wherever we can, and make it as maintenance friendly as Ron said as possible for the folks that live there.

Next slide. That's a perspective on Kaiola Place looking down the frontage there. You can see the heavier landscape on the corner that we've got some space to, to do that with. And then the single-story units along the front there, and the two-story units placed staggered between those as you head north on to Kaiola.

Next slide. This would be an interior shot of the parking with the units on both sides. We do have some room for landscape in here, and we're going to do some foundation planting in the narrow spaces. And then we have some room for some vertical palm elements on the west side of that parking, slash, driveway space. So we think we can break it up, break it up nicely. You see the two -- again, the two-story units stagger between the single-story so it does develop a nice scale to the project where we're not just, you know, maxed out with two-story units. And between that and the landscape, the architecture being broken up I think we'll have a nice, some nice spaces for folks to live in.

And that's a perspective of the rec area. There will be a covered barbeque pavilion and a gathering area with a tot lot and a play area, and we'll have landscape in there. And as I've said, we're going to try to incorporate some dwarf citrus trees into the back of these spaces where the, where the residence can use those.

This is an asymmetric perspective looking down on the project. Again, you can see the one-way driveway coming through. The two-story building is here in the middle of the project, single story around it, and then our landscape space as we come through the project. As I mentioned we have some nice spaces in between the clusters so it breaks up the scale of the project as you, as you enter it, and of course as you, for those folks who live in it, it will create some, some shade and gathering areas inside.

And I will turn it over Mr. Otomo to speak about the civil engineering. Thank you.

Mr. Stacy Otomo: Good morning Chair, members of the Board, my name is Stacy Otomo. The drainage concept is such that the -- there's the high point right about in this area where the run off from the northern half of the property basically comes down and it goes into the neighboring lot right around in this area. And on the north side --. On the south side, it's basically sheets flow down into this direction, yeah, and eventually onto Ohukai Road.

The drainage plan is trying to create shallow basins in the limited landscape areas that we have and blend it in with the landscape, as well as these two here which will probably be large and a little bit deeper. And along the drive we're going to put in a drainage system with perforated pipes basically take care of the majority of the run off from the upper half of the project. And the objective of the drainage plan would be to try and eliminate any of the runoff that gets out in this area, maintain the increase in runoff in the system itself, and reduce the existing runoff onto Ohukai Road, right in this area. And as Bill mentioned, we're going to try to bioswales, like between the units so it helps the irrigation and filtering of the storm runoff before it gets into the drainage, the actual drainage system.

Mr. Spence: Thank you members. We're -- that completes our presentation, we're open to questions.

Ms. Sarich: Thank you. One thing for the record, Raymond Phillips has recused himself because he is actually working on this project, and in his place is an alternate member, Mandy Saito. Also at this time I'd like to open the floor to public testimony. If there is anybody who would like to comment on this project please come forward and state your name.

Mr. Daniel Kanahale: Good morning board.

Ms. Sarich: Good morning.

Mr. Kanahale: My name is Daniel Kanahale. Testifying as an individual. I'm from South Maui. I'm very familiar with their project area on Ohukai. For many years the owners grew mango trees there. I think there are still some mango trees on the property so it's a -- it looks like it's an infill project.

Will and Raymond came before the KCA, which I'm on the board, to present this project to us. And although I'm not speaking on behalf of the board, I'm hoping, I'm hoping they gave you folks, in your documents, our comments. No? Okay. So, you know, the Kihei Community Association is 60 years old and has been very active in the area, and so we did review the project. It did come before our design review committee, and so maybe, maybe Will can share some of those comments with you because I'm not speaking on behalf of them this morning. I'm just speaking as an individual.

But overall my sense is that there is a need for affordable housing, and workforce housing. In fact, I believe it's probably the number one issue Statewide, and this is an older neighborhood, residential neighborhood. And I, I don't really have any concerns with the project, major concerns with it myself. I would like to see more projects of this type in the southern-most area of the district, in Makena and Wailea, where a lot of people do work. So hopefully when folks from that area come forward with their projects that they will have workforce planned for that area, and not outside that area. I think it's important for people to live where they work. It's a little plug. But, yeah, so I don't have any --. You know, I was there at the meeting. I did ask about archaeological sites, and look at the cultural aspects of the project. I asked who the, who the archaeologist was and who's doing the cultural impact assessments, so I didn't really have any concerns that. It does -- when it rains here, it does rain hard, and it does tend -- it is that area is prone to flooding, makai of that area, and so that's an area that people are always concerned. I have a friend, Paula Kalanikau, that lives below that project and she talks about the flooding issues. So anything that's built mauka you really need to look carefully at the drainage issues to make sure there's adequate drainage so it doesn't impact the folks that live below them. So that's all about I have to say.

Ms. Sarich: Thank you for your testimony.

Ms. Claire Apana: Good morning. Can you hear me?

Ms. Sarich: Yes.

Ms. Apana: I live in Wailuku, and I just would like to highlight something that I am personally trying to achieve and get off the ground, and that is water conservation measures for South Maui. I'm not absolutely sure but I imagine that the water would be coming from Wailuku aquifer as most of South Maui does. And in 2008 there was a water conservation plan introduced at the County Council which they did not adopt, but is very sound, very, very practical. And I think it would be really good, even at a Board such as this, projects would consider where water is coming from and how to conserve water. Such as they have very little ground space I see. But when you do your irrigation, you need to do it every single day. And what time are you going to do it. And looking at the plants, I know he's already considered low, low water plants. But if, if a Board such as this was to think about that with all projects that is especially taking water from other places such as where I live. I never

watered my grass. We've been trained not to water our grass, and my house has been there since 1934 and when there was lots of water. And now we don't water our grass, but in South Maui I see sprinklers going off in the middle of the day. And maybe we could start the pattern now, and start thinking about how we could institute water conservation measures that could be for the entire neighborhood. So thank you very much.

Ms. Sarich: Thank you for your testimony. Is there anyone else on this project? I'll go ahead and close public testimony. And do you want to respond to any of those comments Will?

Mr. Spence: Thank you. I would be happy to respond. With regards to, to public outreach, yes, and Daniel's comments, yes, we did go to the Kihei Community Association Design Review Committee. Overall the, the comments were very positive. This is an infill project like, like Daniel mentioned. It makes good use of land that's really kind of awkward to use, and within an older neighborhood.

The comments that they had were mostly around drainage. I don't want to misrepresent so - -. And the whole reason I didn't -- I mentioned that we, we did public outreach, but that wasn't the emphasis of this particular meeting. It was more our design review. But, the concept about around drainage that was very important. That will be ecologically sound. As Stacy pointed out we're including bioswales within the project. But also the subsurface drainage within the parking lot, that's very important because that's going to capture the first flush when it rains and prevents the direct runoff of petroleum project products into the ocean. So that was important feature that we included within the project.

Water conservation, we're very conscience because this is a condominium project that the cost remained low, and it's supposed to be affordable. So we're really conscience that this is supposed to remain affordable, and the maintenance of the project as a whole is supposed to remain low cost for the residents. So we're exploring different avenues for water conservation besides just the use of low maintenance or, you know, low, how do you say, non-thirsty plant materials. This is very important to the project applicants in order to keep this affordable for a long time. So, you know, timing, that's important. There will be other aspects that we're currently exploring. We're just not sure if they're feasible right at this moment.

Ms. Sarich: Thank you. Does anyone have questions for Will Spence? Go ahead Darren.

Mr. Darren Unemori: Hi. Good morning Mr. Spence.

Mr. Spence: Good morning.

Mr. Unemori: I was curious, is this project requesting any exemptions from improvements as you would be allowed under County Code 2.97?

Mr. Spence: Yes. We're, as most projects whether they're 201H or two-point, which 2.97 is roughly the equivalent...we are requesting exemptions from improvements along a short stretch of Ohukai that fronts the property, as well as along Kaiola Place. We're going to put sidewalks along Kaiola, but we're not, we're trying not to expand it, Kaiola, with road widening to County standards. That's also part of the reasoning for no parking along there.

If we have to widen that roadway, it would make the project unfeasible. So that is one of the main things. The other thing, along the makai side of Kaiola, just fronting the property, there are transmission lines. You have your primary and your secondary. We're -- we can handle the utility lines, telephone and etcetera, and put those underground along Kaiola Place, but the primary lines that go down to Wailea we're going to leave those standing as they are. And so they will be an exemption from, I think, it's Title 16.

Mr. Unemori: So it's a partial undergrounding of the --

Mr. Spence: Partial undergrounding.

Mr. Unemori: -- . . . (inaudible) . . . ?

Mr. Spence: The transmission lines, the big high tension lines, those will remain.

Mr. Unemori: Okay, thank you very much.

Mr. Spence: Thank you.

Ms. Sarich: Thank you. Anyone else? Questions for anybody? Go ahead Darren.

Mr. Darren Okimoto: Has the County's R-1 line been extended this far where the project can actually tap off to use R-1 for irrigation?

Mr. Spence: No, it hasn't. It -- I'm not exactly sure where it ends, but that is something that we looked into and the answer was no, it doesn't come up this far.

Mr. Okimoto: Thank you.

Ms. Sarich: Go ahead Mikal.

Mr. Mikal Torgerson: Will, I had a question about the intersection at Ohukai and Kaiola.

Mr. Spence: Okay.

Mr. Torgerson: I lived in this area some years ago and that proximity of Kaiola to the highway, and the oblique angle that comes in to Ohukai presently creates some traffic

difficulties.

Mr. Spence: Right.

Mr. Torgerson: Was that studied as relative to this project? And I assume no improvements are being made.

Mr. Spence: Right. The -- we had a TIAR conducted for this project at the intersection at Piilani Highway and Ohukai currently operates it out during particularly the morning peak. The study, the traffic generation even with the background projects that are being built shows that it's -- the increased delay is going to be two to five seconds. So it's the addition of this project in particular is really going to amount to nothing. We've been down there. I should say the applicant has been down there during the peak to observe the turning movements and everything and there is sufficient space for people coming out of Kaiola turning left towards Piilani Highway.

Mr. Torgerson: Yeah, I guess that was the movement that concerned me most is if you're coming out of your project the exit is pretty close to the intersection which I think is sort of an unfortunate design because it doesn't create a whole lot of stacking before you get to Ohukai. And then you're meeting that intersection at an oblique angle and attempting to cross traffic in order to get up to the highway, that's presently a pretty difficult movement, and it seems like adding this --. And I agree with you that it's failing because of lots and lots of other projects, and this is a drop in the bucket. It just seems like putting the egress so close to that intersection.

