

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

**A. CALL TO ORDER**

The regular meeting of the Urban Design Review Board (Board) was called to order by Chair Caryl Hitchcock-Sprinzel at approximately 10:00 a.m., Wednesday, November 4, 2020, online via BlueJeans Meeting No. 481197983.

**B. COMMUNICATIONS**

1. **MAUI OCEANVIEW LP, requesting review of design guidelines for the Pulelehua Project District Development, a 900-unit, mixed-use development consisting of 400 market rate multi-family units, 300 workforce multi-family units, 100 single-family lots with the potential for 100 additional ohana units, approximately 70,000 sq. ft. of commercial, retail floor space, a 13-acre school site and a 10-acre community park site, open spaces, and related infrastructure improvements on approximately 310 acres in West Maui Project District 5, located on Akahahele Street and Honoapiilani Highway, Lahaina, Maui, Hawaii, Tax Map Key (2) 4-3-001:082 and 083. (PH2 2020/0003) (Ann Cua)**

**The Pulelehua Project District, pursuant to Chapter 19.93.050, states, "Each building or structure within Pulelehua shall be designed to conform to the Pulelehua Design Guidelines which shall be approved by the Urban Design Review Board."**

Ms. Caryl Hitchcock-Sprinzel: . . . Design Review Board meeting on November 4<sup>th</sup>.

Mr. Stuart Marlowe: Can you see me on the bottom?

Ms. Hitchcock-Sprinzel: Okay. Stu, your, your microphone is live, so you might want to mute it if you want to speak. Thank you. Okay. So I'd like to call the meeting to order and begin with the roll call, please. We have one excused, Darrin Okimoto, today. But I think all of the other regular board members are here, but let me just go down the list. So, Peter? Hi, Peter. Yes, thank you. And Joshua Circle-Woodburn.

Mr. Joshua Circle-Woodburn: Here.

Ms. Hitchcock-Sprinzel: Yeah, I can see you. Thank you. Great. Marie Kimmey.

Ms. Marie Kimmey: Here.

Ms. Hitchcock-Sprinzel: Thank you, Marie. And Stuart Marlowe?

Mr. Marlowe: Here.

Ms. Hitchcock-Sprinzel: Good to see you, Stuart. Mandy Saito?

Ms. Mandy Saito: Here.

Ms. Hitchcock-Sprinzel: Mikal Torgerson?

Mr. Mikal Torgerson: Here.

Ms. Hitchcock-Sprinzel: Thank you, Mikal. And Darren Unemori?

Mr. Darrin Unemori: Here.

Ms. Hitchcock-Sprinzel: Good morning, Darrin. Thank you.

Mr. Unemori: Good morning.

Ms. Hitchcock-Sprinzel: All right. So thank you, everyone, for being here. And I'd like to turn it over at this time to Mr. Yoshida for the County announcements.

Mr. Clayton Yoshida: Good morning Madame Chair and members. Clayton Yoshida with the Planning Department. Happy Wednesday. I'm here with Leilani Ramoran-Quemado, the board's secretary; Ann Cua, Planning supervisor; and from our Corporation Counsel's office, we have Kristina Toshikiyo and Keola Whittaker. Thank you, Madame Chair.

Ms. Hitchcock-Sprinzel: Great. Thank. Thank you, Clayton. So we'll start. We have one item of business to discuss to discuss today. So I can start by reading this into the, into the minutes. So it's Maui Oceanview L. P. is requesting a review of the design guidelines for the Pulelehua Project District Development, a 900-unit, mixed-use development consisting of 400 market rate multifamily units; 300 workforce multifamily units; 100 single family lots with the potential for 100 additional ohana units; approximately 70,000 square feet of commercial retail floor space; a 13 acre school site; and a 10 acre community park site; open spaces and related infrastructure improvements on approximately 310 acres in West Maui, Project District V, located on Akahale Street and Honoapiilani Highway, Lahaina, Maui, Hawaii. The tax map key is 2-4-3-001, 082 and 083.

The Pulelehua project district pursuant to Chapter 19.93.050 states each building or structure within the Pulelehua shall be designed to conform to the Pulelehua Design Guidelines which shall be approved by the Urban Design Review Board. And our excellent colleague and planner, Ann Cua, is here to introduce the presenters. Over to you Ann.

Ms. Ann Cua: Good morning, Chair. Can you all hear me?

Ms. Hitchcock-Sprinzel: Yes.

Ms. Cua: Good morning, Chair, and members of the board. Before I introduce the applicant, I do want to explain a little bit more about why we're here. I'm going to take you back to the training that we do every year for you. Project Districts are not, is not an application that comes to you very often at all. For the most part, you see Special Management Area permit applications. Project Districts are created by ordinance. And this particular project district, the Maui County Council approved their ordinance back in 2011 when the property was owned by Maui Land and Pineapple Company.

The Project District process has three phases. The first phase is creation of the ordinance, which occurred in 2011. Then the second phase is approval of a preliminary site plan, and that is, that preliminary site plan is required to be approved by the Maui Planning Commission through a public hearing process in the affected community plan region. Now that we're doing BlueJeans meetings, however, the -- if we're -- by the time we schedule this for planning commission, if we're still doing BlueJeans meeting, that's where the meeting will occur. So that is a public process. Public testimony will be taken. Notification of owners within 500 feet will be done by the applicant. And then once that is done, and like I said, we have that application in to the Planning Department. And in order for us to go to the Planning Commission for public hearing, one of the things the ordinance calls for, as Caryl mentioned, is that there be design guidelines created for the project and that it go to the Urban Design Review Board for approval. So that's why we're here today.

And then just for a little more information for you, just to finish up the process, if when we get through the Project District Phase Two process with the Planning Commission, then they will be in the Phase Three process and that is basically at the building permit level. So prior to getting a building permit, they need a Phase Three approval for each part of the project, and that would be approved by the Department. It doesn't have to go to the Planning Commission. So are there any questions on process before I turn it over to the applicant?

Mr. Circle-Woodburn: I have a question, Ann. This is Josh.

Ms. Cua: Sure.

Mr. Circle-Woodburn: Would this be our only opportunity to see the project come before UDRB? That's my first question. And I guess the second one is I know we're looking to approve the design guidelines. Does that mean we have any opportunity to comment on the site plan or any of those elements, or is it really just the design guidelines themselves?

Ms. Cua: Your comments are on the design guidelines.

Mr. Circle-Woodburn: Okay.

Ms. Cua: Any more questions? Okay, with that, we have with us today the new owner of the property with Mr. Paul Cheng and his son, Preston Cheng. And they are going to, I think, Paul will make some introductory remarks, and then Preston will take you through the power point that they've prepared for today's meeting.

Mr. Paul Cheng: Okay, good afternoon UDRB board members, and board chair, and Ann Cua. Thank you for giving us the opportunity to come before you the proposed design guidelines for Pulelehua project. We purchased the property about three years ago and we've been working through the various approval process, and we're very glad that we're at this stage. We've still got a few more things to do, but hopefully we'll quickly move it onto the permit stage and move on to construct the project. We've had some good design changes, thanks to the community feedback we've had. And we reached out to the community at great lengths, and continue to work with them. And so the project, as it's structured, is a kind of a work product of almost everyone in the community in west side anyway.

So it has a large component of affordable housing, particularly in the rental side because we really think that the first step of affordability, the housing is rental, and then ownership. There's a severe lack of affordable rentals on the west side, and perhaps everywhere in Maui, but particularly in the west side. And we want to address that using the zoning categories allowed within the Pulelehua.

Pulelehua is a project district that was approved a while ago. And it has many specific features that are different than general project districts. For example, it has many neighborhoods. And each neighborhood, as you will see in the formal document, has his own definition. And the combined neighborhood is therefore made up of at least seven different neighborhoods. And sometimes there are multiples of the same definition, but they're in different locations. So the guidelines that we have created from the overview is separating to first defining what the districts are, the neighborhood districts, the various ones. And then we talk about the design guidelines from that point of view, split into residential versus commercial. The residential in this case has a lot of references to not only single-family homes, which is probably what you're very used to seeing, but also in rental apartments. The one particular aspect of Pulelehua is that just about every residential building there, except for single-family homes, are one-story except for the live work units, which is just a few buildings, which are two stories where, you can have the work underneath and then live above. All of the others, 700-800 of them are all one story. And they are buildings that are consisted of about 10 units each. Have five on one side, and five on the other, and you can drive up right to it. And Preston will go through many of the details of that design. But it is a one-story so it also creates a lot of open spaces. As a result, it is not cluttered or crowded up, and everybody can just drive to their units and park and walk a short distance right inside their unit. We found that that kind of design is beautiful with the hillside so that that there are no unusually tall structure that stick up in from looking from away from onto the hillside. It blends with the hillside.

And also, we've turned the project from what it was before so that none of the roads have a very steep grade. I think there are one or two percent horizontally because the project now goes with the flow. And the buildings are all done on the same road, on the same tier, are just fairly flat and easy walkability. The prior version that was done years ago had a lot of what I call a San Francisco style streets were straight up and down, is literally unwalkable and we tried to avoid that at great length. Because that's not good for the residents, it's dangerous for children, you know, riding a bike and flying down the hill, and all that kind of stuff. So we've eliminated that. We've also put in a lot of pocket parks and stuffs, and Preston will go into that. So it's a long document. The exhibits are typically in the back.

I have on my team today Preston Cheng, my son, who is my able right hand. And he's going to take you through the presentation, which is a separate power point he's going to share on his screen. And then Thomas Coppin, who you will see in the lower left there, he's the civil engineer that we've hired to develop a basic plan. And to the specific instances where you have very technical questions that either Preston and I are not qualified to answer, Thomas is there to bail us out. So having said that, I would turn this over to Preston, and I think he has to share screen. Someone has to give him the power to share his screen, please. And then then he will go on with his presentation. Thank you.

Ms. Hitchcock-Sprinzel: Thank you, Mr. Cheng.

Mr. Preston Cheng: Apologies really quickly. I believe BlueJeans is requesting I do a quick restart maybe? Maybe I'm okay. Hold on.

Mr. Paul Cheng: There you go.

Mr. Preston Cheng: Can people see my screen?

Ms. Hitchcock-Sprinzel: I see it okay.

Mr. Preston: Am I being displayed here?

Ms. Hitchcock-Sprinzel: Yes. I think you have to make a choice. If it's a power point.

Mr. Preston Cheng: Yeah, it should be a power point. Sorry, you need to mute your computer or else it's going to do a feedback loop thing. Okay. So this is the, this is the UDRB presentation for the Pulelehua Community.

Ms. Saito: Hold on. The only thing --

Mr. Preston Cheng: . . . (inaudible) . . .

Ms. Hitchcock-Sprinzel: Hold on, Preston. Sorry, sorry to interrupt.

