

**URBAN DESIGN REVIEW BOARD
REGULAR MEETING
MARCH 2, 2021**

A. CALL TO ORDER

The regular meeting of the Urban Design Review Board (Board) was called to order by Chair Caryl Hitchcock-Sprinzel at approximately 10:00 a.m., Tuesday, March 2, 2021, online via BlueJeans Meeting No. 562 663 367.

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

Ms. Caryl Hitchcock-Sprinzel: So I'd like to call the meeting to order. We seem to have an echo. Leilani? Okay, the echo is gone. Thank you. All right, so welcome, everyone to the Urban Design Review Board meeting of March 2nd, 2021. I'd like to start by just doing a quick roll call of the commissioners present. So I think most of you are here, but I'll just go down the list. Peter Niess? He might have just stepped away for a moment. I saw him earlier. Okay, we'll just keep going. Joshua?

Mr. Joshua Circle-Woodburn: Here.

Ms. Hitchcock-Sprinzel: Good morning, Joshua. Thank you. And Marie, good morning.

Ms. Marie Kimmey: Here.

Ms. Hitchcock-Sprinzel: And Stuart, good morning.

Mr. Stuart Marlowe: Morning.

Ms. Hitchcock-Sprinzel: Darren Okimoto?

Mr. Darren Okimoto: Morning.

Ms. Hitchcock-Sprinzel: Good morning, Darren. And Mandy Saito?

Ms. Mandy Saito: Morning.

Ms. Hitchcock-Sprinzel: Good morning Mandy. Mikal Torgerson?

Mr. Mikal Torgerson: I'm here. Good morning.

Ms. Hitchcock-Sprinzel: Lovely. Thank you Mikal. And Darren Unemori? Okay, so he may not be here. All right. And going back to Peter. Oh, yes, there's Darren. I can see him logging in. So let's just give him a minute to get his audio working. Good morning Darren Unemori. Can you just let us know that you're here? Okay, so, um, while we're waiting for Darren and Peter, I think --

Ms. Penny Mathis: Hi?

Ms. Hitchcock-Sprinzel: Sorry. Go ahead.

Ms. Mathis: This is Penny Mathis with Aquatic Solutions Hawaii.

Ms. Hitchcock-Sprinzel: Hello.

Ms. Mathis: Can you hear me?

Ms. Hitchcock-Sprinzel: Yes, I can hear you.

Ms. Mathis: Okay.

Ms. Hitchcock-Sprinzel: Okay. Thank you. Good sound check. All right, so we'll just try and catch up with, with Darren and --. Oh, there you are, Peter. I was just doing a roll call. Thank you. I see you on the video. Hand raised. Thank you. I'm glad to see that you got in. And I think Darren is trying to log on. He's obviously having trouble with his audio, so but I see that he's actually trying to connect. So we'll just allow him that time.

But in the meantime, we can probably proceed with the County announcement. So I'd like to ask Clayton Yoshida, our director, to provide those to us now. Good morning, Clayton.

Mr. Clayton Yoshida: Good morning Chair. Clayton Yoshida with the Planning Department. With me is Leilani Ramoran-Quemado, the board secretary. We have Jared Burkett, staff planner, and we'll have Candace Thackerson, staff planner. And with us from the Office of the Corporation Counsel is the board's attorney, Keola Whittaker.

We want to state that, I guess, we'll have the overview. We have two public, two items on the agenda, and we'll take them one at a time. Public testimony will be taken when each agenda item is discussed. Testimony will be limited to three minutes. Testifiers can also be called by the Chair to offer their testimony, and are asked to mute their audio and video when they are not testifying. People testifying via video are asked to sign-up using the chat function, providing your name and the item you're wishing to testify on. Testifiers via the phone will be called by the Chair after video testimony has finished.

Again we'll go through each item, the overview by the staff planner, then presentation by the applicant and their consultants, and then we'll open it up for the Chair, would open it up for public testimony, and then close public testimony, and then open it up to the board for questions to the applicant, then decision making by the Board. Well, thank you, Madam Chair. You can announce the first item.