Mr. Spence: Well, I'll just say that that's not what the study showed. It showed that there really is no problem with the addition of both this project and the projects around it. The...pretty much what happens is particularly again and during the morning peak that's when it's most congested. And it does queue somewhat down Ohukai Road, but it clears with each traffic cycle. So there is sufficient spacing within the traffic movements to make that left turn. Plus I should also mention as Doyle Betsill is fond of noting too when you have difficult traffic conditions you tend to find the easiest path. So instead of going up towards Piilani Highway, I would think a lot of people would turn right to go down South Kihei Road and then either direction which the intersection of Ohukai and South Kihei operates at like B and C during the morning peak.

Mr. Torgerson: That's a bad intersection too because its, its alignment is messed up and see a lot of accidents there as well.

Mr. Spence: Yeah, and I know that the former Maui Lu is going to be doing some --

Mr. Torgerson: Oh, they're going to --

Mr. Spence: Some intersection improvements there.

Mr. Torgerson: Oh, that will be good. The other question relative to traffic was did I hear you say that you were not going to be doing sidewalk improvements along Ohukai?

Mr. Spence: Right now the County is under contract for design for curb, gutter, sidewalks on Ohukai so we're not planning on doing those. The...we will be requesting because -- because this is a County project -- we will be requesting an exemption from doing, from having to do those.

Mr. Torgerson: But they are like funded and in the works, those improvements?

Mr. Spence: Yes. They are currently under design. I can't say if there's construction monies budgeted or proposed for the next budget. I'm not sure.

Mr. Torgerson: Okay. There are a lot of children that walk from the neighborhood mauka down Ohukai to the beach and to the bus stop there. And actually my children used to walk that way when they were small and it was always a concern for me. There's no sidewalks there and it's really narrow.

Mr. Spence: We share that concern. And we will certainly build the project with the room for the sidewalk and everything in mind.

Mr. Torgerson: Okay.

Mr. Spence: Kind of a funny thing, one of the comments when we met with area neighbors is one guy said there are so many people walking their dogs along this area.

Mr. Torgerson: Yeah, there really are.

Mr. Spence: I mean, like, he was almost objectionable to having more pets in this . . . (inaudible) . . . I was, like, wow, I would never thought I'd hear that. But, so, but, you know, like I said, we're trying to make this pet friendly. We'll be doing the sidewalk along Kaiola Place and that should help accommodate everybody who uses that road.

Mr. Torgerson: Yeah, it just seems like, particularly with affordable housing, a lot of those people are going to be making their way down to the bus stop. But first they would need to walk down Ohukai, and they're walking along that same shoulder less road.

Mr. Spence: Yeah, and we would anticipate the residents in this project going down Ohukai to the beach as well.

Mr. Torgerson: Right. Yeah, that's why the improvements along there are kind of --. Okay, I

have a few more questions, but I'll turn it over to whoever else.

Ms. Sarich: No, you can keep going on with your questions.

Mr. Torgerson: I'll keep going then. Maybe these are questions for the, the architect, if I can speak to that gentleman, Mr. Ped.

Mr. Ped: Yes.

Mr. Torgerson: Thank you. You mentioned the depth of the overhangs being nice and broad. How deep are they?

Mr. Ped: Right now, they're drawn at 32.

Mr. Torgerson: 32 inches, okay. And the privacy fences along Kaiola -- I'm pronouncing that wrong -- that's going to be a pretty prominent design feature.

Mr. Ped: Yes.

Mr. Torgerson: What are those going to look like? In your rendering they showed sort of semi-open.

Mr. Ped: That's the idea.

Mr. Torgerson: So they're not going to be completely one against -- you'll be able to see into the --?

Mr. Ped: Right. There won't be --. Semi private.

Mr. Torgerson: Okay. And is that like vinyl fence?

Mr. Ped: Probably.

Mr. Torgerson: Okay. So think in reality as you drive down Ohu or down the highway or this road, you're really going to sort of see a big, long vinyl.

Mr. Ped: I think there are some recesses. Rather than having the fence that stretches from the north to the south, there's, there's purposely some truncations of, of those yards to provide some visual interest plus allow for some street planting.

Mr. Torgerson: Okay.

Ms. Sarich: I'm sorry Mikal, is this the fence we're talking about, this kind of picket fence?

Mr. Torgerson: Yes. Yeah, so that's -- the rendering sort of shows it as being semi open like you could see in and get a sense of the architecture, but I suspect that's not really how it's going to be built.

Mr. Ped: That's why we do it that way, to allow it to be semi-open.

Ms. Sarich: I'm sorry, could you speak into the microphone?

Mr. Ped: I'm sorry. That's why we do it that way. That's the intention is to have semi open.

Mr. Torgerson: Okay.

Ms. Sarich: And how tall is that fence?

Mr. Ped: Six-feet.

Ms. Sarich: But it's drawn at, like, four-feet.

Mr. Ped: It's four, yeah, four-feet. I'm sorry.

Ms. Sarich: Okay.

Mr. Torgerson: Four-feet.

Mr. Ped: Yeah.

Mr. Torgerson: That is nice. And then I think my last question or it was just a comment related to the cupolas. I'm actually a fan of the cupolas and I understand what you're trying to do with the stacked ventilation, and I think that's nice. They seemed -- and this is just my own personal opinion -- they seemed a little ill proportioned, like, maybe a little too narrow in one dimension. But, just something maybe to look at and --

Mr. Ped: Okay.

Mr. Torgerson: -- it's one opinion, and it's worth what you've paid for. Oh, and then I had one last question relative to affordable housing, and I'm sorry, this might be a question for Will. As I understood it the project is a 80, 100, and 140 percent AMI affordable?

Mr. Spence: The prices range from 80 percent to 140 percent.

Mr. Torgerson: And this is just sort of for my own education. I wasn't aware that 140 percent of the area median income was affordable housing.

Mr. Spence: Yes it is.

Mr. Torgerson: Okay.

Mr. Spence: The 2.96 is the workforce housing ordinance and that gives you the, the ranges of...for the pricing for area median income. The actual area median income is determined by the US Housing and Urban -- HUD -- and so that varies yearly.

Mr. Torgerson: Right. Yeah. But somebody making 40-percent above the median income is considered affordable housing prospect.

Mr. Spence: It is. And if you look at the most recent studies there is definitely a need for housing in this price range.

Mr. Torgerson: Yeah, I'm sure that's true. It was more for my own education. Thank you so much.

Mr. Spence: Okay, certainly.

Ms. Sarich: Thank you. Any other questions? I, of course, have a ton of stuff I want to talk to everybody about but go ahead Peter.

Mr. Peter Niess: This is Peter. This would be for Mr. Ped and it's kind of reiterating the same thing with the cupolas. Since it doesn't just venting the attic, I'm not sure that it's going to be the most efficient way to keep that space cool. It might be a cheaper solution with insulation or mechanically vented or something else that would achieve the same thing without having that very stylistic move repeated a bunch. Just a thought.

And the other thing...like the roof on the high density versions, I think that is actually pretty attractive and it would do more good for Maui. I know the site is tight, but if we could fit a higher density and all the parking, that would actually achieve more for Maui. Yeah, so that's it.

Ms. Sarich: Thank you Peter. Anyone else? What I would like to discuss with the Board is one of the cupolas which I think are an odd design element. I just wondered if we have kind of an agreement of not liking that part of the design. Also because it's repeated so many times.

Mr. Torgerson: Yeah for my part, I think cupolas are a nice --. I design homes with cupolas now and then, and I like them. But they tend to have windows, operable windows in them. And without the windows, then they start to feel a little contrived. But maybe some -- like I said, I think there's a problem with proportioning, but also if the, if there was some vent that

was made to look more like windows, perhaps that would help them as well.

Ms. Sarich: Or a long continuous ridge vent, bump up or something.

Mr. Torgerson: Yeah, that would probably function nearly as well.

Ms. Sarich: Definitely that was the first thing that struck me when I looked at these renderings.

Mr. Niess: I think the ridge vent, on some of these, the ridge vent isn't going to be long enough to vent and that might be why this came up as a solution.

Mr. Torgerson: Oh yeah, and the hip too, yeah.

Mr. Niess: Because of the hip roof. And the hip roof is attractive and we should keep that. But I just think if you had, had someone do an efficiency study on the buildings there could be some other solution that could even save money so you're not doing framing, siding, the painting, the roofing. So you could save money and keep the attic space, and the units cooler inside of the units themselves.

Ms. Sarich: When I look at the elevations it almost seem like if the cupola were longer to match more of the ridge length it might be better proportioned. I don't know if anybody else has an opinion on that. Or, if we just want to say that we think that part of the design should be revised.

Mr. Torgerson: Yeah, I would recommend further exploration there. I'm hesitant to tell them what to do, but it does seem like it's a weakness in the design.

Ms. Sarich: Okay. Any other comments from Board Members on the cupola? No? Alright, the next item I would like to talk about among us is the color scheme. I am not a fan of the blue and green. I am a fan of the earth tones.

Mr. Torgerson: It's a lively blue.

Mr. Niess: It's a bold move, and when it's repeated a lot it will, it will be, like, oh that's that model, that's that model.

Mr. Torgerson: I like bold moves with color, but...it could go well or it could go badly. It's tough to say, yeah.

Mr. Niess: It is early on in the project and things do change by the time they're in construction and selecting.

Ms. Sarich: So I don't know how to phrase that in our recommendations to the Planning Department. Are we as a group saying okay, or as a group saying we would like them looked at again?

Mr. Niess: For an architect it can be frustrating when you get pigeonholed into such a beige palette.

Mr. Torgerson: That's what I was going to say.

Mr. Niess: Yeah, that's my whole comment.

Ms. Sarich: But even if the whole building were blue it might be more interesting. I don't know.

Mr. Torgerson: It's tough for me to say just based on what we've been given, but I'd love to see even the garish color over another beige project personally.

Mr. Niess: Yeah.

Ms. Sarich: Although that is just small pieces of trim.

Mr. Torgerson: Right. Yeah.

Ms. Sarich: Okay. Anyone else comments on color? No? I wondered about parking, and if there's not adequate parking can people park on the street across the street from the project?

Mr. Spence: We are trying to discourage parking for the project offsite. That's certainly out of consideration to the neighbors. It is a public street. I don't think we could stop people from parking, at least guests. We can --. Guests could probably, I don't know how we would control that because it's hard to identify who's parking over there. But certainly onsite -- excuse me -- we're discussing putting something in the CC&R's specifically for parking control to make sure that the residents park on the site and within their designated stalls. And you know those other extra eight stalls be strictly for guests.

Ms. Sarich: Okay, thank you. Any other comments on the parking?

Mr. Torgerson: Well just the eight. I guess there's only 40-units, but eight guest spaces seems a little shy, short.

Ms. Sarich: Where I live --

Mr. Torgerson: A person has a party --

Ms. Sarich: -- that's how many we have for a lot more units than that.