Mr. Preston Cheng: . . . (inaudible) . . . on the west side. Ann and Paul . . . (inaudible) . . . history and background . . . (inaudible) . . .

Ms. Saito: Preston? Preston?

Mr. Paul Cheng: Time out. Time out.

Ms. Hitchcock-Sprinzel: We have a terrible echo. So if you could ask -- I believe, if you're in the same room as Paul, he'll have to mute his microphone.

Mr. Preston Cheng: Is someone saying anything?

Mr. Circle-Woodburn: Yeah, can you hear me, Preston? This is Josh.

Mr. Preston Cheng: You got to turn it off. You got to turn it off. And it kind of just keep reverberating. There we go. Sorry. Hello?

Ms. Hitchcock-Sprinzel: Okay, we're good. I think that cured it.

Mr. Preston Cheng: Okay.

Ms. Hitchcock-Sprinzel: Can you restart? We missed --

Mr. Preston Cheng: Yeah. Yeah. Sorry. Apologies. You know we're . . . (inaudible) . . .

Ms. Hitchcock-Sprinzel: We don't see your power point.

Mr. Preston Cheng: You don't see the power point. It looks like I'm sharing my power point.

Ms. Saito: You need to choose. Go back to BlueJeans and it will say like choose your screen share. So you have to decide. I don't know if you have multiple screens or what's going on.

Ms. Hitchcock-Sprinzel: You'll have to click on the power point, the Microsoft power point, if that's the software you used for your presentation. The middle one. That one, yes.

Mr. Preston Cheng: Okay how about now? Can people see the power point now?

Ms. Hitchcock-Sprinzel: No. Not yet.

Mr. Preston Cheng: Okay, let's share the screen.

Ms. Hitchcock-Sprinzel: Okay, now I think we're getting close. You might have to just put it in to play so the slide show mode.

Mr. Preston Cheng: Yeah. All right, how about now? We good?

Ms. Hitchcock-Sprinzel: Perfect. Perfect. We got it. Yes. Well done.

Mr. Preston Cheng: All right. It's much appreciated. All right. So, round two. This is the UDRB presentation for the Pulelehua community located on the west side. As Paul, my father, and Ann Cua had so nicely put, you know, and given us some background and history, just kind of going over it. Maui Oceanview LP, which is our, our family company entity, acquired the 300 acre site from Maui Land and Pine back in June of 2016. This site came with phase one district approval. And over the last, you know, ever since we acquired it, we've been working with the Maui County Planning, the State Land Use Commission, West Maui Community, local consultants, mainland engineers to really put together what we believe is a very good project to deal with the housing problems over on the west side to, you know, give people more options in terms of affordable rental housing, as well as some options to purchase affordable housing, as well as just giving renters, even market rate renters, more options on the west side.

Maui Oceanview has a long history of working on the -- in real estate development. We've done master plan communities. We've done all sorts of different types of projects from affordable housing to high rise luxury developments all over Texas, now in California, and now in Maui.

Just giving you some an overview of Pulelehua. It is located mauka of the Honoapiilani Highway, and makai of the Kapalua West Maui Airport. So I can kind of show you this is the general location and site plan. If you guys, if the screen has loaded clearly, you can kind see the highway running at the bottom of the screen, and the airport at the top. We are the 300 acres to the left and right of Akahale Road, and you can kind of see how that has displayed and laid out. So as I mentioned, it is a 300 acre property. It'll be comprised of a mixture of uses, long-term rentals, affordable rentals, residential condominiums, affordable. There's educational uses. There was a 10 acres or 13, 10 -- 10 to 13 acre site that was dedicated to the Department of Education before we acquired the property. We will have some retail components as well. Many, many, many pocket parks spread out through the community for families to enjoy. A lot of open space. And the community is entirely connected with hiking bike trails as well to try to, you know, promote alternative ways of traveling throughout the community.

So looking at the unique composition, we'll have, you know, 700 of the 800 residential units will be divided between long-term market rate rental and workforce rentals. The rental units will also have 70 live work units, which are kind of a unique feature which will allow small businesses to operate and live in their units, which is great. Something that isn't very common as well. There will be 100 for sale work force condos, 100 single-family

lots, which will also have the rights for one ohana each, which will total to up to one hundred ohanas.

So as you can kind of see, I'm just going to give you guys an overview of the community. Can you guys see my mouse? Is that something that is visible on the screen? No? Maybe? So towards the, towards the very bottom of the community, we will see the first phase of the development. Basically, it is articulated by these dotted lines that kind of wrap Akahahele toward on the north half between the gulch and Akahahele here. This will comprise of our, our, our first phase. There are 240 that we will be constructing, which is spread out over 24 buildings, 10 units each.

Today we will be kind of just going over our Pulelehua Design Review process. The project, as Paul mentioned, is separated into districts and guidelines regarding commercial and residential are within that. There are going to be descriptions of the designs, the materials, the colors and the themes, height use and density that are brought up today. And then, you know, we also are going to discuss the . . . (inaudible) . . . approval process here of what you go through the Design Review Committee.

So the Pulelehua Design Review Committee is, is a, is a group that will be looking over and making sure that people that are building homes or ourselves, the multifamily developers, are complicit with the designs that are brought forth within this guideline. We will have a five step approval process. It'll include a pre-designed consultation meeting going over, you know, what the proposed construction project will be. We will be, we expect that to be after it is consulted and reviewed upon, we expect that plan to be submitted to us. Then from there, the Pulelehua Design Review will issue an approval or disapproval. If it is disapproved, then it'll go back to the petitioner and get, you know, resubmitted after the comments and reviews are made. If approved, then it will move forward to the owner submitting the plans to the Maui County for permits. And once those permits are issued, then the owner could proceed to construct.

So going over the various districts that Paul had mentioned earlier. We have a total of one, two, three, four, five, six, seven -- seven kind of different districts and including parks and open space allocated throughout the community. As you can kind of see here, there is a lot of open space. Pulelehua will feature over 124 acres of open space, parks and buffers, which is a very large amount to serve a very important community for the west side.

Kind of looking at it from the core and kind of operating out, you can see that there is a core neighborhood district. That it will be in the middle. It features some live work units. It also will feature a lot of the retail for the community as it's kind of centrally located and accessible the easiest from everybody. From there, we have three different central neighborhood districts. One is kind of located up by the airport. Another one is adjacent to the core. And the third one is on the opposite side of the gulch, farthest to the bottom right of your screen, you can see it in gold. From there, connecting to that are our residential neighborhoods, the general neighborhood districts. They are colored in blue. This is

primarily where we will find our rental units, our for sale affordable units, and each of these buildings is a 10 unit rental building that we will go into more detail here in a minute.

We also have some edge neighborhood districts. What these mainly comprise of are the lots. There are a 100 lots that are spread out. It's kind of like a beige color. You can kind of see them. It's, I guess, identified by E1 and E2. And then there is one estate edge lot at the very end of the edge neighborhood district. And then there's also a workplace edge district as well, which, you know, could be used for solar or another case like that to provide power or, you know, supplement power to the community.

So this is the phase one of the project that we are looking to begin. As mentioned, it kind of is the closest to Honoapiilani Highway and Akahahele Street and is also closed in from the gulch on the other side. There are 24 buildings. You can kind of see how each of the buildings has two different faces. One faces the street while the other will face the parking. And the community is kind of connected throughout different trails and paths. Each, each house kind of has a good amount space of its own, which is nice. And there's an ample open space and pocket parks. Anything that you see with a P-P in a circle around it will represent a pocket park. The first community will also, the rental community will feature a clubhouse that has a pool and, and kind of like a community center for events and, you know, activations like that, leasing, of course, something that the community will be certainly proud of in the future.

Talking about phasing, you know, that's for . . . (inaudible) . . . where it falls into the mix right here, phase one. Moving on we will go to the other side of Akahahele and move into phase two. And then from there, we will head to the opposite side of the gulch and work on phase three. Phase four and five are kind of further down the road. We want to see the community get filled up and then we will listen to them and figure out basically what are the most important needs of that community in terms of retail and work towards something that could really help and supplement that community and its needs. And, and then from there, we will have the lots made ready for the single-family homes.

This is kind of like a table that breaks out the phases into units and what we will be bringing online and when we will be bringing it online. We understand that affordability is a very important issue in West Maui. And so we are making sure to allocate and, you know, a good amount of affordable in each phase of our development. So you can see the break out in front of you. For phase one, we will have 120 market rate rental units, 80 affordable rental units, 40 affordable for sale condo units. And that will comprise our entire first phase. Going into phase two, we'll do 110 market rate, 130 affordable rental, 40 affordable for sale, 10 live work units, and 60 market rate live work units. For phase three, which is the one that's on the other side of the gulch, next to the 10 acre pocket park, 10 acres multi-sports park down there, will be the 110 market rate units, 80 affordable units, and 20 for sale units. And that will comprise of the total 800 there, plus the 800 we have, or 100 lots that will make up for phase five and 100 ohanas which those lots will have the option towards, which will obviously take place in round five, phase five.

So the affordable mix was also something that is very important, is making sure we have good allocation spread out. So for the rentals, it is evenly distributed under 80 percent AMI, 80 to 100 percent AMI, and 100 and 120 percent AMI. A 100 each. And then for the for sale, we have 60 percent -- under 60 percent for 20 units; 60 to 80, 20 units; 80 to 100, 40 units; and 100 to 120, 20 units. And that comprises the makeup of the community.

You know, we've, we've been kind of building for a long time. You know, the team has over 50 years of experience and we plan to respect our neighbors and follow clear County standards when it comes to construction. We believe that the project will take around 18 months for the first phase, including grading and moving the dirt around. And, you know, with 300 acres of land, there's plenty of space for us to consolidate the parking and construction workers on our own land without really disturbing nearby neighbors. You can see in a little graph, you know, we're over 450-feet from the nearest residential community to the north, and over 300 feet and a highway away from the community to the, towards the ocean.

Kind of like discussing the overview landscape, you can kind of see -- I mean, we mentioned how we have over 100 acres of landscaping. That's a lot of vegetation, and so we will be supporting that by using R1 water that is from our wastewater treatment plant, as well as from us. A little bit for phase one for the county wastewater treatment plant. We'll be taking back all of our R1 to basically have a more sustainable landscaping plan. You know, we will put that water to good use. We'll grow beautiful community, and we're excited about that sustainable aspect of our development.

Kind of zooming in on landscaping, you can kind of see how we are planning on using different flora and fauna that is going to be common in Hawaii. We've been working with consultants that are guiding us very well and making sure we have a beautiful community that will honor the land and can also make people proud of where they live. You can kind of see the palette color. Our consultants was Walter, Miles and Matoda. In landscaping, you can see that we'll have a mixture of our Areca palms, coconut trees, Kukuis, lots of great stuff in here that you will see here throughout the island and great developments . . . (inaudible) . . . We're very excited that we will be able to have such a vibrant community when it is complete.