B. COMMUNICATIONS

1. **Mr. Bryan Esmeralda, AICP, of Munekiyo Hiraga Inc., on behalf of Sunstone Hawaii 3-0 LLC, requesting design review for a Special Management Area (SMA) Use Permit for Wailea Beach Marriott renovations located at 3700 Wailea Alanui Drive, Wailea, Maui, Hawaii, Tax Map Key: (2) 2-1-008:061-0000. (SM1 2020/0015) (J. Burkett)**

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

Ms. Hitchcock-Sprinzel: Wonderful. Thank you, Clayton. So our, our first -- we have two items, as Clayton just mentioned. So the first one is from Mr. Bryan Esmeralda, AICP, of Munekiyo Hiraga, Inc. on behalf of Sunstone Hawaii 3-0 L.L.C., requesting a design review for a Special Management Area Use Permit for the Wailea Beach Marriott renovations located at 3700 Wailea Ala Nui Drive, Wailea, Maui Hawaii. And the tax map key is to two, two, dash one, dash one, zero, zero, eight, zero, six, one, dash one, zero, zero, zero. And the planner is J. Burkett. So at this time I would like to turn it over to the planner to introduce the presenters and the project. Thank you.

Mr. Jared Burkett: Hi. I am staff planner Jared Burkett. I'm sorry if there's a lot of background noise, there's a cement truck. So I'll just be brief. The applicant is proposing to replace an existing pond with the new swimming pool and spa area. They're also renovating an existing towel hut, constructing a new solar PV pergola, and they want to change some of the bottom, the ground floor guestrooms on the Haleakala Tower of the Marriott to have expanded outdoor living spaces. And they'll have, there will be a 12 to 18 foot, sorry, lanai extensions, outdoor showers and tub, and fire elements, and water features with some wood trellises. So it's an existing rooms -- well, they're existing rooms, they're just being expanded on their outdoor living space.

So to discuss this, Bryan Esmeralda, with Munekiyo and Hiraga, has prepared a presentation. He'd like to present the -- share the screen with you. He has some slides. And then I will take down any notes that you have on the comments later.

Ms. Hitchcock-Sprinzel: Wonderful. Thank you, Jared.

Mr. Burkett: You're welcome.

Ms. Hitchcock-Sprinzel: That's great. We can see your slides very clearly. Thank you.

Mr. Bryan Esmeralda: Great. Thank you. Good morning. This is Bryan Esmeralda, again, of Munekiyo Hiraga. As Jared mentioned, I'm here on behalf of Sunstone Hawaii 3-0 LLC to

present the plans for the proposed Wailea Beach Marriott Resort and Spa Improvements Project.

Just want to mention that there are representatives from the applicant as well as the design team, who will be able to answer questions following the presentation.

So the purpose of today's presentation is to provide the Board with information relative to the proposed project design characteristics as well as to request the Board's comments and favorable recommendation to the Maui Planning Commission on the Special Management Area Use Permit and Planned Development Step Two applications for the project.

As Jared mentioned, there are four different components that make up the project. The first is a new swimming pool, which is being referred to as the new serenity pool. Again, as Jared mentioned it will be taking the place of an existing pond feature on the property. The second component is the Haleakala Tower outdoor living spaces. And this component involves outfitting 14 existing guest rooms with expanded outdoor lanai areas with water and fire features, outdoor showers, tubs and new furniture. The third component is a new solar PV pergola, which will be built on top of the existing conference center. And the fourth component is a renovation of an existing towel hut. Just want to again note that none of the project components will be adding additional guest rooms to the property.

In terms of project need, it's part of an overall program by the, by the application to upgrade the resort. The resort was developed over 40 years ago, so operational demands have made it clear that certain facilities are in need of upgrades and maintenance. So the applicant desires to enhance his facilities, to capture new market opportunities, meet visitor expectations, and maintain a position in the luxury hotel industry. In addition, the PV pergola represents Sunstones effort to develop solar electrical generation and reduce fossil fuel dependency as part of an overall sustainability program for the resort.

The resort itself is located on three different TMKs in Wailea. The main parcel being parcel 61, which is where all the guest rooms and amenities are located. That parcel is shaded in gray here on the map. The parking structure for the resort is located on an adjacent TMK, on parcel 76. And the entry drive for the resort is located on a portion of parcel 74, which is the Shops at Wailea parcel here. The resort is accessed from that driveway from off Wailea Ala Nui Drive. And I would just like to note that all of the improvements that are being proposed as part of this project are located on the main resort parcel, on parcel 61.