Mr. Torgerson: Really? Yeah, how does that function?

Ms. Sarich: It's pretty tight. Everybody parks on the street.

Ms. Mandy Saito: Yeah, there's a concern with the exemption of not widening the road, but you can't prevent people from parking on the street. How does that affect traffic flow in that area?

Mr. Spence: Well, the --. Okay, just to be clear, we're talking about restricting parking on the street on the project side of Kaiola. That's, that's where we would have been required to widen the road, etcetera. If you widen the road in that area, then we don't have room for units. We will not have room to build the residential structures, so that's why we're requesting that exemption and to kind of offset of widening the road, not having to widen the road. We're saying "no parking" along the project side of Kaiola Place. The mauka side of Kaiola, like I said, it's, it's -- I don't know if the association can control what visitors do, but that's, you know -- we can only control so much. I will say it was a real balancing act in the design saying how many units make a project feasible especially affordable housing where, you know, it's difficult to do as it is trying to balance, okay, we have to accommodate the residents there, but we know they're going to have visitors, how much more parking can we put in there without eliminating units within the project. So, it was a difficult thing to go back and forth on. I think the project designers accomplished pretty much a good, a good balance.

Ms. Sarich: Thank you. I have --. Go ahead...Peter.

Mr. Niess: I have a question that ties into that. So if the road isn't widen there and this gets built out and it won't be able to be widen in the future there, is that going to set up a situation where there's a sidewalk that runs to point, then there's no sidewalk, and then it starts again, what you see happens some places or --?

Mr. Spence: I see a continuous sidewalk along the property frontage and around to Kaiola Place or to Ohukai. So there will be -- it will be a great improvement just for the neighborhood. Right now there is no sidewalk on either side. So the only place where it won't connect directly up would be on the very northern part of the property to the adjacent subdivision. And it's not like we're opposed to putting in a sidewalk. But then we're talking about subdividing private property, there's a house already, that's, that's a whole can of worms that we don't want to get into so --. And let me be really clear on Kaiola Place. Two lane, two way traffic passes very easily, you know. It's just -- it's not the County's standard whatever 40 or 45 feet, but you have two full travel lanes so there is no impediment because the right-of-way just isn't quite as large as the County would like it.

Ms. Sarich: Thank you. Mikal.

Mr. Torgerson: I used to develop a lot of affordable housing on the mainland, and I read studies that indicate that affordable housing really does have less cars too. You know, these people are 80 percent AML, they might only have one car, and we're providing two spaces for that unit, so maybe that offers some justification too.

Ms. Sarich: Perfect. I have one more architectural thing that I would like to discuss, and that is how low the windows are. The window pattern is very nice, but it seems like with that six-eight head height the fill is down at like a foot off the ground.

Mr. Ped: It's a nine-foot plate height so --

Mr. Torgerson: That's nice.

Ms. Sarich: I'm sorry, head height. What is the head height of the windows?

Mr. Ped: It could be higher.

Ms. Sarich: So I think that proportion wise I would like to see it higher.

Mr. Ped: Okay.

Ms. Sarich: Just so the windows aren't so close to the ground. I means there's a nice plantation look set up to these, but the windows, to me, look low.

Mr. Ped: Sure.

Ms. Sarich: I don't know if anybody else agrees with me.

Mr. Torgerson: Yeah. Yeah, so it's a nine-foot plate, but the head height of the windows looks like it's six-eight. Is that correct?

Mr. Ped: Yeah.

Mr. Torgerson: Yeah. It's nice that you have such big windows too. I think that's going to make for a very nice units. But it would nice if they were able to be pushed up to above what the height of the doors are. Maybe they'll have a . . . (inaudible) . . . or something like that.

Ms. Sarich: Great. Any other comments. I think that I have gathered --. Oh, go ahead Darren.

Mr. Unemori: Actually I had a question for Ms. Oana. So Section 12-202-24 of the SMA Rules which deals with conflicts with other laws, it essentially indicates where SMA Rules are in conflict with County ordinances, the more restrictive requirement shall apply. And I'm wondering in the case where an affordable housing project like this comes before us, and as Mr. Spence pointed out this is the first test of 2.97, where in my opinion the, the trade-offs between public need and economic hardship have been well done. Is there any problem with allowing exemptions, in this particular case, that we would not allow on say the project that is to follow this one? In other words is there, is there grounds for us, for the Board to be inconsistent because of potential County exemptions, exemptions granted under ordinance?

Ms. Jennifer Oana: Well I think you have to look at the project in front of you and the next project will have to do their analysis and their design with this project in mind. Maybe the conditions will be different so the approving . . . (inaudible) . . . will take into consideration any problems that the second project will have and whether that can be...whether those exemptions can be given out at that time? So, you know, at this point unless -- you know, at this point you just have to look at the project in front of you.

Mr. Unemori: So there's no -- I guess to be clear -- so there's no problem with an inconsistent basis for UDRB recommendations?

Ms. Oana: Well, there may not be inconsistent basis in terms of the different conditions because if in this case if there's, if there's a condition of the site or whatever that don't pose a problem with giving out exemptions that's one thing. But then the next project, and the next project comes along, and it's adding to maybe, you know, a different site conditions and situations then we're going to have to take into consideration everything when other projects comes along.

Mr. Unemori: The principal item criteria, I guess, that we would consider on a project like this really is economic hardship which the Board considers almost nowhere else. Right? So that is the, I guess that is the crux of my question. Can we consider economic hardship on this project but not the next one?

Ms. Oana: So in terms of your comments to the Planning Commission, will you have comments based on, on that?

Mr. Unemori: Well, I guess here's an example. So the improvements that the project would like deferred on the grounds that it's an economic hardship, it would make the project infeasible would not fly -- I guess, well, I guess it would not be necessarily agreeable to the next project the Board might consider which is a resort area or other area which does not fall under the 2.97 statute. So I'm just concerned that the SMA Rules seem to indicate that all projects should be evaluated the same way and if the restriction is higher than what the

County allows we go with the higher. But even though I understand that may not be practical in this case, I want to make sure it is not illegal.

Ms. Sarich: Yeah, I see what you're saying, but I hope that part of the affording housing is that you can ask for these exemptions and it doesn't mean it applies to every project.

Mr. Spence: Right. That's, that's correct. The 2.97 ordinance that we're applying for permits under is for 100-percent affordable housing projects only. The following project that you're going to be considering is non-affordable housing project. They can't ask for these kinds of exemptions. So the idea is if we get exemptions from road widening from so many fees, building permit fees, inspection fees, all the other things that are named under the ordinance it lowers the cost of doing the development and that's passed on to the consumer. So that's...the whole premise that the Council considered when they granted this particular ordinance, when they adopted it.

Mr. Unemori: If I might phrase the question another way. 2.97 does not seem to allow any exemptions for the SMA Permit which I presume is the reason you're before us?

Mr. Spence: And the reason, the reason is because SMA is State ordinance so 205A Hawaii Revised Statutes. So we, the County Council cannot grant an exemption from that requirement.

Mr. Unemori: I guess in your opinion, would you see any conflict between State SMA Rules allowing the exemptions for a County ordinance that would make applications of those rules inconsistent between projects?

Mr. Spence: I don't, I don't -- well, part of, part of the exemption you can ask for under 2.97 - - again it's very similar to 201H which is State ordinance -- you can ask exemptions from zoning, General Plan, Community Plan, those kinds of things. If the Council -- when the Council grants the resolution saying this project is approved with all these conditions pursuant to 2.97 that resolution makes the project consistent for SMA purposes. So it eliminates those perceived conflicts.

Mr. Unemori: Okay.

Mr. Spence: In this case in particular we're asking for duplexes in a single-family residential zone, so by granting that the Council will make it consistent for SMA purposes. And that's the way it's, it's always been treated for previous 201H projects and now for 2.97.

Mr. Unemori: Thank you.

Ms. Sarich: Thank you. What level of SMA is the application? Are you doing a major?

Mr. Spence: Yes.

Ms. Sarich: Thank you. Unless there's anything else I was going to run through the comments.

Mr. Torgerson: I just wanted to reiterate my concern of the pedestrian circulation along Ohukai. It seems appropriate for an affordable housing project to perhaps...avoid some improvements like that. But perhaps they should at least design for it or incorporate whoever is designing the improvements on Ohukai to make sure that they work with what they're proposing. Because they've got a parking lot within 10 to 12 feet of the property line there, and Ohukai is a pretty profile as it is. I suspect perhaps, you know, if they're proposing to widen that at all during this process?

Mr. Spence: I don't believe they're planning on widen it. They're just going to extend what's already there up through, up to Piilani Highway. And let me be clear, we're not avoiding it. We're, we're -- we want the pedestrian circulation. It's just that specifically the County is proposing to put in those improvements which then of course will keep that additional cost lower for the buyers of this project.

Mr. Torgerson: But the design of those improvements haven't been coordinated with your design.

Mr. Spence: No, and that's a very good point. And we can go talk to Public Works about that.

Mr. Torgerson: Yeah, that seems like a pretty important aspect of it because it isn't, like I said, it's a narrow area, and in my opinion these improvements -- the sidewalk improvements down to the bus stop are pretty critical, not just for the existing conditions, but because this is an affordable housing project that's where a lot of these people are going to be going, and of course, the beach.

Mr. Spence: Correct.

Mr. Torgerson: I don't know, maybe that's a condition of approval that -- or a condition that we're suggesting.

Ms. Sarich: I think we should write that in. Thank you.

Mr. Torgerson: Thank you.

Ms. Sarich: Caryl.

Ms. Caryl Hitchcock-Sprinzl: Sorry I just when I saw the project there was a lot of parking

and there was a big space of, of paving, you know, that's black and dark. So just a suggestion if you have the opportunity and it's affordable enough to use a paving material that has a higher solar reflective index. And maybe even to write a community grant to get some, some covered parking stalls at maybe at the ends of the project which could have solar panels so that you could have electric car charging stations. You know, I think that there are opportunities for community grants to do things like that so it would be fun to sort of see and it might also mitigate some of the heat that's going to be drawn to the, to the large areas of pavement. I must compliment your landscape and your design. It's really nice, and I think when the landscaping is in it will look fantastic so that will save a lot of this big, you know, paved area.

Mr. Spence: Right. Thank you. That's, that's -- thank you.

Ms. Sarich: Alright, I'm going to run through what I think are our recommendations will be. One thing that we didn't discuss is are we wanting for them to put in some kind of provision of R-1 in the future? If it's affordable or look at that?

Mr. Okimoto: Isn't that covered by the Code?

Ms. Sarich: Is that covered in the Code? Perhaps it is.

Mr. Okimoto: When it's extended, any project . . . (inaudible) . . .