Looking at the landscaping and kind of the entrance, as you kind of are at the cross section between the highway and Akahahele. Pulelehua from what we've come to understand is translated roughly to butterfly. And our theme that we plan to have throughout the development includes the butterfly. You can kind of see how this signage that was designed and kind of proposed kind of honors that shape and that, that, that kind of definition. And so we will be placing those kind of at our entrances here with, with landscaping around it to kind of just let people know that they're entering Pulelehua. So we're really excited about that and making sure that we have an entrance so that people can identify and know where their community is.

So kind of looking at going into the residential section of the presentation. This is a rendering of a typical multifamily single-story building. This, you can kind of see how the doors to the units come right out to the curb. And you can see a lot of identifying markers of typical Hawaiian architecture we are championing here. We have, you know, the, the, the, type of roofs, the finishes, and we kind of go into those details.

So this is like the architectural rendering of our buildings, of the multi families. You'll see that we have some -- we will be having storage units available. You can kind of see how these things are articulated. We are championing different, different exterior surface options, including like stucco, and fiber cement vertical siding. We believe that this will result in a cohesive community that will look really nice, and, you know, that fits in with the West Maui architecture that's so prominent.

The residential design color palettes are what we believe correspond with Hawaiian themed architecture and design. We, the Pulelehua Design Committee, will evaluate any submission by homebuilders and kind of take it case by case as long as it, you know, is within the spirit of the design guidelines. However, with that said, you know, we also kind of have our general preference to make sure, you know, neighbors are consistent and the buildings look like they are one community. So, you know, taking from this color palette, you know, we, we, we like dark greens. We like light yellows. We're in favor light greys and whites. We believe that, you know, trim colors that would be complementary to that are, are kind of whites, or beiges and browns. Things that you would expect to see in a Hawaiian design themed community.

I wanted to take a moment and discuss our approach here. We believe in fiber cement siding. More, more commonly, people refer as hardie plank. It gives you a great wood aesthetic. It looks like wood. You can see by the grains in it. You can see by the textures in it. However, you know, to deal with, you know, termites and things like that, you know, it is much more hardie, much more sturdy, and can really combat those elements of wind, water, rain and everything else with a lot more defense for a lasting product. So we're excited about vamping that.

Other exterior materials that we are encouraging are different stuccos as well. You know, these are all within color themes that you can kind of see that we discussed. You know, we have whites, and beiges, and grays, and, and sand, and some greens. We are also supportive of Hawaiian themed lava rocks and coral looking rocks as well. Doesn't necessarily --. Yeah. So you can kind of see some examples of what those may look like and can imagine how they would be complementary.

Things that we are not allowing in our residential structures include the actual wood siding, shake siding, windows that are Low-E. You know, we, we are --

Mr. Paul Cheng: . . . (inaudible) . . .

Mr. Preston Cheng: That are not Low-E rated or better. We are really trying to make sure that people's efficiency within their homes and units is, is the best it can be. Window air-conditioning units, except for ohanas, you know, from an aesthetic standpoint, we feel like it'll look better that way. Hollow core front and rear unit entry doors, single pane windows and unpainted exterior wall facades. These are some of the things that will not be allowed and, and -- or the materials for the community.

As it pertains to residential design roofing, Pulelehua is looking to try to have consistent rooflines. We encourage a two pitched roof that are pretty common in Hawaiian architecture. These are some examples of homes that, you know, are all in Hawaii that kind of articulate this fairly well. And you could also see it in our other rendering that we have here. It's kind of, you know, definitely a two pitched roof and kind of cohesive with the other houses that go down the, the block. Here --. Where did we go?

Roofing materials are to include but are not limited to corrugated and standing seam metal, composite, metal shakes, slate tile, resilient shingle, and single ply or gravel or built-up. So we are hoping to see those more likely to get approved. All the elevation designs for single family residential homes will be pre-approved by the Pulelehua Design Review Committee (PDRC) before construction begins just to make sure that, you know, things are complicit and coherent with the rest of the community.

As it pertains to fencing, you know, we encourage wood board on board fencing and you can kind of see in this example here. We think that that will look good to have that consistent throughout the community. We believe that it should be a minimum of six-feet in height, and a maximum of eight-feet just to make sure things are consistent. We believe -- we like things to be clear stained, no crazy colors. Pulelehua will also consider wrought iron fencing where it's appropriate as well.

When it comes to lighting, you know, we, Pulelehua will make sure to comply with the codes. We believe, in order to provide a safe and secure environment throughout the community, you know, you got to have adequate public landscape lighting and, and, and parking lot lighting. However, but we must honor the dark sky lighting ordinances, and make sure that all the lights have shields on them, as you can kind of see in some of these examples. And they're all complicit in Maui County standards for, for night lighting. Compliant.

So here's an example of a rendering of a home that could be built out of the 100 lots. These homes are not limited by this single-story nature. You can kind of see how in this one we have vertical hardie plank layered on horizontal hardie plank with a two pitched roof. Landscaping, the colors are kind of within the theme that we outlined. A very nice single family home. Here's an alternative, different type of color palette, but still within kind of what we were discussing. It looks nice. It has, you know, it shows flexibility as well as build that that same type of community tie to the Hawaiian theme.

Transitioning over to the Pulelehua commercial design. There are a number different sections here. We're just going to start off with the building entries and storefronts. The major entries to the buildings shall, on the ground floor, need to be kind of emphasized. We are encouraging recessed entries, more elaborate detailing. We want a very varied signage and graphics. Lit entries for the retail shops and restaurants. Along a single building with multiple storefronts, you know, to help them differentiate from one another, you know, we want to see various treatments of canopies and eyebrows and roof overhangs. This could include the types and colors to kind of give each store front a unique distinct amount of character. Roof overhangs and canopies can also be used to kind of help define and enhance buildings. We think that this kind of makes for a pleasant and beautiful retail area that will be coming online much later into the project right after the residential sections are all developed. . . . (inaudible) . . .

We believe that as we're talking more about commercial that the exterior materials that are to be used include, you know, stone, masonry, concrete, plaster, stucco, cementitious fiber material like hardie plank and, and metals. You know, the stones should be like what we kind of discussed before with the lava rock or like the coral, things of that nature. Using different combinations of the materials, like is what is shown here, and the graphic, you know, it comes together with a very nice look. And so we want to keep our retail kind of consistent with an architectural character of the whole community. And we think that it'll largely look beautiful.

Looking at building facades, you know, we are looking for the interesting interplay between light and shadows created in a nice building façade you'll see different reliefs. I think that adds a high quality nature to it. For the commercial areas of Pulelehua, you know, different types of interpretations will be accepted. But largely, you know, we want to make sure things are cohesive with the Hawaiian style architecture. We will, we'll be reviewing and approving all of these things, and we're looking for variation, but at the same time, within, within the guidelines.

For Pulelehua commercial kind of fencing and walls, you know, the style and material of the color and the fences shall be consistent with the architecture of the main structure. So if they're using stucco and stone, you know, that should be consistent with their, with their kind of walls or divisions. We will not be allowing chain linked or plastic materials. If there are wood fences in the commercial area, it's either stained and maintained and a good repair. You know, things can happen and we want to make sure that the community looks, looks, looks good at all times. Fences or walls used for screening onsite parking will not be higher than 42-inches, almost four feet. A continuous landscape planting strip should be provided in front of walls to kind of make it look nice. And we expect there to be a continuous minimum three-foot or 36-inch hedge or shrub line there. So it's layered in really nicely.

We believe in protecting and kind of screening off refuge areas for dumpsters and trash service. We want them to be maintained in good standing. You know, sometimes those things can get beat up, but we want to make sure that they're, they're very sturdy and using good high end materials. These things will be all approved by the PDRC. It could be -- they couldn't even include landscaping as well. We don't want them to be too tall, but they need to be just tall enough. It shouldn't exceed eight-feet in height. All of these areas will be screened . . . and, and if possible, we would encourage them to kind of complement the adjacent buildings in terms of architecture and character.

We, we will allow traditional dry stack stone walls or masonry fences for commercial buildings if their preferred and, and that it will be complicit and approved by the PDRC.

In closing, we're excited to bring this project to the west side. You can kind of see in this rendering, kind of like what it could look like kind of coming down the hillside. We -- the guidelines that we created are meant to be a minimum standard. And we understand that these standards are very high. And we we're looking to build a quality community within Pulelehua that will last for many generations. It is also designed to benefit the community, our residents to have a beautiful, walkable and playable community with all the parks, with all the hiking and bike paths. We expect this to be just a great place to live and to raise a family. With that, I guess we'll open it up for kind of questions and comments. I'll get us back to our overview of the site plan in case anybody has any questions, and we can kind of go around back and forth to various slides as a, as requested to address any follow ups. Thank you for your time.

Ms. Hitchcock-Sprinzel: Thank you, Mr. Cheng. But first, we have to open public testimony. So I would just like to ask Mr. Yoshida if there is anyone who has signed up to testify or, or other folks who have provided input in this area.

Mr. Yoshida: Thank you, Madam Chair. Clayton Yoshida with the Planning Department. For purposes of the record, the Department have received no public letters or emails regarding the Pulelehua design guidelines dated 10-16-2020. And we have received no requests via the chat function from the public to testify.

Ms. Hitchcock-Sprinzel: Thank you, Clayton. So public testimony is now closed, and we can move on to questions and discussion by the board members. So if we start with Peter with questions, comments. Now, just to clarify, are there recommendations that you want from us, Ann?

Ms. Cua: Thank you, Chair. So basically what we're looking for is approval of the design guidelines, but that, before you approve it, you could make recommendations. You know, you could approve with certain conditions or modifications. And then what the department would do if, if that's your desire, is make sure that your, any changes that you've made are incorporated into the document.

Ms. Hitchcock-Sprinzl: Okay. So I understand that process. So would you be willing to take notes and --

Ms. Cua: Yes.

Ms. Hitchcock-Sprinzl: -- and do a summary at the end for us?

Ms. Cua: Yep.

Ms. Hitchcock-Sprinzl: Awesome. Thank you, Ann. Okay, so Peter, go ahead, please.

Mr. Niess: Hi. Peter here. A couple of comments or just things maybe to be aware of. I noticed some of the commercial store front transparency there's a requirement to be 75 percent transparent. I don't have an issue with that in terms of design, but it could be a conflict with the energy code here. Sometimes it's hard to get that much glazing on a west facing wall. It would just be, you guys can get yourself in a pickle if your guideline requires something, but then it's real hard to get it through the County and the Code here. Just a thought.