Ms. Sarich: Thank you.

Ms. Hitchcock-Sprinzel: I'm sorry Chair, may I just make a comment?

Ms. Sarich: Yes.

Ms. Hitchcock-Sprinzel: In response to Darren's question, and your question and the discussions, it was very interesting and illuminating. But I understood our job was to make design recommendations and not to be, you know, County Code and things like that are handled by the Maui Planning Commission. So our recommendations are just that, recommendations. Am I wrong?

Mr. Unemori: I guess if I could comment to that. I don't disagree with you. I think the -- on certain specific question say the question about well should we ask them to widen the road because we have a concern about the street parking. We have a concern about the intersection at Ohukai, you know, which might be straighten out a little bit. You know, those things are certainly possible. They do cost money and as the applicant testified, you know, mainly the project feasible. My personal balance would be I think we need new housing more than we need the curbing and so it is a design issue. It is based in the older Code because the building code actually mandates furniture improvements of that type to be put

in for developments such as this. And normally in an SMA area it's a requirement as well, so my concern was just that we would use a different yard stick or use a different standard, let's say, on this particular project. And if we do that deliberately whether that is some kind - - if there's any problem with that, does that upset the, at least, the spirit of the SMA Rules we are bound by?

Ms. Hitchcock-Sprinzl: Understood. Thank you Darren for the clarification.

Ms. Sarich: Thank you. So I think in general we all agree that this is a really nice infill project that is appropriate to the neighborhood and good for Maui. We understand that there will be no improvements to Ohukai or Kaiola Street except for adding a sidewalk due to sight constraints which eliminates street parking and allows for shade trees along that street front. We would like the improvements to be coordinated with what the County is designing for Ohukai Street right now in order to hopefully make a more seamless and safe transition for people. We liked that the fence along Kaiola Street is a four-foot picket fence which is very street friendly and is a lot nicer than other developments where they've done a six-foot solid fence. We would not want to see that. In general, the cupola struck us as having an odd proportion and we would like that proportion to be reviewed and looked at for both efficiency in ventilation and design. There is some comment that higher density would be desirable because this housing is so needed. We think the colors in general are okay. We would actually encourage more color diversity in the project. We greatly approve of the nine-foot plate height, but would ask that the very nice big windows have a higher head height of maybe eight-feet. We are also interested in paving materials that would keep the project cooler and possibly doing covered parking and providing EV charging stations. Did I cover everything and are there comments? Did I add too much?

Mr. Sereda: Can I ask a question?

Ms. Sarich: Yes.

Mr. Sereda: Could you repeat the comment about the density?

Ms. Sarich: Somebody had made a comment that they actually thought that higher density would be more desirable.

Mr. Sereda: Higher density than the duplex?

Ms. Sarich: Yes.

Mr. Torgerson: I think what Peter was actually referring to was this rendering being a more attractive option. Is that right?

Ms. Sarich: So you don't think there should be more houses? You think it's --

Mr. Torgerson: With this -- even though this is a higher density I thought this was better.

Mr. Niess: Yes to both. It's the design of the roofs in that is attractive, but higher density would be, to a degree, would be better but I do not think it's possible on that site with parking and everything.

Ms. Sarich: Okay, so should we omit that comment? Alright. Tara? Tara, were you able to get those or do you want me to repeat them?

Ms. Furukawa: I think I've got them actually. Okay, so the improvements to the road coordinated with the County on Ohukai. Four-foot picket fence you liked. The cupolas had odd proportions so you want it to be revised for vent efficiency and design. You like the colors but wanted to see more variations. You approve of the nine-foot plate height, but you still wanted to see higher windows. And then the paving methods, you wanted to consider EV charging stations.

Ms. Sarich: Okay. I mean, I would also like to say that in general we think that this is a very nice and appropriate infill project, and very needed, and good for South Maui. We understand that they are not doing improvements to Ohukai or Kaiola Street, but they are adding sidewalks at Kaiola.

Mr. Torgerson: And they're coordinating the design.

Ms. Sarich: And they are going to -- and they are going to coordinate the design with the County for the Ohukai improvements that the County is doing.

Ms. Furukawa: Okay.

Ms. Sarich: I think that's it. Thank you. Can we have a motion for the Board to approve the comments?

Mr. Torgerson: I'll move.

Mr. Unemori: Second.

Ms. Sarich: All in favor? Motion passes.

**It was moved by Mr. Mikal Torgerson, seconded by Mr. Darren Unemori, then unanimously**

**VOTED:** **To accept the proposed project with the comments as discussed.**  
(Assenting: *C. Hitchcock, S. Marlowe, P. Niess, D. Okimoto, Mr. Saito, D. Sereda, M. Torgerson, D. Unemori*)

(Recuse: R. Phillips)

Mr. Spence: Thank you Board Members. We really appreciate you reviewing the project.

Ms. Sarich: Thank you.

Mr. Torgerson: Thank you Will.

Ms. Sarich: Let's take a five minute recess and come back by 11:30 a.m.

***(The Urban Design Review Board recessed at 11:24 a.m., and reconvened at 11:32 a.m.)***

- 2. LEILANI PULMANO on behalf H2R, LLC, requesting a Special Management Area Use Permit for the H-2 Residential Project, consisting of 53 condominium residential lots, beach parking, and related infrastructure improvements in the H-M Hotel and PK-Golf Course District on approximately 28 acres, located along Makena Alanui Road, Tax Map Key No.: (2) 2-1-005:085 and 120 (por). (SM1 2019/0008) (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. Sarich: Back to order. The next agenda item is Leilani Pulmano on behalf of H2R, LLC, requesting a Special Management Area Use Permit for the H-2 Residential Project, consisting of 53 condominium residential lots...beach parking and related infrastructure improvements in the H-M Hotel and PK-Golf Course District on approximately 28 acres located along Makena Alanui Road, Tax Map Key Number 2-2-1-005-085 and 120, portion of lot 120. This is SM1 2019/0008. Ann Cua is the planner. 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.

Mr. Okimoto: Chair, before we start, if I could -- the company I work for is involved in the project so I'm going to formally recuse myself from this item.

Ms. Sarich: Thank you Darren. I think in this case we'll go ahead and open up public testimony first. It seems like we have a few commenters so if you can keep your testimony to three minutes it would be appreciated. If you do have comments on this project please come forward. First up we'd like to call up Lucienne de Naie.

Ms. Lucienne de Naie: Mahalo. My name is Lucienne de Naie. And I've spent a lot of time

in this area and written a book about the history of the Kaeo area and Maluaka where this is located. I also studied the Wili Wili trees that are here, including the ones that are on this site. And I noticed that the project is aiming to achieve environmental, social, cultural and economic balance and that is a good thing. However the plan doesn't necessarily reflect that. I really would ask that one of your recommendations be that you've heard from the public that a site visit should be scheduled for lineal and cultural descendants and interested parties to consult on the significance of the substantial number of historic sites that are here from the 1400's to the 1700's. There's a major heiau nearby about 300 feet makai of this, and these sites should be seen in context of the whole complex that was there. Unfortunately the rest of the complex that went with that heiau on the neighboring property has been destroyed. That property and this property were claimed during the Mahele by the same individual so these have family ties that really should be connected, but of course in our modern system they aren't. You look at one TMK and another TMK and just keep them separate. But, we need to look at it all together. So getting people on the land to give their mana'o will really improve this project.

Also would suggest that you recommend preservation of all the native Wili Wili trees. They provide an iconic view from Makena Alanui Road. And the cultural sites although there are five cultural sites and a portion of the Aupuni wall being preserved thanks to citizens like some of the folks you'll hear from later who wrote to the State Historic and said we have a major feature here that was a historic landmark basically and has been forgotten. It was built by King Kamehameha, the third, to help protect the farmers in the area from Palaua to Makena. It's called the Aupuni or government wall. A large section that fronts this property along Makena Alanui, it appears that it's going to be carefully decided which part of it is protected. It should all be protected and that should be subject to that site visit where people can consultant on its significance.

Also the drainage, the drainage on this area is very important because you have the ocean right above it. The reports that were provided about the water quality testing really those reports are they are substandard. As people who were involved with the recent Makena Resort Special Management Area Permit, these things had to, you know, their study said there was nothing wrong, and basically we insisted they get new consultants. The new consultants who have done updated reports including this area point to the fact that much improvement needs to be done.

So thank you for considering these things and really encourage you to protect the Wili Wili trees, ask for that site visit so that the people who care can give their site significance, and look at this as a place that really needs to have cultural preserve where all the site interconnect and aren't on individual lots. Thank you.

Ms. Sarich: Thank you Lucienne. You have a question for her, Mikal?

Mr. Torgerson: I was just going to ask if she could pass her photo around.

Ms. de Naie: Oh sure, I'm happy to.

Ms. Sarich: Next we would call Daniel Kanahale. Next, Claire, is that the name? Okay, please come up and state your name.

Ms. Carol Lee Kanekona: Good morning Chair.

Ms. Sarich: Good morning.

Ms. Kanekoa: Good morning Commission. My name is Carol Lee Kanekoa. I am a direct lineal descendant of Kahola -- Kahola Nui Mahu who lived in the 1400's. There are some features within the preserve that I see that have been piecemealed in certain lots. The lot numbers are like lot 11 which has three cultural sites. There's the arch site by the drainage. It's 673, 674, 678, 679; these are all pre-contact during the 1400's. The 1400's is when my kupuna lived there. My kupuna is also attributed to building Keone'o'oi Fish Pond and the heiau which is . . . (inaudible) . . . The one that's down on the makai side. So I ask that as a lineal descendant and a cultural descendant that you make a recommendation that a site visit be done, and that in the area of the sites that I mentioned that you make that all a cultural preserve and make it so that we as a lineal and cultural descendants are able to go and do our cultural practices because some of these sites are on lots that are going to be individually owned and so we are not going to have access to them. So I would rather see that all of these sites are in one continuous reserve and so that we are able to go and do our cultural practices. So I mahalo you for allowing me to come and speak.

Ms. Sarich: thank you very much for your testimony. Is there any other public testimony at this time? So if Ann would like to present the project?

Ms. Ann Cua: I'll turn the presentation over to the applicant, Leilani Pulmano.

Ms. Sarich: Okay.

Ms. Leilani Pulmano: Are we still morning? Good morning. My name is Leilani Pulmano with Pacific Rim Land. We're the managing partners of H2R, LLC. And with me today is Ryan Churchill also with Pacific Rim Land.

As a matter of background, H2R purchased the property in October of 2018. So the purpose of today's meeting is to request the Board to review and favorable recommendation to the Maui Planning Commission. So today we also have our consultants to assist me with answering questions and also they'll be coming up to do portions of the presentation. I'm sorry, I forgot to list John Bendon on our project team and he is with Green Building Hawaii, and he's helping with our LEED certification and our sustainability report.

So just to orient you to the project. Here's the ocean. This is, this parcel is the old Prince Hotel. Here's Makena Alanui Road and Makena Keone'o'io Road -- I'm sorry -- also known as Old Makena Road. And this here is the Makena Golf Course, the south hole, number 17. The project area is about 28 acres, and currently the site is vacant except for existing beach parking lot, Kai Kanani parking lot, and construction staging area for Maluaka.

In terms of the land use designations, the property is with the State Land Use District Urban designation, and within the Urban Growth Boundary for the Maui Island Plan. The property is designated Community Plan Hotel, and County Zoning H-M. It's within the SMA and outside of the 3.2 sea level rise exposure area.

Although originally planned as a 500-room hotel, H2R is proposing 53 residential lots where the lots will be sold to future individual lot owners that will construct their single-family homes. Improvements to the roadways will include sidewalks and bike lanes. As part of the development, work will reach out to the adjacent parcel for preservation of the archaeological sites and sewer line extension that straddles the property line. A few items that I'd like to highlight are the six preservation sites located within the project, and they're located here. This one, this one, this and this. The retention basins are designed to accommodate 100 percent of the pre and post development runoff. Rock walls will line the project along Makena Alanui Road and Old Makena Road. And these walls will be four-feet in height. And the surrounding wall around the beach parking will be slightly taller at six-feet. So a slight change from what you see in your packets. We've added two pedestrian trails that...that connect to Old Makena Road and here at Makena Alanui Road. Thank you.

This shows the relationship from the existing beach parking which is located here to the relocated beach parking area which is about 150-feet north and closer to the beach.

In Exhibit-H in your packet, a sustainability report was completed by Green Building Hawaii, and these are our sustainability design principles. And some of our major features of our plan is preservation of the archaeological sites, requiring the homes to obtain LEED Silver, requiring PV solar, use of non-potable water, management of storm water to retain pre and post development runoff exceeding the County's standards, and providing an ongoing fund to help community projects and non-profit organizations to benefit the Makena community.

So I'm going to turn it over to Mike Miyabara, of Miyabara and Associates, to talk about the landscaping plans.

Mr. Mike Miyabara: Thank you Leilani. Good morning members of the Board. Again, my name is Mike Miyabara with Miyabara Associates. So I'm here to present a brief summary of the proposed landscape improvements. And a few clarifications that are in addition to what you have in your handout, and I think Leilani has already mentioned those about the additional pedestrian connections from the project to Makena Alanui and Old Makena Road. It's a little bit easier for me to say.

So the, the project has one, one major entry point here, which I will go over in a little more detail later. And then within the project is a, is an open space system, denoted in green, that functions as a for a storm water retention as well as to accommodate community pedestrian, and bike paths through the project. As well as the archaeological sites that Leilani mentioned.

The landscape character that we're trying to achieve is to integrate the project with the Makena community as well as the natural environment which would be probably described best as kind of a coastal shoreline dry land type of a landscape. Next slide.

So these are just images of some of the plant materials, the plant palette. We are trying to use as much native plants as possible including the native Wili Wili here. And we do know there are some on the site. And as many as can be saved will be. And some are, if feasible, we can possibly relocate them. But they will be -- it's one of the plants that would be incorporated into the landscape design. The use of natives and these types of plants are an important sustainable principle and practice, especially when it comes to the reduction of water usage.

So this is an enlargement of the main entrance. And basically it would be, the main entry is here. This is Makena Keone'o'oi Road here. So the entry consists of rock walls that would tie into the project perimeter walls. And this is the public parking. So in addition to vehicular and pedestrian gates, there would be a community mailbox here. And again, the use of native, native plants.

As mentioned the, and as a key, there's a -- this map here. It's kind of hard to see in the color, but these are typical sections throughout the project. So the first one would be along Makena Alanui Road here, and that would be this section here. And it's basically a continuation of the existing conditions you see there with travel, vehicular travel lanes. And then there will be a dedicated bike lane. And then there will be a curb with a pedestrian sidewalk. And then we'll continue the plantings of Monkey Pod. So in addition to that there would be a low rock wall. This is would be a dry stacked wall that's similar to the historic walls that are found in that area. So those would be within the -- an additional landscape easement that would be within the private lots. And then along Makena Keone'o'oi Road, this is Maluaka across the street here. This would be the project with a privacy wall, sidewalk, and then matching street trees, again, to match what's across the street. I believe it's the Kou tree that's currently planted. And then the roadway would be a shared road, bicycles and vehicles.

And then within the project, the internal road --. This is kind of my high-tech limit here. But the internal, the main internal road here is shown in this section. So there would be swales on both side of the roads as well as some street trees. Again, all of the plantings that we're going to be using will be, you know, using native materials as much as possible.

In terms of the internal pedestrian paths, this would be a typical section. We're looking at an eight-foot wide path, and these are the ones that run internally and along the -- within the project. This would be the pedestrian walkway that connects the project out to Makena Keone'o'oi Road. And this is another section -- these two are not in your handout, I believe. This would be the Makena Alanui connection here which would be combined with the fire lane, the emergency access way. So in general the, the landscape character that we're trying to achieve here is, you know, to, to use a term, to re-naturalize the landscape. So we're not -- we're looking at minimizing lawn areas, reusing natural materials like the, a lot of lava like you see that combined with native plants. So it will have for a lack of better word a natural appearance to the landscape. So that's the basic concept of the, or the basic approach that we will be taking for this project.

So I'll turn it back to you Leilani.

Ms. Pulmano: So we're going to talk about the conceptual view analysis. So I wanted to remind everyone that the subdivision, the onsite and offsite infrastructure, will be constructed by H2R, and the individual lots will be sold to owners that will build their single-family homes. And in order for us to do an analysis, we had Tim Farrington who will come up in a little bit to prepare house plans based on our design guidelines that you see in your packet. And they were used to complete the view analysis. So Tim will be presenting the design guidelines and two of the sample house plans, and I will be presenting the view analysis. And in your packet, you do have that. We had to update the view analysis to include the telephone poles and lines which we, I'm sorry, inadvertently left out in your packets.

So if you can refer to our view map here. So view one is at the top of the project driving towards Big Beach. There's an existing dust fence for that work that's ongoing, the Makena Resort area, and you can see some roof tops. So this is the existing dust fence and the existing view, and the proposed view and you'll see some roof tops here just as you look towards, going towards Big Beach.

In the middle portion of the project, along Makena Alanui Road, you can see that the homes are becoming a little bit more defined. This view is at the corner of the two road where it intersects Makena Alanui and Old Makena Road. And you can see the proposed landscaping with homes in the background.

And this view is at the corner as you walk from the beach access path looking mauka. This area will have the drainage basin and some significant landscaping. You can see some homes along the golf course path behind the trees and the shrubs.

So I'm going to turn it over to Tim Farrington and he'll be presenting the design guidelines in your packet. It's Exhibit G. And Tim has designed well over 50 homes in Makena and

Wailea. He's the president of Makena Homeowners Association, and has lived in Makena for many years.

Mr. Tim Farrington: Thank you very much. These are just some of the highlights of the design guidelines. We have choose a few here. We've site the homes in an appropriate location of the lots, establish appropriate landscaping, designed outdoor spaces, they're natural extensions of indoor spaces. These are architectural details that drawn upon building traditions of Hawaii.

Ms. Sarich: I'm sorry, could you speak into the microphone please?

Mr. Farrington: It sets design guidelines for walls, driveways, parking entries and utilities.

Ms. Sarich: I'm sorry, we still can't hear you.

Mr. Farrington: I'm sorry, I apologize. To maintain a delicate balance of individual expression and to blend comfortably with the community. Design elements associated with historic Hawaiian Polynesian architecture. Unacceptable characteristics includes neo-classical styles or styles not germane to Hawaii. And the building heights is going to be limited to 45-feet.

These are typical County setbacks which are going to apply here. The setbacks are 15-feet from the front, six-feet from side and rear yards. Two-story homes are going to 10-feet for side yards, for side yards and rear yards. And perimeter lots are going to have 15-foot rear yards. Those are the ones fronting Alanui. And building and scale and massing are later defined in the design guidelines here.

This is sort of the materials. We have the board here. But this is again the softer, subtler, more traditional materials we've used, you know, for years on the island. And most of our Makena homes which, you know, the shingles and copper roofs, shakes, black tile, stone, and lava rock, and again, board and batten siding all trying to keep with a traditional feel to it.

This is a color palette but it basically to me says that this is soft. It's of the earth. The colors are browns, and greens, and grays, and blues. This is the palette we're trying to drive this project towards.

On the landscaping standards, again, I'll let the landscaper do this. But use of native plants and Polynesian introduced plants blend with common area landscaping, and organic landscaping maintenance.

And we're also trying to do indirect and shielded lighting. Address markers must be approved by the design review committee. And this is one of the more important ones once

you have a set of guidelines that these predesigned conference and concept design. Preliminary design review, final design review, I think construction observation while this is going, and then the LEED certification on this project.

These are not, not -- these are massing studies. We had a lot of different size, shapes lots, and I was asked to see if I could get four-bedroom, four-baths, four and a half bath home, 3,500 square feet with a 500 square foot garage, and if -- and fit these on some of the lots. And this is kind of how we chose to just do it, and this is the elevation. All we're trying to do here is we've broken it up. This could have been one long roof. We've broken it up, more of a traditional style. Tried to keep it smaller, more articulate. And this is just trying to show that it's basically oriented towards, towards the outside. And a lot of the articulation in the plan itself is trying to incorporate plants into the home as well as surrounding the home. This again is a two-story model. Again, it's, it's 3,500 square feet, four bedrooms, four and a half baths. And again, we tried to break up the forms to keep it from being a large, . . . (inaudible) . . . large home.

And again, the same thing is happening here again. We're trying to orient the major, the major rooms to an open lanai, open court and a --. Mahalo, thank you very much.

Ms. Pulmano: So we'll be here to answer questions as well as our consultants.

Ms. Sarich: I guess I have a question for Ana. I'm not sure what we can comment on if we don't have any designs.

Ms. Cua: So, so the -- because this project is proposing lots only at this time, but they develop design guidelines to help when people actually do come in for to get building permits. The plan is not to have to make them each go through the SMA permit process again. And so the impact associated with this in terms of traffic and density and -- are trying to be addressed through this process. So, you know, in a situation like, which I think this is going to be more common when people want to do subdivisions, is to do general design parameters so that there -- when the owners do actually decide to develop, you know, they do have some flexibility to account for their own personal style, but yet they have some reference. And then that allows the Department to when the building permit comes in to see, okay, this is, you know, they're using one of the roof styles that was planned. And they're essentially using some of the materials. Oh, this a two-story structure. It's kind of, you know, in keeping with the scale and massing that they had talked about. So that's kind of what you can comment on, I would think.