You guys have done a good job with 4.3.3. You want a contemporary interpretation of old central Maui commercial areas. That's appreciated. We have a cool style with our old canneries, like the old Lahaina Cannery, and some of the spaces in Central Maui or in Haiku. And we've been getting a lot of development that could be anywhere America, so I appreciate your guys effort to make sure that we're using local materials and, and keeping, keeping it unique to Maui. What you've done in the residential and commercial side with, with the rooflines and different design moves, so I commend that.

One thing on, since there's a lot of workforce and affordable housing, the west side as a fairly large Filipino community and the color palette is, is pretty limiting, and in general, color wouldn't be -- more color wouldn't be frowned upon in, in the local part of it, in the workforce and affordable housing side. I understand in the single-family side that's going to sell at market rate keeping that similar and having a more restrictive guideline that's beige and white. But for the local side, a little more color wouldn't, wouldn't be frowned upon by the local community I'm pretty sure. And it could make it more interesting. And since you guys will be reviewing it, it won't let it get out of hand into something that looks bad.

The minimum fence height of six-feet seems un-neighborly. It seems like you're just blocking your neighbors out instead of they wanted a four-foot fence and you wanted to see your neighbor, I don't know why that wouldn't be allowed. And maybe I'm misunderstanding where that is, those fences are. But in the commercial areas you dropped it down to 42 inches. In the residential you're blocking out your neighbors so just . . . maybe like more of a question of why would you limit the minimum to six-feet and max at eight-feet instead of making it so you could interact with your neighbor. And maybe both

neighbors wouldn't like that so you guys have a lot of experience doing this, and maybe that's one neighbor wants to interact, and the other one is like get out of my yard.

Mr. Paul Cheng: Yeah. So can you hear me?

Mr. Niess: Yes.

Mr. Paul Cheng: This is Paul. Yeah, okay. The fence height is for single-family homes.

Mr. Niess: Okay.

Mr. Paul Cheng: Yeah. And also because one thing we, we didn't mention is that every one of these lots as you will see there is a back alley. They're all back alley served. So, you know, on that side. Yeah. Yeah, yeah, you see what I'm saying so --

Mr. Niess: The back --

Mr. Paul Cheng: You have a, you have a, yeah, you have a very good point on the west side energy code issue. I'm very well aware of that, and I think that that is a good, good point that we should put an exception except where you are facing west and your exposed west facing façade may have a less, lesser glazing requirement that would be very sensible. You know, typically that would not be a good idea to just burn up the place with the sun every day. It's a waste of energy and makes it uncomfortable. So that's a very good suggestion.

As far as the local material, and local material is good. The color -- okay, so we got to keep it reasonable. We don't want it to turn into a multi-rainbow kind of event. It will look very difficult. I understand the Filipino committee, community, and we would, we would --. Well, most of this will be owned by ourselves. We don't plan to sell the rentals and the long-term rentals. If we sell anything, it would just be to single-family homes and affordable condominiums. And in a condominium we have to be fair. We, you know, we can't let one building painted red and then the other one cannot and all that kind. It gets really hairy on the discussion. And so we'll keep that in mind, and the committee, design review committee would be flexible. You know, like you saw in some hardie plank slides there was a beautiful mint green, not dark green, and that was also really cool. And so that would be something which we would be --. The other slide. Yeah, there you go. So that, that could be something cool to have. Something compatible I would say. It's within the range of color hues would probably be okay with us. We're not restricting it. Certainly we'll look at it. If you come in with a red, and orange, and black facade, we'll smile and say, probably not, but come back again and be a little bit more compatible with your neighbor. But we don't want uniformity either especially when it comes to the single-family homes they have -- we would probably be much more flexible on that part. In fact, we found that you should really never repeat the same color scheme for at least five or six houses, at

least five. Otherwise, it looks really odd, and you don't want that on a single-family, on a single-family lot site.

So, yes, sir. Those are all very good comments, and we'll be glad to incorporate some of that into the document.

Mr. Niess: Perfect. Two more things. You're saying wood siding is not allowed and, and, you guys are setting a high standard, and I, I appreciate that. And we have we do have termites here. Construction costs is also pretty high and by not allowing a wood siding you're forcing yourself into sheathing and plywood, and then coming over it with hardie which just, it will cost more than if you were to do it with a nice plywood. Like just for board and batten, for instance --

Mr. Paul Cheng: Right.

Mr. Niess: -- you can save a step. And that's -- I don't mind and you guys are creating a higher quality product, so I don't really want to talk you out of it.

Mr. Paul Cheng: Yeah. So I, I have -- because of the moisture level humidity in, in Maui, right, wood siding tends to buckle and crack over time. And these hardie planks is really cementitious base, as you know, they come with a 20, 30 year warranty, and that's beautiful. And termites don't like it. They can't eat concrete. So you won't have that problem. Whereas most of the project will be owned by ourselves, we want it to be very long lasting, you know. And nothing is uglier than a buckled wood siding wall halfway up, you know, and then you, you don't know what to do because the paint, you have to paint the whole thing if you take out one piece. So we're -- yes, it is going to be costly. But as you know, most things come from the ship anyway and sourcing it in Seattle, or San Francisco, or L.A. and then shipping over here, maybe 10 percent, 15 percent more on the siding part. The labor won't be that much different. It's just one more layer, like you said, sheathing underneath and insulation. We just going to eat that. But we, we, we hope that it will just end up be a better project.

Mr. Niess: And then that's good. I can tell there is a difference between someone building a project to sell it and someone building it to own it for decades, and this is better for Maui for sure, in my opinion.

Lastly, since it's a project district, are there any asks that you guys would want to ask for that would help you or things that you've done in other developments in Texas or California that worked well that, that maybe we can help you achieve something that'll make the community better with a variance or something that's allowed in this project district that you don't have yet?

Mr. Paul Cheng: Yes. If you would think about this, we have so many parks and we actually have some larger mini parks or, not regional. Okay, we have a regional 10 acre

multi-sports park on the far south side of the gulch. Let's go to the site plan Preston. Not that one, but, yeah, no, the whole, the whole thing. Yeah. Okay, and then go to that upper hill side retail piece.

Mr. Preston Cheng: Everybody can still see the screen, right? Is that good enough?

Mr. Paul Cheng: Yeah. Yeah. Okay, so . . . so one of the things that we've been thinking about is that we even think about art based park. We, we've been playing with the idea of having pieces of art, be it a sculpture or, or wonderful murals either by world famous artists or local artists, and then do a mural park is what we call it, or a sculpture park, a structure slash mural park. And that since we have spaces within the community that could work well there, it could be just one or two acres. But, you know, if you're putting art, that's a lot of art you can put in that space. And so we would love to have that opportunity. I'm sure we'll, you know, as the community evolves, you can never imagine all the possible permutations. If there is something very interesting over time, we would love to come back to you guys and ask for help. But if we have an art park, we may have a coffee shop or a little bistro next to it within that so the people can enjoy their art, have a glass of wine, watch a sunset or something like that, you know. So there is no big box allowed. It's pretty much stated in the guidelines for commercial. We're not -- we're trying to do neighborhood retail, restaurant services, local shops and stuff. So that that takes away a lot of ugly stuff. Believe me, we've been inundated with that kind of request and we'll basically say, no, we're not going to do that.

We may --. I don't know, Ann, and you have to remind me, there was some odd thing on the original project district writing this says we couldn't even have a grocery store or, slash gas station at the corner or something. I think a neighborhood with a thousand homes could use a gas station somewhere or whatever, electric charging station someday, and a grocery store. So if you all would, would consider allowing for the neighborhood, you know, a small grocery store and, and a gas slash charging station that would be really, really kind of you so that the neighborhood can be self-sustaining.

I don't know. I think we put in the guidelines, Tom, I don't know if it's there, or Ann, we hope to have solar on this property. Perhaps a lot as time goes on, solar and solar storage. We would like to have the opportunity to put rooftop solar, and you know, for the, for the buildings. They're really ideal because you only got 10 units and you've got a whole roof to, to service it so you probably don't even need the whole roof. And you get to be off the grid if you have good batteries someday. So that would be really good for the environment, and --. But there's not there now this second. But as I know, batteries are now finally barely okay, and maybe in five years they'll be very okay, and that would be wonderful. So those will be some of the asks we would love to have for you to consider if you, if you feel like helping on that, on those things.

Ms. Cua: Chair, could I make a couple of comments?

Ms. Hitchcock-Sprinzel: Yes, go ahead.

Ms. Cua: I think some of the things that's being discussed is, is, you know, really not in the jurisdiction of this Board. You know, if we're talking about additional permitted uses that could even be up as far as the County Council, I mean, so --.

And one point I did want to mention, I should have mentioned in my opening remarks, this, this site plan that you're seeing right now is not the site plan that that came into the Department on day one. There has been numerous meetings, and conversations, and changes just to get the site plan to a point where the Department could support it. And the reason for that is when the project district ordinance for Pulelehua was created back in 2011, the project at that time caused the ordinance to be extremely specific and detail oriented. And when this, this new owner came in and really he came in wanting to do multi-family affordable units. That was the main goal. And, and of course, the Department supports that. The challenge was but you have an existing ordinance. And unless you want to go back to the Council, we have to work with the existing ordinance, and you have to include all of these different neighborhoods. And so, so the site plan that you are seeing is, I just want to point out, is a result of, you know, trying to comply with the ordinance as well as the, the desires and goals of the new owner, and the Department's comments in terms of make, you know, making sure it's a walkable, livable community.

But again, some of the things being talked about here, that's great, but you know, the, you know, the Board has no jurisdiction or authority to say, yeah, we think you can do this, go for it, do it. Right now, you're reviewing the design guidelines and that's, you know, where we're at. Thanks.

Ms. Hitchcock-Sprinzel: Thank you, Ann, for the clarifications. That's very helpful. All right, Peter, did you -- are you happy with the responses?

Mr. Niess: Yeah.

Ms. Hitchcock-Sprinzel: Okay, great.

Mr. Niess: Except the six-foot fence.

Ms. Hitchcock-Sprinzel: Okay. All right, thank you. So I'd like to move on to Joshua and invite his comments or thoughts.

Mr. Circle-Woodburn: Sure. Hi. Thank you. Chair. I -- Peter got a couple of the ones that I had marked down so I would like to sort of reiterate what he said in regards to color. And I did hear the applicant's response to that in their thinking. But I do agree that some additional consideration to other colors might be welcomed. And as he said, since you'll be reviewing anyway, I think that would be great.

I do like a lot of the design aspects, and the pocket parks, and a lot of the open space that you've allocated overall on the project.

My really only other comment would be and I know we're still very preliminary, but when you look at you do have a lot of open space and a lot of areas so there will be a high demand for irrigation, obviously, to irrigate those plants and that material. So really being conscious and considerate to, you know, looking at your, your plant palette here, other more drought tolerant ground covers or native plant species. There are -- you do have some, but there are definitely more that you could use that would grow very well in a dry kind of salt tolerant environment like your location there. Pohinahina, for example, is a great one that grows well and covers a lot of area. So just to be mindful of that, as you move forward to, to incorporate some of those, I would I'd like to make that recommendation. So, thank you.

Ms. Hitchcock-Sprinzl: Great. Thank you so much, Joshua. That's super. Marie?

Ms. Kimmey: Yes. Hi. I -- the only thing that I'm a little concerned about is that we're supposed to be reviewing these design guidelines, but I don't find in our pamphlet booklet the, the actual materials that he discussed, like the roofing particularly. I noticed in that list, they included the corrugated metal roof. I know most -- I do a lot of subdivision reviews, and that's 98 percent of them, which is pretty much the majority total, do not allow that. The corrugated roofing, it's, it's considered kind of not attractive and, and kind of low, low key. Plus, there's a lot of arguments about rain hitting it and the noise bothering not only the people inside the building, but also the neighbors. So I think of all, of all the things in terms of the design guidelines least comfortable with including the, the corrugated tin. Now standing seam they're starting to use this in some of the properties there on the west side. Evidently it's not as much of a problem, but the --. That's one comment.

The other comment I have is about colors. I tend to agree. I think this is a little too monotone for an entire project. I would like to see, you know, they talk about green roofs, but then they don't show other than in the illustrations of examples of buildings, they don't show the green. They probably should give some maybe four or five different roofing samples that would be allowed. Again, just from the way I've been reviewing projects, that's more typical.

I think too Peter's comment about the wood siding. Again, the Hardie boys, Hardie board is well and good for the developers own buildings that are being built and then either sold or rented by the developer or his is assignees. But when somebody is buying a lot in there, I'm not sure whether you want to limit them to a more expensive project product.

So those are those are my comments basically about the design guidelines, so that's it.

Ms. Hitchcock-Sprinzl: Thank you Marie.

Mr. Paul Cheng: I'd like to talk about the corrugated. I think they're only meant for the commercial, not for residential.

Ms. Kimmey: Okay, well, maybe the guidelines should clarify. You should have thing saying this is for residential and, and this is for commercial. Because, again, as I do reviews for subdivisions, I'll, I will we'll be using the guidelines as a Bible. I mean, not that I would do these, but, but when I do, it's a Bible and it should be a little more clear then.

Mr. Paul Cheng: Yeah. Yeah. Go ahead, Peter.

Mr. Niess: I have to weigh in on that. The corrugated metal roof is probably the most Hawaii appropriate material you have in there by far. To take that out of the residential side is a mistake. The reason it used to be loud is because it was open rafters below that. So it's just the metal roof. There's no ceiling. There's no insulation. I, I would be -- I was excited that you were going to allow that traditional toe tongue corrugated metal roof because that really, really is by far your most local, most relevant design move in there, so please don't take that out. Sorry Marie.

Ms. Kimmey: No, that's fine. I'm willing to back down. I think I just need -- we just need a healthy discussion. And I think more importantly maybe if you want to differentiate between materials for residential and maybe even for private residential versus the developers residential that that would make a little more sense. And I'm willing to agree with Peter, yes, the, the, the corrugated roofing is very common here. Again, it's just something that I've, I've been wary of. But I'll, I'll concede on that one.

Mr. Paul Cheng: Yeah. So the corrugated metal and the new ones, the good ones have the backing underneath to take the sound down. And so they're not raw metal anymore, you know, so when the, when the rain splash on it, it won't just go bing, bing, bing. And so that they have improved over the last few years where, where you can have some backing behind the corrugated metal part of it, but it's on the back side so that it takes the sound down. So, yeah.

Ms. Kimmey: Okay. Again, I'm willing to concede on that, but I just think we, you know, you need to be real clear if some things are for commercial. And again, I think the wood being -- you need to loosen it up a little for residents that people themselves are building.

Mr. Paul Cheng: Yeah. And I think -- I don't know, Ann, we have the actual guidelines, Marie. I don't know why you were not able to pull it down. There was a giant submission, the formal documents. This is just a power point off the formal documents.

Ms. Cua: Yeah, she should have it. They all, all the members received the, the booklet. Do all of you have it?

Ms. Kimmey: I have, I have the booklet, Ann, but I don't see --. Oh, wait, maybe I missed it.

Ms. Cua: Page 22, Marie. Page 22.

Ms. Kimmey: Yeah, I'm finding it now. Okay, roofing materials. Okay, I got it.

Ms. Cua: But that is -- page 22 it does only --. The roofing material is really for commercial. So I don't believe that there's, there should be something added for residential.

Ms. Kimmey: Got it. Okay, that makes sense. Thank you. Okay, I do have it. My bad. I was looking at pictures as architects tend to do.

Mr. Paul Cheng: Okay.

Ms. Hitchcock-Sprinzl: Thank you Marie. So if, if that's it for you at the moment, then I would ask Stuart to provide his comments. Stuart, you might have to unmute your microphone. There you go. You're on. Oops, it's muted again, so unmute.

Mr. Marlowe: There you go.

Ms. Hitchcock-Sprinzl: Okay, we can hear you now. Go ahead.

Mr. Marlowe: Yeah, Peter, and Josh, and Marie, each addressed some of the thoughts that I had, so I really don't have any comment. But I would ask Paul if that design art area that you're interested in possibly putting together. I would suggest if you've got some time to come look at the Sensei retreat, which Mr. Ellison has put here on the Lanai. There are multiple, in the tens of million dollar sum each art pieces that he's taken from his personal collection and put them all around this spa and retreat center that he's built here on Lanai. It is absolutely magnificent, and it might give you some ideas as to what you would like to do for that area that you described.

Mr. Paul Cheng: Yeah. That's wonderful idea. I didn't know. For sure now I'm going to go. For sure. For sure.

Mr. Marlowe: Well, you're dealing with someone with virtually an unlimited, unlimited budget. Allegedly he holds the world's largest privately owned art collection, statues, paintings, et cetera in the world.

Mr. Paul Cheng: Wow.

Mr. Marlowe: Some of some of this is, is, is on island already. It's, it's, it's stunningly magnificent. That's all I can tell you.

Mr. Paul Cheng: Wow. Well, maybe he can lend me someone to back, back room pieces. The ones he forgot already. Well, thank you. That's a good idea.

Ms. Hitchcock-Sprinzl: Thank you, Stuart. Is, is -- are you -- did you have anything else to add?

Mr. Marlowe: No, I'm fine, thank you.

Ms. Hitchcock-Sprinzl: Great. Thank you. And then Mandy, I'd like to invite you for your comments, please.

Ms. Saito: Okay, thank you. I have a couple. I'm a little concerned about maybe adding too much detail and requirements on these design guidelines because I think we have to look at it from a big picture type of overview. I do appreciate the quality and, you know, some of the restrictions put to ensure that type of quality. But, Ann, if you could answer how this would work, if any amendments would need to be made to these type of design guidelines, and what, what would that entail for the owner? Because I would, I would want the project built, but the intention is not to add more restrictions, so it makes it difficult if there are varying, variances in some of the design that comes in when they actually go to break ground.

Ms. Cua: So, you know, if the, the design --. The design review committee, the private design review committee that is, is addressed in the design guidelines that has been talked about today, is going to be the group that is responsible for assuring compliance with both the design guidelines as well as the ordinance, the project district zoning ordinance. If as the Design Review Committee are going through projects and realize, oh my gosh, you know, certain things are just not working and they want to make changes, we'll bring it back to the Board. You know, we'll, we'll bring it back. If they're finding things that are just not working for the community that they're trying to build and they want to change the design guidelines, we can bring it back to the Design Review Board.

Ms. Saito: Okay. Thank you. So I'd just like to keep that in mind as we provide comments because the intention is to get something built, get affordable homes out there, and provide homes for the community.

I believe Peter touched on the color of, the color scheme of the overall project. I would like to see more options, maybe not for the reasons that he stated because I feel that the overall community would want options for color, especially if there's seven different types of neighborhood products. And it doesn't have to be drastic. It can be little variations that could, you know, link everything together. But as far as, you know, everything else, I do appreciate the quality that has been put into producing these guidelines. I have no further comment.

Ms. Hitchcock-Sprinzl: Thank you so much, Mandy. Mikal.

Mr. Torgerson: Yes, thank you. First of all, I love the idea of an art park, a sculpture park, or a mural park. That's absolutely fabulous. It's kind of outside of our kuleana, but I encourage you to pursue that. That be a great thing for Hawaii and your neighborhood.

I think generally when I look at the renderings, I feel like architecturally a lot of these buildings, particularly the single-family renderings we saw, and the commercial ones, really don't have a sense of Hawaiian architecture. And I think it'd be nice if they did. I think it'd be nice if we could bring some of that into it.

Back to the corrugated metal discussion. I was enthusiastic about the fact that you were going to allow corrugated metal because that frequently is part of the vernacular architecture that we see around here. I like to split pitch roofs. I think that's a big step in the right direction. But I'd encourage you to use local architects or people with a sensitivity to the local architecture as things come through.

The color white in particular, I think is worth giving a lot of thought to. As you look up on the hillside, I think white is going to really stand out with such a stark albedo. So that's somewhat of a concern, but really more I think some white is, is probably fine. Perhaps more variation in color, and that's what we've been hearing from a lot of the board members.

Lastly, I think I was concerned about the fence heights, too. I get that good fence, fences make good neighbors. And a lot of people might well want six-foot fences. I think an eight-foot fence is obnoxiously high, but the idea that they could have six-foot fences I don't think is unreasonable. But to limit it to a minimum of six-feet seems like it might exclude a little bit of neighborliness that might otherwise occur if shorter fences were allowed to be constructed. But that you really concludes my, my thoughts on the project.

Mr. Paul Cheng: So, yeah, the white, the white color I totally agree with you, the albedo. I get it. I think it was meant for the trim to be white and not as a primary color. Beiges, lemon yellow, you know, soft green, that kind of is the primary color. So the trim is just to add a touch of white to it, just to, you know, break up the spaces, define the areas a little bit better. I agree with you on that.

Local architect -- for the homes, we really would want them to have local flavor and individuality, right, so that you don't have one hundred houses to look like five houses, that kind of thing. So I totally get, I agree with that.

And then the fence, I don't mind, you know, it's funny because we develop in, in sometimes in Texas and it's almost like keep growing the fence as high as you can. I literally just built a senior project, a rental in one little suburb in Dallas, and we were pounded by the Council to have eight-foot high fences on three sides of our project. And I

swear to you, we were looking at nothing behind us. And I scratched my head and I said, you just up the fence costs 50 percent for what? Well what, what are you worried about? I mean, we a very nice project inside, very similar and designed to this. So it's probably a regional faux pas that we committed. I think six is perfectly fine. We can take out the eight part.