Ms. Sarich: Okay. And at this time, we'll accept the remaining public testimony please.

Mr. Daniel Kanahale: My name is Daniel Kanahale. I live this moku, Honua'ula. My family have lived in this moku for 40 years. I have lineal ties to the area in which this project is being proposed, H-2. So whenever there is something proposed to be done in Makena, it

attracts a lot of attention. And that's because attention -- Makena is a very special place. It's one of the crown jewels of Maui. We all have history in Makena that goes back a long, long ways. So I'm here to maka'ala. That's my main purpose for being here today to see what's going on.

You folks have a couple of guiding documents to assist you in your process. One of them is the Kihei-Makena plan. That's very important. There are a lot of design review, suggestions, recommendations, and goals in there. You should use that as a basis for reviewing our projects that come before you. It's very short. It's only 16-pages long. And then you have the 44 conditions that was imposed on this project in 2008 when it was rezoned during, you know, when Everett Dowling was a part of this. So that's very short too. You should read those 44 conditions because they have design review suggestions in them too. And it basically just reinforces what's already in the Kihei-Makena plan.

So since I have a limited time to testify, I'll just get to a few points that I have. I do --

Ms. Sarich: I'm sorry, do you have a copy of those 44 times or did anyone bring that?

Mr. Kanahale: I would hope the Planning Department could provide you with those 44 conditions.

Ms. Sarich: It looks like the presenter does.

Mr. Kanahale: Okay.

Ms. Sarich: Thank you.

Mr. Kanahale: I, I do support the idea of having a site visit. That would be a part of consultation which is part of your check list items, the importance of consultation for a project because this is an area that has significance in terms of its history and its environment. I do support preserving the Wili Wili trees because it's part of the dry land forest, the dry land forest. And I've heard other developers come before decision makers saying that they were going to do that, and then after the fact they didn't. The Willi Willi trees disappeared. You know, nobody follows up on these things.

I do support being able to access cultural sites. They don't have any access to cultural and historic properties. I mean, you can't practice your traditional cultural practices. So I hope there is access to these sites that have been preserved.

I support preserving Aupuni wall. I did submit comments in 2008 for the preservation mitigation plan. And always, always when anything comes before you, always the question, where is the work force housing in this area? We should all do our part to chip in to solve the biggest crisis we have in the State which is workforce housing. I'm on the CRC, Cultural

Resource Commission, always ask that question no matter who comes in because we have to solve it. And there needs to be workforce housing provided in that area as was once promised by Wailea and not fulfilled except now they have a little bit of workforce housing in the Wailea Hotel. But I see my time is up so thank you and does anybody have any questions?

Ms. Sarich: I know this is unusual, but if you'd like to speak another three minutes you can go ahead.

Mr. Kanahale: Oh thank you. So Wailea, Wailea Resort promised when they were going to build their project that they were going to put workforce housing in the 1,500 acres somewhere and they never did. But there is some workforce housing now in the Wailea Hotel which is great.

If you look at the South Maui planning area, most of the workers live outside of Makena. So you have these long queues going in and out, in the morning, in the mid-day, and in the evening. I live in Maui Meadows so I see that all the time. So there's a lot of impact on infrastructure, especially transportation infrastructure. And in the Kihei-Makena plan it specifically states that there should not be any further development south Kilohana Road which is where the fire station is, below Maui Meadows, until there is adequate infrastructure to support development. That is repeat throughout the Kihei-Makena plan concurrent infrastructure. And, and that's been kicked down the road, and we're lagging way behind that. So you need to look at infrastructure, transportation infrastructure, all these projects, including, including H-2.

In the conditions of zoning it talks about view plains, and the importance of preserving view plains not only makai, but mauka. So I was looking at the view plains, I noticed that they looked at the ones makai, but they didn't look at the ones mauka. For us kanaka, mauka is very important because that's where everything starts. Mauka to makai, the rain comes starts up in the mountains and it flows down to the oceans. So our orientation is towards the mountains, towards mauka. And so I'd like to see, I'd like you to look at any impacts to view plains looking mauka. And it states that in the 44 conditions that all development in Makena needs to preserve view plains looking upcountry too and not only, not only makai.

Lighting. Lighting standards. Maui County Code's lighting standards in my opinion are insufficient for areas that are, are special like Makena. Wailea has a higher lighting code. I'm not sure about Makena. But what's important about lighting is that you have to see the night sky in order to do certain cultural practices because we need to look at star alignments. We need -- in order to see the phases of the moon for all kinds of things that are done in terms of planting and fishing. So if you have light that blocks out the night sky and you can't see it. From where I live I can't see the western sky up to 20 degrees anymore above the horizon looking at the ocean. So that's all gone. So -- and it's also important to, to animals, fauna, because it affects their behavior pattern. Like the Hoary bat,

like the honu, the . . . (inaudible) . . . turtle and so on and so forth. So, thank you for the extra three minutes.

Ms. Sarich: Thank you Daniel.

Mr. Kanahale: I appreciate that. That was very, very generous of you. I appreciate that very much, Chair.

Ms. Sarich: Thank you. Next?

Ms. Claire Apana: Thank you again. Claire Apana from Wailuku. And...as everybody keeps testifying and my list is getting longer and longer. We actually went there yesterday to see the land again. I, I wrote comments in 2008 about the Aupuni wall. And I don't know if you know why it may be significant to, to myself. We fight so hard to maintain our culture, our cultural importance here in the place that we were given to take care of as Kanaka Maoli. The Aupuni wall shows that in the 1850's, in the 1840's actually there was a government that cared enough about the people to create such a wall to take care of a public works problem and that wall extended from Kihei up Keone'o'oi. Now bits and pieces of it are there. This place has some substantial Aupuni wall. And I see that only part of it and I'm not sure which part is going to be preserved. But what you see here is history. This is a history of people who were forced to deal with westerns and they did the best, we did the best we could. This wall is broken just as we are broken by the development of another way of life, another culture, another means of seeing life. And I think that it is important to show this wall, and show it in its broken nature and to give the history of how a king loved his people so much that he would build a wall all the way through this entire two districts to save their crops, and this is important. And what you see is an AIS that is old. It's from 2008. It is done by someone who is, in my opinion, less than reputable in the quality of work that is done. When I first read it I really didn't get a feeling for what was here. But this place has a heiau below it. Is it okay if I continue?

Ms. Sarich: Yes, three more minutes.

Ms. Apana: Okay, thank you. It has a heiau below it. The Onipaa, which means to stand steadfast. And I'd like to see that this happens in this area. And this heiau is related to the Kalani heiau which is right on the other side of the road. I went to the Kalani heiau yesterday. I was appalled to see this great piece of history of a place that was so energetically sacred that pa'au came to make it a . . . (inaudible) . . . heiau which is a sacrificial, to change its energy to use the power there. And right alongside it there are house lots, right at the foot of this heiau. Are we going to see that here in this property too?

I am glad to see Leilani here because I think that she has shown some caring for preserving and making a little bit better what is occurring here which is the obliteration of our culture. There are features here that which have not be identified. There are features here that have

been identified and are going to be destroyed. There are features that are perhaps in a retention basin. There are features that are next to probably sewer lines which always happens. How can you make this project so that there is something left for the local people? Something left for us? The Kalani heiau complex was very significant, and we give it up so that people can build houses. And I like your thought of a more Polynesian design. I don't see it anywhere, really in, in the Wailea area. But how can you make it so that there is something left for us. We are giving up the Kalani heiau area. Can you preserve and, and use your ability to affect what goes into the landscaping? This was once a Wili Wili forest. We have pictures and paintings showing the Wili Wili forest that went all the way down to the ocean where you see the remnant trees now. Can you preserve what is left of this great dry land forest of which we have so few places left?

I think that you don't see a design feature in houses, but there are many design features that you could do which would preserve at least a little bit of what was there, what is left of our culture there because this was a very important place. And people like Carol Kanekona who is a descendant. What do you have to offer them in these project? Please have a site visit. Please let the lineal descendants come. I know that when your AIS was done there was not consultation really done, and I think that that is an important piece of an AIS is the consultation. Thank you very much. And just one more thing, when you do the sidewalks, I do believe you're supposed to follow the Old Makena road standards. Thank you.

Ms. Sarich: Thank you Claire. I have a question for Ana. Is this going to CRC?

Ms. Cua: No, it's going to Planning Commission. But it has been sent to OHA and State Historic Preservation Division for review.

Ms. Sarich: Have they reviewed it?

Ms. Cua: They are in the process of reviewing it. The, the agency transmittal went out on, towards the end of February, so they're just, they're just getting it now. February 20<sup>th</sup>.

Ms. Sarich: I do believe that a lot of these cultural issues are outside of the purview of this body, but I would highly recommend that it goes to CRC so that they can make those recommendations.

Ms. Cua: Okay.

Ms. Sarich: Any questions or comments? Peter?

Mr. Niess: The, the 45-foot height limit, that one, is it because of the existing and new grade and making sure that once it's graded you still have enough room or is there really going to be a two-story, 45-foot possible home?

Ms. Pulmano: You're exactly right so thank you for bringing that up. The zoning, H-M, allows for six-story so it's pretty high. But we will be grading the site in order to balance it out. In some of the areas we'll require us to lift the site to some substantial amount. But we still want to be able to provide some height for the homes to be accommodated to that 30, 30-foot height.

May I make a comment about the cultural, the cultural sites if that's okay with you guys?

Ms. Sarich: Yeah.

Ms. Pulmano: We did an AIS and there -- it has been reviewed both by SHPD and OHA. SHPD did provide an approval of that AIS. I hear what Claire and Daniel are saying about the Aupuni wall. The AIS didn't indicate that what those walls here, that are there now, is the Aupuni walls. But I'm not saying that the report is wrong or you're wrong, I'm just saying that that's what the report had reflected. And we'll be more than happy to continue our consultation to sort of make that determination definitive.

Ms. Sarich: Thank you.

Ms. Cua: Chair, could I just make a quick comment?

Ms. Sarich: Of course.

Ms. Cua: So the -- I think the comment that Leilani's talking about that they got from OHA and SHPD was some time ago. The, the agency comments for this particular project, the request for agency comments for this particular project went out on February 20<sup>th</sup>. So that's why, that's why I said I don't have any comments back from this submittal of this exact project.

Ms. Pulmano: And I'm sorry, I should have started out with saying the process that we're going through is an Environmental Assessment, Hawaii Revised Statute, Chapter 343. It requires an Environmental Assessment and that's this, the document, that's been going out to the different agencies. And then we'll come back before you -- I'm sorry -- before the Commission for an SMA Major.