Mr. Torgerson: Thank you, Mr. Cheng. Yeah, I've done a lot of work in Texas, so I'm familiar with the . . . (inaudible) . . . of Texas. I just generally I just really like to see the architecture reflect some local flavor so that when we look at those renderings, you don't say to yourself, well, that could be in Dallas, that could be in Houston, that could be in California —

Mr. Paul Cheng: Right.

Mr. Torgerson: -- that could be in Maui.

Mr. Paul Cheng: Right. Yeah, that would be really, really cool. And that's what we, we really would probably be steering towards. If there is someone that can craft some very cool language that suggest that. We have language in there that says we want to have a local flavor in our architecture. We have some of those language, but maybe a little bit stronger guidelines. If you guys can find a sentence or two that can add to that section that would be totally fine with us.

Mr. Torgerson: Thank you, Paul. And like I said, I wish you the best of luck on your art park. I think that would be an amazing amenity for the community as a whole.

Mr. Paul Cheng: Yeah. I need to talk to Ann, and Michelle, and the Council first. Right, Ann? I think she was saying you got to come see me first before you do that, so I will. I will.

Mr. Torgerson: Thank you so much.

Mr. Paul Cheng: Thank you.

Ms. Hitchcock-Sprinzel: Thank you, Mikal. And Darren Unemori.

Mr. Unemori: Okay, I have one comment and a recommendation. There are two paragraphs in the design guidelines that deal with storm drainage. Paragraph 4.2.2.4 for residential land uses, and 4.3.2.5 for commercial land uses, both of them have the same statement in there: "site drainage shall not be directed to adjacent lots, but to street drainage systems via pipe culvert or approved drainage ways." That, that language while common is actually it's a dated language. It's actually language that might come from like the 1970's Federal Housing Authority guidelines. My concern is that that type of storm water handling will not age well with the requirements. It embodies the type of storm sewer

system that we've traditionally designed when you collect the water and send it into the nearest gully that sends it into the nearest ocean as fast as possible. County of Maui, State of Hawaii they're both moving towards a much more low impact design type of disposal method.

So my recommendation on those two paragraphs is as follows. For paragraphs 4.2.2.4 and 4.3.2.5 adopt the storm drainage guidelines which prevent nuisance and flood hazard but not preclude sustainable green, low impact design storm water disposal methods. The site plan indicates that there are going to be some drainage basins adjacent to these developments where storm water presumably will be sent, which are on an adjoining lot, potentially. It does seem to, this, this language does seem to preclude the use of rain gardens and other types of methods that may prefer that, you know, storm water be held onsite or kept in a common area. So that's basically my recommendation.

Mr. Paul Cheng: Yes. I would like you to look at the screen. I don't know, Preston, can you put a mouse where the two detention ponds are. One on the top and one at the bottom on the left. No, no. You had it on the right page. No, you had it on the right page earlier. Yeah, on the top. No, you skipped it. Yeah, this is fine. This is, this is fine. The top left and then the bottom left. Hang on.

Mr. Preston Cheng: Yeah, I know that. It's just I can't see it.

Mr. Paul Cheng: Okay. All right, so yes, Tom can chime in. The, the top left detention pond, up at the top of the hill, right underneath the lots, that's designed as a detention basin for the water coming from the airport and the lots. And the engineers have calculated it on a maximum flood basis to hold a water there. And then before it goes into the second tier, which is lower, the long, skinny stretch of green on the next tier. And then finally, it goes down to the very bottom, the largest detention. So it's meant to preserve the water and have to rain garden, sort of speak there. I like what you're saying quite a lot. I always wanted to do something that has that kind of a conservation, a new, new conservation ideas. I think that's very, very good. We are more than happy to work with Ann, and, to, to put some language in there so it does not preclude the modern day conservation and best practice for storm drainage. I would love that.

Mr. Unemori: I'd like to make a comment on that. Actually, the language change I had in mind was not to be so specific to external guidelines. And basically just say something like comply with the Maui County's storm drainage rules or, you know, State of Hawaii storm drainage rules.

Mr. Paul Cheng: Okay.

Mr. Unemori: Something that would keep you in step with the changing drainage rules over time.

Mr. Paul Cheng: That would be wonderful. So, yeah, whatever you, the committee and Ann can come back with, I'm sure we're okay with it. Thank you.

Ms. Cua: Chair?

Ms. Hitchcock-Sprinzel: Yes.

Ms. Cua: Could I ask Darren a question?

Ms. Hitchcock-Sprinzel: Yes.

Mr. Unemori: Certainly.

Ms. Cua: So Darren, you had -- so at first you, you state, I think, you proposed some language that could replace what they have in the design guidelines for 4.2.2.4 and 4.3.2.5. But then right now, you just said that they could just, in those sections, just say comply with Maui County storm drainage rules.

Mr. Unemori: Let me clarify. The recommendation I made was to change the language so that you can include other methods of storm water disposal instead of more traditional ones in order to stay in, you know, keep pace with changing storm water technology. So that was a recommendation to change the, change the wording. As an example, something as simple as, you know, the drainage shall be consistent with Maui County's drainage rule, something like that. It would, would do that entirely. The problem is that the, the language states and restricts the project to guidelines which are basically obsolete.

Ms. Cua: Right.

Mr. Unemori: So that, that, that, that is the real problem. So I recommend not adopting language in the design guidelines that are going to constrain you in few years.

Ms. Cua: Right. So, so I'm just trying to have a takeaway because I think what's going to end up happening is that this is going to be a comment from this Board. And so I just want to make sure I understand how we want them to change that section. And I know you started by saying that they should adopt this storm drainage guidelines which prevents, and then you said more, and then you said at the end, but which do not preclude. And so I either need to get all of that that you said, and we could have them replace it with that. Or, we're going to just have them replace it with comply with Maui County storm drainage rules, whatever --

Ms. Saito: Could I --? Sorry.

Ms. Hitchcock-Sprinzel: Yes Mandy?

Ms. Saito: I'd just like to add, I would be more agreeable to Darren's second statement where it refers to already applicable code or, you know, there's standards in place and you, you don't want to restrict it to include certain things where it may be obsolete over time. And I believe the Maui County standards already includes LID and promote that type of use for drainage mitigation. So I'd be more comfortable with the second statement where it refers to the County Code.

Mr. Paul Cheng: It went away, your power point.

Ms. Cua: That's sure easier for me to write up.

Mr. Unemori: Okay, and I would suggest that as well, yeah.

Ms. Hitchcock-Sprinzel: Okay, thank you, Darren. That sounds more flexible and would allow the guidelines to, to move or change over time and not have to go back and rewrite things. So, it, it sounds like a really good suggestion. Thank you. All right. So with that, I think we've, we've come to the conclusion of the discussions. Are there any more questions for the designers or the owners to, to answer or are we ready for Ann to perhaps read -- and we'll help Ann -- the recommendations from the Board?

Mr. Niess: I have one more thing. Sorry.

Ms. Hitchcock-Sprinzel: Okay, Peter, go ahead.

Mr. Niess: This might be directed -- Marie Kimmey, maybe you can help with this -- but a lot of the design review guidelines have, make an exception for exceptional design. So they may approve something that doesn't meet the design guidelines if it's deemed as being exceptional design architecture. It's kind of nice to have in there, it doesn't get used very often, but, but it would allow for something spectacular if there was some international star-architect that came in with something that was really cool. It would make it so that would be possible if the Design Review Committee felt it was appropriate.

Ms. Kimmey: No, actually Peter --

Mr. Niess: I don't know if you have that in the guidelines.

Ms. Kimmey: Yeah. Yeah, Peter, this is Marie. You, you are right. They usually have some kind of a except rule, you know, to all the rules kind of. And that would be based on approval by the Design Review Committee. So maybe, although that's understood, it might want to be so stated that any, any changes or any deviations from these guidelines need to be approved by the Design Review Committee.

Ms. Hitchcock-Sprinzel: So can you say that one more time for Ann please?

Ms. Cua: I have a comment. I have a comment.

Ms. Hitchcock-Sprinzl: So she can capture that comment.

Ms. Kimmey: Certainly. Just a statement that exceptions to these guidelines in the design or product selections need to be approved by the Design Review Committee, by the Pulelehua -- excuse me -- review committee.

Ms. Cua: And that -- but that's not to say that it could get to a point depending on the deviation.

Ms. Kimmey: Well, usually they'll have a preliminary review. And then at that point, well, if they were showing that, that schedule, if they say no, no, that doesn't work, then then they would have a --. Sorry. I've got another meeting here. Okay --

Mr. Niess: Maybe --. It could be the Design Review Committee may override design guidelines for exceptional design.

Ms. Kimmey: Yeah. That, that, that would work. But, again, approval by the Design Review would be required by the Design Review Committee. That way whoever is reviewing it can say, hey, this isn't something that's in the guidelines, but if the committee wants to approve it, I'm okay with that. That kind of statement by the design review individual.

Ms. Hitchcock-Sprinzl: So, Marie and Ann, here's my stab at it. Allow approval of exceptional architectural design if approved by Pulelehua Design Committee.

Ms. Kimmey: Yeah, something to that effect. Right.

Ms. Hitchcock-Sprinzl: Ah Peter, I'm getting a thumbs up. Thank you.

Ms. Kimmey: Good.

Ms. Hitchcock-Sprinzl: Thank you Marie and Peter. Okay, so Ann and Paul, all right. So Ann, are, are we ready for your summary?

Ms. Cua: Yes.

Ms. Hitchcock-Sprinzl: Okay. She's, she's saying yes. All right, we'll try to help, so don't worry.

Ms. Cua: Okay. I'll, I'll -- I think I'll get the general language and then I might need to work on the wording, you know, back and forth with the applicant a little bit after this meeting is done, if you concur with the general statements.

So the first general comment that I think you want to put forward is relative to commercial store fronts and the, the comment about that, it shall be 75 percent transparent. Maybe they need to change that to up to 75 percent transparent so that it does not conflict with the energy code. No, no, no. Okay.

Mr. Niess: No. There's ways they can do it with good design if they're eaves and things. I just wanted to point that out and I think Paul understood it and they will, they will take care of that without it being an official comment, it sounds like.

Ms. Cua: Okay, but right now it says, shall so --

Mr. Niess: Right.

Ms. Cua: -- is that okay?

Mr. Niess: I think they may want to revise. I don't know.

Ms. Cua: And that's why we need a comment to that effect. That's why I was thinking if it was up to 75 percent. No?

Mr. Niess: It should be able to be more than that.

Ms. Cua: Oh, I see it.

Mr. Niess: You don't want to limit it.

Ms. Cua: You want to give me, you want to give me some wording? Should we refer to the section? Wait, I had it open, the section in the Code, the exact wording so we know how we want them to amend it.

Mr. Niess: I have it, the section written down here. It was 4.3.3.2.

Ms. Hitchcock-Sprinzel: So the comment was about the west side store front glazing. And so then the sentence would continue from there.