Ms. Cua: Right. So the, again, I'm sorry, I want you just to be clear. So the, the reason why this project is coming to you because there is a Special Management Area Permit application that has been filed. The Environmental Assessment document that Leilani is speaking about is a supplementary document to the SMA application. It's actually a separate process that has to, that has to be gone through. And we are going to the Planning Commission next week for them to review the Draft Environmental Assessment. And then we'll have to go to the Planning Commission again for them to review the Final Environmental Assessment. And then, then they'll be able to, at a meeting after that, act on

the Special Management Area application. So we have a long ways in the process.

Ms. Sarich: Okay, thank you. Another question. I just opened this and the first thing that I opened to was the wall, and it said four-foot wall maximum, but you're proposing higher walls.

Ms. Pulmano: Just around the beach parking. Around this beach parking here. I believe the four-foot wall requirement was for frontage, the frontage of the lots.

Ms. Sarich: Front yard setbacks? Front yard setbacks?

Ms. Pulmano: Correct.

Ms. Sarich: So you are following all of these conditions?

Ms. Pulmano: Oh, yes. We've looked at it extensively, and throughout our design guidelines you'll, you will see a lot of those conditions as requirement as part of, as part of our packet in our design guidelines.

Ms. Sarich: Okay, thank you. Thank you. Go ahead Caryl.

Ms. Hitchcock-Sprinzel: Okay, I appreciate that you've designated from your Architectural Impact Statements significant portions of your property to cultural preservation and restoration to natural conditions. What plan did you have to invite community access to have cultural practice ceremonies or things that the community may want? I mean, what is your plan for these pieces of land and cultural significance that so meaningful and important to the Kanaha Maoli? How are you going to honor that and provide access to them?

Ms. Pulmano: We'll certainly provide access. There will be a process. We will have an association that will help manage that process and they are welcome during the, during the construction of it or also after once the homes do get built, to access the sites.

Ms. Hitchcock-Sprinzel: Okay, thank you. Because it looked like essentially a gate community which is not going to be -- have a welcome sign on it so there must be -- you know, if there's a process then I think that the community can access it that that would be okay.

Ms. Pulmano: Yeah, there will certainly be a process. And you're right. It will be a gated community, but there will be a homeowner's association that will be able to control and help cultural or lineal descendants access these sites.

Ms. Hitchcock-Sprinzel: Thank you.

Ms. Sarich: Go ahead Mikal.

Mr. Mikal Torgerson: Leilani, can you tell us who did the AIS, the 2008 AIS?

Ms. Pulmano: There were three AIS that encompassed this property. Theresa Dunham did one of them, and the other two was done by a partnership with Aki --

Ms. Cua: Sinoto.

Ms. Pulmano: Thank you very much. And Lisa Hanzawa.

Ms. Cua: Hazuka-Rotunno.

Ms. Pulmano: Thank you.

Mr. Torgerson: Okay.

Ms. Pulmano: Her company is Archaeological Services Hawaii.

Mr. Torgerson: Lisa's?

Ms. Pulmano: Ah-ha.

Mr. Torgerson: I might be speaking out of turn, but I thought I read in the newspaper that there was some question about her credentials at one point.

Ms. Pulmano: I'm not sure about that. I believe that she's still is --. The list -- DLNR, SHPD produces a list of credentialed or archaeological firms that are allowed to do AIS's and the like, and she is still listed there.

Mr. Torgerson: She is? Okay.

Ms. Sarich: I'm sorry Ana, I'm still confused exactly what we're commenting on.

Ms. Cua: Okay so you are commenting on the subdivision layout in and out of itself, and the design guidelines. So the design guidelines is not only the, the general renderings that you saw. But in, in the document that you received there's, you know, categories like site, grading, and drainage, and driveways, and retaining walls, and entry gates, and architectural character, and building scale, building massing, facades. There's a whole written description of -- that you were given that you're commenting on.

Ms. Pulmano: It looks like this. I'm holding up the front cover of it.

Ms. Jennifer Oana: So Ann, this isn't circumventing each individual lot owner coming before the Planning Commission or the UDRB to present their particular house project?

Ms. Cua: So normally a single-family house does not come to the UDRB, and, and most single-family homes are exempted from the SMA process. This SMA permit process is assessing the impacts of having single-family, a single-family dwelling and other related, permitted structures that are permitted by use. The impacts are being assessed at this point in time so that each individual house doesn't need to come in and file for an SMA Assessment. The impact -- they have to file for a building permit, but the impacts are all being addressed at this point in time.

Ms. Oana: So the UDRB has this one shot to provide its comments on all the --

Ms. Cua: On the design guidelines.

Ms. Oana: -- on the homes?

Ms. Cua: On the design guidelines for homes. And this is -- happened before. This is not a new thing.

Ms. Sarich: Go ahead Peter.

Mr. Niess: I did spend some time reading through them and it does seem pretty well written, and it's going to set it up for something that will be attractive in my opinion.

Ms. Sarich: I agree. The design guidelines seem really good. The massing models don't really speak to the design guidelines, but --

Mr. Niess: There's -- encouraging a . . . (inaudible) . . . architecture I think is a great idea. Yeah. As Mr. Farrington had mentioned those were studies to make sure certain areas could fit on the lot. And it's going to be up to individual homeowners to select architects. Then we'll go through a design review process I'm sure with the association then. Yeah.

Ms. Sarich: So I personally -- I mean, I did live in Makena, and this makes me sad. I hate to see a gated community going up. The wildness of it was incredible and to be a part of that community was a really special time in my life. Emotionally, I just hate to see walls going up and for the trees that are there to go away. And I have an issue with this altogether. Go ahead David.

Mr. David Sereda: I just have a comment about the Wili Wili trees. So this is one of the first times that I've seen Wili Wili actually proposed for a new development, you know, given the struggle with the . . . (inaudible) . . . wasp in the past that pretty much decimated the population in Hawaii. I understand that they were recovering now and so these trees must

have survived that and now have responded to the biological controls. So it's really encouraging and that they are still there even that we -- because we lost so many Wili Wili. And it would be nice going forward if the landscape architect or maybe an arborist might give us, or the future review bodies, more information on where those trees are, and the health of those trees, and, you know, if they can be reused onsite by being relocated. I don't know how but because just as a landscape architect we haven't used them in so long that I don't even know how they respond to relocation if, if they, if they have good odds of survival or not. But it may be worth considering just a little more detail on where those are. And your topo survey will pick them up. I don't know. You've done that already. Maybe you have. And, and just maybe consulting an arborist to see what the odds are of their survival if you can reuse them onsite. And then maybe you could incorporate them into the design of the archaeological site areas so that you're actually sort of making that connection.

Ms. Pulmano: Yeah, there are some, definitely some Wili Wili trees in there, the archaeological site preserved areas, and our intent is to try to keep those.

Mr. Sereda: Thank you.

Ms. Sarich: Are you regarding the entire place?

Ms. Pulmano: We will be grading many of it, much of it. We would need to do that in order to provide lot paths.

Mr. Niess: I was just telling Mikal that I actually have 150 Wili Wili seeds in my refrigerator, and I've planted Wili Wili trees right up here at my office and it's doing well. So maybe if a tree is going to be taken out, you could have someone collect because the genetics of those Wili Wili seem to be strong. Have someone collect and use those in that same, on the site, because they seem to be strong.

Ms. Pulmano: We have been doing a lot of consultation with community members and some family that have been living there for quite some time. And they have expressed to us that they'd like to collect the Wili Wili seeds, and we're happy to accommodate that.

Ms. Sarich: Go ahead Caryl.

Ms. Hitchcock-Sprinzl: Thank you. I would be happy to see that you are proposing that the homes meet at a minimum the Silver LEED certification which is good. And that the utilities were all going to be located underground which was a really pleasant view from looking at all the utility poles and wires hanging everywhere. So if we are going to build, you know, beautiful houses and, and also materials, that they would be local materials and built using the local style. I liked that very much about the project. So I think you've given your homeowners a big task to choose wisely and carefully and really to learn about the culture and the sense of place that is Hawaii and to fit in with that and to honor that in what they

choose to build. So those are some of the pieces I was just thrilled to read in the design guidelines. So I thought it was very thoroughly done and with great detail.

Ms. Pulmano: Thank you.

Ms. Sarich: And what has been addressed as far as work force housing?

Ms. Pulmano: That's a good question. So we inherited this project in 2018. And so prior to, the, the owners actually have been working on workforce housing. So back in 2009 they partnered with Hale Mahaolu and helped build some units in Hale Mahaolu Ehiku. It's the senior housing over in Kihei. So the affordable housing is sort of, if I can say, runs with the land. We have 11. We have provided 11 as part of this project, the property, already.

Ms. Sarich: But in Kihei.

Ms. Pulmano: In Kihei. There are seven of them in Kihei in Hale Mahaolu, and four with DHHL. And I'm not sure where the DHHL homes were.

Ms. Sarich: But not in Makena.

Ms. Pulmano: Not in Makena. No, no homes in Makena. Correct.

Ms. Sarich: I don't know if somebody else wants to kind of comment on having an issue with another very exclusive subdivision...in that part of the island.

Mr. Torgerson: They are following the rules.

Ms. Mandy Saito: I don't have a comment about that, but I do have a comment about the, I guess, the elevations and the grading. I believe you mentioned that there would be significant mass grading to provide lots. Do you guys have any idea of the, the view plains or cross section of the lots? Because it's hard to visually see especially with the type of zoning that it's currently designated as.

Ms. Pulmano: We did a very high conceptual sort of look at it because we are so quite early in our process so we haven't really dove in details on our civil plans. But from the looks of it we will be doing maybe 10-foot grade changes in some areas.

Ms. Sarich: Okay. So we're going to comment on the...the design guidelines and the layout of the subdivision in general. I, I think everyone is pretty much in agreement that the design guidelines are well written and would make a very nice place. The LEED certification is excellent. As far as the subdivision layout I am hearing that there are concerns about the cultural sites and access to those. And that we would like to actually know where the Wili Wili trees are right now, and how many can be saved. Am I missing anything?

Mr. Torgerson: I just had a question. So if SHPD is just beginning their review of this, and given that this is a heiau complex, they might come back and say, yeah, lot 11 doesn't really work as a residential lot, or you know, this archaeological buffer needs to be significantly larger. I'm wondering if we're sort of commenting a little too early in the process about the layout given that the archaeological aspect hasn't been reviewed very thoroughly yet.

Ms. Sarich: I would agree. Ana?