Ms. Cua: West side commercial store front glazing.

Mr. Niess: Or south. It's going to be true on the south side as well.

Ms. Hitchcock-Sprinzel: Okay, so --.

Ms. Cua: Right now -- so right now it reads, on page-20, 4.3.3.2, it says "75 percent of retail store fronts shall be transparent glazing unless otherwise approved by the PDRC.

Smoked, reflective, mirror-faced or black glass is prohibited.” So how would you like that changed?

Mr. Torgerson: If I could weigh in. It seems like there's already a provision for it to be approved with something other than that limitation.

Mr. Niess: Yeah.

Mr. Torgerson: It seems like it's already taken care of. I appreciate what Peter was saying, but that transparency is also important to that archetype.

Mr. Niess: Yeah.

Ms. Cua: So, we can leave it?

Ms. Hitchcock-Sprinzel: Yes, it sounds like we can, Ann.

Ms. Cua: Okay, so, so now our first comment would be that a broader color palette shall be incorporated, or shall be utilized for the project. Something to that effect. And is it just for the --? At first it was talked about just for the affordables. But I think with everybody, almost everybody commented on color, and just felt that overall it would be good to have a, a, an expanded color, color palette for the project.

Ms. Hitchcock-Sprinzel: So, so here's the statement that increase the color palette variation. Oh, an increase in color palette variation as long as it's improved, approved by the Pulelehua Design Committee, or will be allowed as long as it's approved by. So again, it kind of allows for more flexibility, but it still keeps it under the purview of the, of the, of the owners.

Ms. Cua: Got it.

Mr. Paul Cheng: I'm okay with that.

Ms. Hitchcock-Sprinzel: Is everybody happy with that?

Mr. Paul Cheng: Yeah, we're definitely okay with that. I get what you all are saying. I appreciate it and I agree.

Ms. Cua: Okay. So, then, the second comment would be about the fence height. And I think Paul already agreed -- Paul already agreed not to go up to eight. So maybe just saying, you know, maybe that the fence height would be up to six-feet because that would allow somebody to do a four-foot fence or a two-foot fence, I mean, if they wanted just, you know.

Mr. Paul Cheng: Yeah, that's fine.

Ms. Cua: So we'll just say up to six-feet.

Mr. Paul Cheng: Yeah.

Ms. Cua: Okay. The, the next comment that I have is three, would be about the being mindful of the plant palette. In as much as there's, there's quite a lot of landscaping within the project, it was mentioned by Josh that, that it's really important to use drought tolerant or native plant species in the plant palette for this project.

Ms. Hitchcock-Sprinzel: Great. And that that leads really nicely into the storm water use, and allowing for more -- to comply with the Maui storm water handling and use codes.

Ms. Cua: Okay, so let's deal with that one right now. It comes later, but so number four would be that, that sections 4.2.2.4 and 4.2.2.5 be modified to just state that the project should comply with the Maui County storm drainage rules. And then as the rules would change, they would just have to comply with whatever changes. So that would be number four.

Number five, we're on the comments Marie gave which . . . that they, they should have as a specific section in the residential category for specific roofing materials. Right now, there only exists one in the commercial category. Yes?

Ms. Hitchcock-Sprinzel: Yes, that, that sounds, that sounds good.

Ms. Cua: And then Marie had another comment and I, I would be looking to see if I see head nodding or --

Ms. Kimmey: Ann? Ann, I did want to say that should be all materials because I'm also concerned about the no wood. Requiring everybody to use the Hardie board. I think, that's a product that it may in the future be -- they may have something better in the future and they're stuck with Hardie board. I think that also they're stuck with not using wood, so I think that should be expanded a little bit for the residential area only.

Ms. Cua: Okay, so that was my -- that was going to my comment number six that I would be clarification on. Because what, what Marie had said was that wood siding should be considered for the individual lots.

Ms. Kimmey: Yes. Yeah, for the owners --

Ms. Cua: For the people that are going to be building their own homes.

Ms. Kimmey: Correct.

Ms. Cua: So, I think that can start the discussion with everybody else as to what is the final take away you want in terms of this comment. Are you talking all residential or are you just, are you, are you all okay with just focusing on the individual lots that people are going to construct? So I think the comment was, you know, people that are going to construct their own, their own house, they may want to use wood.

Mr. Paul Cheng: Yeah, I'm okay. Yeah, I'm okay with on the houses to have more flexibility. For residential, I mean, beautiful wood siding that's properly stained and protected is fine. And it could look very nice.

Ms. Cua: So can we leave, can we leave a comment like that, that wood siding should be considered?

Mr. Paul Cheng: Or is this allowed in the residential, single-family residential.

Mr. Niess: Just don't, don't say anything about it.

Mr. Paul Cheng: Single family residential.

Ms. Hitchcock-Sprinzel: Or, or, maybe use the same variation in building materials as long as they are approved by the design committee shall be considered for residential lots. Something like that, which allows, it's really open, but you're not specifying anything in particular as long as it's approved by the design committee. Or variations in building materials for the residential lots shall be considered.

Ms. Cua: Okay.

Mr. Paul Cheng: Yeah.

Ms. Saito: Yeah, I do like that. The revision that Caryl mentioned.

Ms. Cua: Okay, so comment number six will be that variation in building materials for resident, for residential lots shall be approved by the Pulelehua Design Review Committee.

Ms. Saito: Yeah.

Ms. Hitchcock-Sprinzel: Sounds good.

Ms. Saito: I actually have a comment on the drainage. I just kind of wanted to clarify. Sorry, I think I had some connection issues so I wasn't able to touch on that when you went over it. So if you could circle back to that comment.

Ms. Cua: Sure.

Ms. Saito: Just a comment.

Ms. Cua: Yeah. So, so comment number four would now be in keeping with what both Darren and Mandy had said which is that the project storm drainage should comply with the Maui County storm drainage rules.

Ms. Saito: I just wanted to get a clarification from the owner or the civil engineer. Is the comment geared to maybe restricting where they can allow, you know, to the retention basins and allow runoff to, I guess, flow? Is that the point of that comment? I just want to make sure that we're not removing something that maybe, like, the master drainage would be covering or a design aspect that --

Mr. Paul Cheng: Yeah, well originally we wrote that as a standard kind of a subdivision drainage provision because at least as the regional preference down here is a little bit of a Texas thing again. We have these, you know, raining cats and dogs, you know, kind of a situation a lot where there's a giant burst of rain and then, you know, really heavy for short durations. And they found that, you know, if you don't say that, which means that the storm drain has the added drain to the front where the storm drains are or the back, depending how it's designed. And you let it drip sideways, it will drown the neighbor, you know, because the water would go sideways and really wrecks them. So we want to make sure that the lots are designed such that drainage is to where the storm drain is which is usually on the street or the back alley or wherever this thing is for that lot. So rather than allow somebody to grade a lot, like you know, so it's not level and it goes sideways into the neighbor's house and it really wrecks them. So we don't want that to happen. So we want to make sure that every lot is graded such a way that it forces the storm water to go either to the front or to the back where the proper storm drain is to collect it into the detention basins or retention basins, and then, you know, slowly filter out over time. So that was the intent of that statement. But we're open to all the good stuff about following the local codes, and as time goes by and all that good stuff, that's, that's all good.

Mr. Thomas Coppin: If, if I could add to that statement that Paul just made. Yeah, the intent of the language is to make sure that we don't create a situation where somebody is allowing drainage to flow to their neighbor's yard. Just given the, given the layout of the site, the fact that we are on a hillside and we're in fairly close proximity to each other, we are making allowances and we're incorporating into the civil design of the project, roadways, curbs, gutters and storm drain system that will collect that drainage and get it down to the detention basins effectively. We are incorporating that low impact and the, and the storm water quality guidelines as recommended by Maui County into our design. So the basins that Paul pointed out earlier on the plan are areas where we will have landscaping, and allow that water to filter and to be treated before it actually flows out of the site and into the adjacent gulches where it goes down into the ocean. So we are

providing multiple levels of treatment for that water, not only to be collected and conveyed through the site, but also to be treated before it discharges from the site.

Ms. Saito: Okay, I just wanted to clarify that you guys are okay with that type of language. Because it seemed like you could read the language both ways where we're removing a restriction and we could just add the County reference to it, or just the County reference is okay with whatever you have planned.

Mr. Coppin: I think the reference to be consistent with Maui County standards is completely in line with what we're already intending to do.

Ms. Saito: Okay, thank you.

Ms. Hitchcock-Sprinzel: Okay, thank you Mandy, and thank you, Thomas. So back to you Ann.

Ms. Cua: So, the next comment that I have is a general comment that was made by Mikal which is that the single-family homes and commercial architecture doesn't seem to have a Hawaii sense of place. And so I think, I think you guys were just looking at just a general comment that the overall project design have a Hawaiian sense of place, and incorporate Hawaiian style architecture.

Ms. Hitchcock-Sprinzel: And I would add that reflects the culture, history and art of the area.

Mr. Torgerson: If I could add, I'm comfortable with just a general statement like that. I don't think we need to replicate Hawaiian architecture or anything like that. But I'm just looking for this to have the sense of place. And in some of those renderings, it looks like it could easily be in Texas, or California, or West Maui.

Ms. Cua: So, so we can take out the Hawaiian style architecture and just say that, that the project, the project shall --.

Mr. Torgerson: No, I guess I was saying, yeah, take cues from its local context perhaps is maybe a better way to put it.

Ms. Hitchcock-Sprinzel: Because the guidelines already say on page-11 that the "traditional neighborhood design will be employed to lend an air of authenticity that reflects Maui's heritage and casual island lifestyle." I mean that kind of captures it a little bit there because, you know, as Mikal said the, the, the, you know, the cannery's styles and other significant architectural buildings in the area are, you know, very unique.

Ms. Cua: So then with that, do we need a comment at all or do we want them because they were already saying something on page-11, do we want them to maybe show some

additional pictures or renderings of, of some type of architecture that, in addition to what they've shown, that would lend itself to having more of a sense of place?

Mr. Torgerson: I don't think I know the answer to how you codify such a thing. It was, it was maybe meant to be a comment for the developer, and he seemed responsive to it.

Ms. Cua: Okay, so I'll --

Mr. Torgerson: I just don't know how I would codify that to be honest.

Ms. Cua: So are you guys okay with me not having including that as a comment?

Mr. Torgerson: I am.

Ms. Cua: Okay. I see nodding. So then the last comment that I have which would be comment number seven would be to allow the approval of exceptional design if approved by the PDRC, the Pulelehua Design Review Committee.

Ms. Hitchcock-Sprinzl: Sounds good.

Ms. Cua: Or that the, or that the provision for exceptional design be included if approved by the PDRC.

Mr. Niess: Exceptional design not meeting design guidelines.

Ms. Cua: Okay. Okay, and that's what I have, seven comments.

Ms. Hitchcock-Sprinzl: Great. Thank you Ann. Does anybody need to hear them again, or do I have a motion to approve the design guidelines as -- with the recommendations as Ann just reviewed? Peter, was that a hand?

Mr. Niess: I so move.

Ms. Hitchcock-Sprinzl: Thank you. And a second please.

Mr. Circle-Woodburn: I second.

Ms. Hitchcock-Sprinzl: Who, who, who was that?

Mr. Circle-Woodburn: Josh.

Ms. Hitchcock-Sprinzl: Stuart? Oh, gotcha. Okay, thank you. So I will just go down, down the list. So Peter in favor, yes?

Mr. Niess: Yes, in favor.

Ms. Hitchcock-Sprinzel: Joshua?

Mr. Circle-Woodburn: Yes.

Ms. Hitchcock-Sprinzel: Marie?

Ms. Kimmey: Yes.

Ms. Hitchcock-Sprinzel: Stuart?

Mr. Marlowe: Yes.

Ms. Hitchcock-Sprinzel: Mandy?

Ms. Saito: Yes.

Ms. Hitchcock-Sprinzel: Mikal?

Mr. Torgerson: Yes.

Ms. Hitchcock-Sprinzel: Darren?

Mr. Unemori: Yes.

**It was moved by Mr. Peter Niess, seconded by Mr. Joshua Circle-Woodburn, then unanimously**

**VOTED: To approve the design guidelines with the recommendations as discussed.**

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

*(Excused: D. Okimoto)*

Ms. Hitchcock-Sprinzel: Great. It's unanimous. So it's -- it's approved. Great. Well, I thank the presenters and Ann for a most interesting project, and we wish you well with, with your future plans.

Mr. Paul Cheng: Thank you so much.

Mr. Preston Cheng: Thank you, everyone.

Ms. Hitchcock-Sprinzel: Our pleasure.

Ms. Cua: Thank you.

### **C. DIRECTOR'S REPORT**

- 1. Report from the Urban Design Review Board members who attended the Virtual 2020 Hawaii Congress of Planning Officials (HCPO) Conference, October 19-23, 2020.**

Ms. Hitchcock-Sprinzl: So now the next item on our agenda is the Director's Report, so I would get hand it over to Mr. Yoshida.

Mr. Yoshida: Yes, thank you, Madam Chair. Clayton Yoshida with the Planning Department. The first item is a report from board members who attended the virtual 2020 Hawaii Congress of Planning Officials Conference, October 19th to the 23<sup>rd</sup>. This year, I guess I've been with the Department for 35 years and we've been rotating the conference amongst the different planning departments and the State. And in the 35 years it's only been canceled twice. Once in September 2001, when the City and County wanted to do their conference on the day after the 9-11 event so all the flights were canceled. And then in 2018, when the Big Island was supposed to host a conference but then they had Kilauea volcanic eruption that caused damage to various homes in East Hawaii, and also they had some hurricanes and some rain storms out in the Big Island so they had to cancel their conference in 2018. But anyway, COVID-19 and all the State Office Planning and the American Planning Association, Hawaii Chapter, decided to have a virtual conference in October. So we did register some of the members, and if they want to report on any highlight that they -- or any seeds of wisdom that they got from the conference, then they can give up to the other members.

Ms. Kimmey: This is Marie. Clayton, I was very impressed with the conference. Those sessions that they chose to present were, I thought, excellent. But to tell you the truth, the thing that I was so most impressed by was the awards ceremony part where they discussed the work that has been done on the north end of Kauai, where the State DLNR really went to bat for the nature, to preserve the nature. And they've come up with a marvelous plan to make what was an overrun tourist destination into a learning experience with lohi and all kinds of really authentic Hawaiian plantings and, and pathways. They're going to bus people in from a parking lot away from the site. And they're going to limit the number of people who can go on the site per day. I was blown away. It's beautiful. And that's it.

Ms. Hitchcock-Sprinzl: Well, this is Caryl. I went to quite a few sessions. It was very interesting that the topic of the conference was something that wasn't even on our radar a year ago at this time when we were all in Maui together, and the impact that the health crisis and ocean level rise is having on designing and things that we should be thinking

about. It was interesting attending a virtual conference instead of an in-person one. It was quite different. And the experience was, was unique in that you had no idea who was on the call. And, and the communication was one way so you received but you did, you know, you had no opportunity to provide really input. So it was, it was great. They, they did a wonderful job with the, you know, the tools that they had. So using the virtual platform was, was kind of an interesting experience. I guess, personally, I prefer the in-person conferences. So that's my, that was my impression.

Mr. Yoshida: So any of the other members want to share anything? Okay, if not then I'm going to move to Item 2 which agenda items for the December 1<sup>st</sup> --

Mr. Keola Whittaker: Before we move on, this is Keola Whittaker from the Corporation Counsel's office. I just wanted to make one note on this, if that's okay, Madam Chairwoman.

Ms. Hitchcock-Sprinzel: Yes. Go ahead Keola.

Mr. Whittaker: So I just wanted you to all be aware of your sunshine law requirements. So when the board members get together outside of the officially called a meeting to discuss anything that might be related to board business, it could implicate the sunshine law. So need to have either a properly noticed meeting, or in circumstances that are permitted by the sunshine law. And so one of those circumstances would be this type of conference, an informational meeting, and you can attend those as long as there's not a quorum. So I'm not sure, you know, we don't have to get into a discussion of whether there was a quorum in any of the sessions. But it's important that at this meeting, the members who attended the meeting report their attendance, any matters presented and discussed that relates to official business be presented here. So just want to make sure we have on the record the members that attended that conference. And in the future, before any of these types of conferences we're available to answer any questions you might have about your sunshine law obligations.

Ms. Hitchcock-Sprinzel: Thank you, Keola. I guess my point was there was no opportunity for discussion. That was the point I wanted to make. So I don't know. And we had no way of knowing if there were other members present. I mean, there was no participant list. The chat was disabled, so it would have been impossible to have a discussion. I just wanted to make that clear.

Mr. Whittaker: Okay, that's, that's helpful. I think just to be safe, we should have every member who attended just indicate that they -- who attended just so we can have that for the record.

Ms. Hitchcock-Sprinzel: Of course, Peter.

Mr. Niess: I, I attended.

Mr. Circle-Woodburn: And this is Josh. I attended some sessions as well.

Ms. Hitchcock-Sprinzel: And Caryl, of course, I attended some.

Ms. Saito: This is Mandy Saito. I also attended some sessions. I wasn't able to make all of them because at the time.

Mr. Whittaker: Okay, thank you. And if there is a future conference where you will be possibly discussing anything board related just, just let us know and we can guide you through what to do and how to avoid any sunshine law pitfalls.

Ms. Hitchcock-Sprinzel: Great. Thank you Keola. We really appreciate your guidance and input in, in the matters of the board, and things that we are not expert in and that you are so that's great. So, so Mr. Yoshida, the next meeting and agenda items?

## **2. Agenda items for the December 1, 2020 meeting.**

Mr. Yoshida: Yes, Madame Chair, the next meeting is on December 1<sup>st</sup>, and the one item that we currently have is the, for the Hui No'eau woodworking classroom building, the one that we were supposed to deal with in July, but the Hui wasn't ready. So they think they're ready now.

I would say that surprisingly the number of SMA Major Permits have increased when you compare this year with last year, despite the COVID-19. You know last year, we got, like, nine SMA Use Permits. Right now we're at 15 for the calendar year. And some of them the Planning Commission is dealing with for the SMA, like, Hale Kanani affordable housing project in Kihei, Liloa Village affordable housing project in Kihei, and the Lahaina Cannery Mall expansion project. You know, but, so are some of the, some of the projects are for, you know, public bridge, bridge improvements, and road improvement projects. But we are getting other applications in the Special Management Area.

Ms. Hitchcock-Sprinzel: Peter, you had a question?

Mr. Niess: Clayton, what if the Planning Department is about to remove the exemption for single-family homes, is that going to inundates us in a crazy way with SMA applications? Or maybe I'm misunderstanding that. But if that's true, that's going to be a bummer.

Mr. Yoshida: Was that Lanai Kaluakoi Estates SMA that the Commission, I mean, the Board dealt with a couple of months ago that Pulama Lanai came before the Board?

Mr. Niess: I think the Planning, the Planning Department is going to take out the exemption for single-family homes overall for shoreline properties, shoreline properties. So does that

mean that every single shoreline anything is going to have to come in front of us? Like to put a fence?

Mr. Yoshida: Well, I guess the State, the Governor did approve the amendments to the Hawaii Revised Statute concerning Chapter 205A which is the Coastal Zone Management. They did revise the single-family requirement as to what is a development and what is not of development. But we still, the Department is still kind of reviewing that with the State Office of Planning. In fact, we have a workshop with the State Office of Planning and a different County Planning Departments on Thursday or tomorrow, tomorrow afternoon. So from that, I think we'll get a better understanding of where we're at relative to the changes that were recently enacted by the legislature and signature by the Governor on Special Management Area section of the Hawaii Revised Statutes. And then we can kind of come to a consistency, a level of consistency with the Office of State Planning and the other Planning Departments on how we, how we deal with that. And then we can deal with the applicants on how we'll deal with that for projects in the Special Management Area.

Okay, so that's all we have. And the other thing was we still have one vacancy, an alternate member vacancy on the Urban Design Review Board. And if you know someone who wants to serve on the Board, I believe Mayor's deadline is November 16. So they can submit the application to the Mayor's Office. Then it'll be included in the annual, probably in January, the Mayor will submit various names for primarily to replace those whose term ends at the end of March of next year, to the Council. But then we probably need those names as the end of year goes along because, I don't know, sometimes people have to resign for whatever reasons, you know, health, health reasons, or they have to relocate, or, or whatever. So it always helps to have a good list available. So if you know people who want to serve on the various boards and county boards and commissions, I think the Mayor's initial deadline is November 16th. So they should get their nominations, their application to the Mayor's Office. And with that, that's what we have to report, Madame Chair.

**D. NEXT MEETING DATE: December 1, 2020**

**E. ADJOURNMENT**

Ms. Hitchcock-Sprinzel: Thank you very much, Clayton. And thank you to all the members of the board for your time and service, and your excellent attendance in these virtual meetings. This is awesome. So with that, our meeting is adjourned, and we'll see you on December the first. Aloha.

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

Respectfully submitted by,

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

**RECORD OF ATTENDANCE**

**PRESENT:**

Joshua Circle-Woodburn  
Caryl Hitchcock-Sprinzl, Chair  
Marie Kimmey  
Stuart Marlowe  
Peter Niess, Vice-Chair  
Mandy Saito  
Mikal Torgerson  
Darren Unemori

**EXCUSED:**

Darren Okimoto

**OTHERS:**

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