Ms. Cua: So the normal process that happens for any project is that the site plan for a project goes out to all the agencies as well as the Urban Design Review Board for SMA Projects, and if through either your review, any agency review of the site plans need to be modified, it gets modified. And depending on the significance of the modification it may in some cases need to go back to an agency for review. It may need to come back here. It really depends. It's really hard. But normally what happens is you give your comments, all the agencies give your comment, and by the time we get to Planning Commission, the site plan may look a little different. Elevations at times look different because you make comments. You ask the applicant to make some changes to various elevations. You don't require that it come back to you. You ask that it be submitted to the submitted to the Department, the changes be made so that when the Commission gets it and they see your letter, they will also see that changes have been made to elevations based on your letter. So that's kind of the process.

And then the Environmental Assessment that Leilani spoke to has a 30-day comment period. That comment period has begun and we try and get, like Urban Design's comments, anybody's comments, during that 30-day period so that they all can be addressed in the Final Environmental Assessment document that comes in.

Mr. Torgerson: That seems right, but in the case of what appears to be a pretty important archaeological site, it seems like that could be a driver of where those trails lot lines end up going. SHPD response to that. And of course I'm just -- I haven't seen any of that so I have no idea what they're input has been thus far.

Ms. Pulmano: May I respond to that?

Mr. Torgerson: Yeah.

Ms. Pulmano: So as part of our process and through the archaeological impact survey process, they've determined, SHPD sort of determines what gets preserved. We don't determine that. They do. And once that, they've made that determination we have to present to them a preservation plan which has been presented to them. So what you see here includes the buffers that they have agreed to provide -- or they've told us that we actually need to provide. So they've seen these plans on the preservation sites, and has

approved our preservation site. And I, and I just want to be clear, the heiau that Lucienne is talking about is not on this property. We have habitation sites and agricultural sites, and not a heiau. And not to say there is not a significant pattern, but just to say, I just want to be clear that the heiau was not located on this property.

Mr. Torgerson: Okay, so SHPD has looked at the site and offered you the buffers that they'd like to see.

Ms. Pulmano: Correct. And that was in --

Mr. Torgerson: You're responding to that.

Ms. Pulmano: Correct. And that was in consultation with people at the time we did that preservation site.

Mr. Torgerson: Okay. That's helpful. Thank you.

Ms. Sarich: Go ahead Peter.

Mr. Niess: This comment is towards the overall subdivision layout. Just for my own personal and maybe selfish reasons that view I pull over will check Black Sand Beach to see if it's breaking and it's pretty rare off of the Makena . . . (inaudible) . . . there. Is there -- has there been any thought in terms of limiting the number of stories on the lots up against the road, like 12, 13, maybe not 15, 16, but 19, 20? The ones that have enough room where you can push, either push the homes away from the road or have the -- yeah -- or have the grading dropped down from the road some since the access is going to come from within the lot so that it won't have -- will minimize the impacts from the road, from Makena Ala Nui? And then my other question is answered on that where there's access to those lots, 15, 16, 21, 22 that's not shown on ours? So it's all from within. It's not going to come --

Ms. Pulmano: Correct.

Mr. Niess: Whenever I'm looking at it, it doesn't show how you get to those.

Ms. Pulmano: Oh right. You're looking at a different site plan, but yes, all of the access to the lots are from the internal roadways.

Mr. Niess: Okay.

Ms. Pulmano: I'm sorry. Let me just get that down. So from 12, lots 12 to 15?

Mr. Niess: It's going to be harder to do on the upper lots. Just has any thought been given to using either the grade, reducing the grade from Makena Ala Nui so that even if they do

build a two-story house it's not going to start up at the height of the road?

Ms. Pulmano: Oh, I see what you're saying.

Mr. Niess: And as an architect normally it's all about the views here so people are going to push up away from the internal road to get the most elevation and then start their building pad.

Ms. Sarich: That's a good point Peter. And perhaps that bigger buffer might be appropriate.

Mr. Niess: Just some thought either -- in some subdivisions in Wailea they limit the number of stories if there's enough room for view plains or --. Or, since it's early on they can do it using the grade to achieve the same effect in, in places where it's possible. Some of those lots you won't be able to, like 15 and 16, limiting it to one-story is not going to -- those are going to want to be two-stories, yeah.

Ms. Pulmano: And let just make sure I get the corridor correct.

Mr. Niess: That --. Where do they sell coconuts? Just back before that. Up. It's actually up closer to lot 11 where I look down that way. Yeah. So it might not even be affected.

Ms. Pulmano: We can take a look at that.

Ms. Sarich: Are we ready to try to make our recommendation? Ana?

Ms. Cua: I have some notes I can summarize unless you wanted to do that.

Ms. Sarich: No. Please go ahead.

Ms. Cua: Okay. So I have about five basic comments that I heard. First of all I heard that you generally feel that the design guidelines were well done, thoroughly done and with great detail I believe was mentioned. That you appreciate the LEED certification that is being proposed. You would like them to identify the location of the Wili Wili trees onsite and indicate which ones will be preserved and which ones would be relocated or removed. I think that's important. You share the concern of the testifiers about the cultural sites and access and encourage a plan as the applicant said would be done so that the, the lineal descendants to these sites would be able to practice at the sites and have access to that site, to the sites. And the final comment that I heard was that some consideration should be given on the subdivision layout to limit some of the lots along Makena Ala Nui to preserve views. And some of the ways identified could possibly be reduce the grade, limit the stories, or larger, increasing the buffer. Does that about summed it up?

Ms. Sarich: I, I don't know if the Board agrees with me that the archaeology, I believe,

should also go in front of CRC.

Mr. Torgerson: Yes.

Ms. Cua: Oh, sorry. Okay.

Ms. Hitchcock-Sprinzel: And Ann, one more thing to consider, perhaps increasing the number of workforce housing units that are associated with this development, if possible, in the Makena area. Is that what I was hearing?

Ms. Cua: No, I mean, we will put that as a comment. That is your comment. We will put it as a comment and it will need to be addressed by the applicant.

Mr. Niess: I have one more note here and I don't know if --. The fire access road just aesthetically, could it be done in a grass block paver or the paver rings? You've done it before and just...just to reduce the paving.

Mr. Garrett Fukuoka: Good morning members. My name is Garrett Fukuoka, civil engineer for the project. So, yeah, for that fire access, the grade is a little steep right now, so we have to, you know, pave it right at this time.

Ms. Sarich: Thank you.

Ms. Cua: So we won't put that as a comment then.

Ms. Saito: Can you just provide the grade because there was a hotel . . . (inaudible) . . . that did grass pavers on a steep grade. It's just a portion of it has to be paved.

Mr. Fukuoka: Yes. Currently the grade we have at 10 percent . . . (inaudible) . . . grade. So as you enter and exit, you know at the ingress, and egress, it's flat, but then it will climb up to ten percent grade.

Ms. Saito: I believe the Andaz did grass pavers on their EVA so --. And their grade was

Mr. Fukuoka: Oh, at ten percent grade?

Ms. Saito: -- it exceeded that.

Mr. Fukuoka: Okay. So we can check with Fire Department and confirm.

Ms. Cua: So I'll put that back in that they, they, you know, consider. So for the fire access road, consider doing grass block pavers or some other similar treatment, and they would check with the Fire Department to see if that's even possible.

Ms. Sarich: Any other comments from the Board? Can we -- will someone make a motion to approve...the comments as read by Ana Cua?

Mr. Niess: I'll move to approve.

Ms. Hitchcock-Sprinzel: I'll second.

Ms. Sarich: I'll in favor? All opposed? The motion passes.

**It was moved by Mr. Peter Niess, seconded by Ms. Caryl Hitchcock-Sprinzel, then unanimously**

**VOTED:**           **To accept the proposed project with the comments as discussed.**  
(Assenting:       C. Hitchcock, S. Marlowe, P. Niess, M. Saito, D. Sereda, M. Torgerson,  
                          D. Unemori)  
(Recuse:           D. Okimoto)  
(Excused:         R. Phillips)

Ms. Cua: Thank you.

## **E.       DIRECTOR'S REPORT**

### **1.       Agenda items for the April 7, 2020 meeting.**

Ms. Sarich: Next we have the Director's Report.

Mr. Clayton Yoshida: Good afternoon Madam Chair, and members of the board. Our -- your next meeting is scheduled for April 7<sup>th</sup>. To get there the Mayor has nominated three regular, new regular members and two alternate members at the end of January. So they went through a process with the Council, used to call it the Policy Committee, chaired by Council Member Molina, the last two weeks of February. And then they're going to the Full Council for confirmation sometime the middle of this month. So they should be able to take that up. Then the Mayor's Office will be responsible to send in a notice to these people that they have been approved and all of the different forms that they need to fill out and so forth so they can start on April 1<sup>st</sup>. So that's the process.

April 7<sup>th</sup>, we have two projects right now. One is for the South Maui Community Park, the Parks Department has done some revisions so you're going to be reviewing the revisions for that. And the other one was the Lahaina Cannery Mall improvements in Lahaina.

Again, we really want to thank the outgoing members -- Ray, David, Brandis, and the alternate members Peter and Gray, for their five years of service to the community, and to

producing a better Maui. And we wish you the best in the future. And some of you we may see again on another Board or Commission.

**F. NEXT MEETING DATE: April 7, 2020**

**G. ADJOURNMENT**

Ms. Sarich: Thank you. Of course.

Mr. Sereda: I'd just like to say that I enjoyed working with all you guys and those that have left already. I learned a lot. It was pretty painful, but it was also pretty rewarding. And I'd also like to thank the County for the opportunity, and for the large screen TV that they're giving us. I only see one here. There's supposed to be five so I'm sure they're going to take care of that. Thank you.

Ms. Sarich: Anyone else?

Mr. Torgerson: Thank you, all of you. Brandis, you've done an excellent job of chairing these meetings, and I personally really appreciate that.

Ms. Sarich: Thank you Mikal. Alright, and thank you for letting me serve. I have learned a lot on this Commission, and it's been a pleasure to work with everyone. And I'm sure I will see you again. And with that the meeting is adjourned.

There being no further discussion brought forward to the Board, the meeting was adjourned at 12:54 p.m.

Respectfully submitted by,

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

**RECORD OF ATTENDANCE**

**PRESENT:**

Caryl Hitchcock-Sprinzel, Vice-Chair  
Stuart Marlowe  
Peter Niess  
Darren Okimoto  
Raymond Phillips  
Mandy Saito (alternate)  
Brandis Sarich, Chair  
David Sereda  
Darren Unemori  
Mikal Torgerson

**OTHERS:**

Clayton Yoshida, Planning Program Administrator, Current Planning Division  
Ann Cua, Planner Supervisor, Current Planning Division  
Tara Furukawa, Staff Planner, Current Planning Division  
Jennifer Oana, Deputy Corporation Counsel