Really quickly in terms of land use considerations. The property is within the State Urban District. It is within the Maui Island Plans urban growth boundary. It's designated hotel and public/quasi-public. It's in the Kihei-Makena Community Plan. And it's zoned BR-Resort Commercial, H-1 Hotel, H-2 Hotel, and OS-2 Open Space. And the property is within the Special Management Area and the Wailea Planned Development Area. So implementation of the project would require an SMA Use Permit which is why this project is being brought

before you this morning. And a Planned Development Step Two approval from the Maui Planning Commission. As well as Planned Development Step Three and Shoreline Setback Approval from the Department of Planning.

This is a site plan of the proposed project. This red line here is the 150-foot shoreline setback area, shoreline setback line. All of the improvements that are being proposed as part of the project are outside of the shoreline setback area. This is the Haleakala Tower here, which is the location of the proposed outdoor living spaces. And next to that, between the Haleakala Tower and Hale Two, is the location of the new serenity pool. The location of the towel hut to be renovated is located here. And this is the conference center where the proposed PV pergola will be constructed.

The next couple of slides are just some photos of the existing property and the project improvement areas. Photos one and two are of the area where the new serenity pool will be constructed. Photo three is the existing towel hut that will be renovated. Photo four here and photo five are photos of where the PV pergola will be constructed on the conference center. And photos six, seven and eight showed the existing Haleakala Tower lanais where the proposed outdoor living spaces will be constructed. So again, it's just an expansion and improvements to existing guest room lanai for that project component.

At this time, I'll turn the presentation over to the project design team to walk through the plans for each of the four project components.

Ms. Hitchcock-Sprinzel: Thank you.

Mr. Esmeralda: Starting with the serenity pool.

Ms. Rachel Whalen-Holderbaum: Good morning. This is Rachel with Aquatics Solutions Hawaii, and I am with the design team for the new serenity pool at the Wailea Beach Marriott. As Bryan already explained, the location of the new serenity pool is going to be at the site of an existing frog pond and lawn area adjacent to, and between Hale Two and Haleakala Tower. There's a projected total disturbed area of approximately 130,700 square feet. However, the completed project, including the new deck and landscaped areas, will be approximately 9,500 square feet. Both the new infinity pool and the spa are free formed design. The infinity pool, including the infinity trough, is approximately 3,000 square foot surface area, so the bather load of about 175 people. The raised spa is approximately 110 square feet with a bather load of 13 people. The infinity edge on the pool is approximately 65 feet long and it will provide all pool users and loungers a direct, an unobstructed view of the Pacific Ocean. The pool depth will vary from eight-inches at the sunning bed, which includes six loungers, five to six loungers, to three and a half feet to four feet at its deepest point. Both the spa will be standard three foot depth, with the spa bench set 18-inches below the waterline. Both the pool and spa will be heated using new electric heat pumps and utilize salt chlorine sanitation, and sand filtration systems. And both will have low

voltage LED color lighting. All the pool and spa mechanical systems will be fully automated to ensure optimal performance and efficiency. Then both the pool and spa will be ADA accessible. Right now, the interior finishes for both the pool and spa currently a hydrazo, which is quartz aggregate plaster product with ceramic tiles to be used at the waterlines and an accents and edgings for the steps and benches.

The new deck surface is approximately 4,200 square feet and we are including one private cabana that's approximately 64-square feet, and one service/towel kiosk, which is about 120-square feet. Both the cabana and the kiosk structures will be manufactured by . . . (inaudible) . . . and installed by the contractor. The service/towel kiosk will house and provide for all the pool spa guests accessories such as towels, an ice machine, and cold water. It will have a POS system for purchasable goods, like sunscreen, shades. The new service kiosk, it will be similar to the towel, towel hut that's being renovated on site as well as part of this presentation. So the new concrete deck is to be finished with an ostrich gray slate tile in a Versailles pattern similar to existing work on site. There is a bit alternate of IPE hardwood deck included and in the bid package. The surrounding barrier and retaining walls are to be a mix of cast in place concrete walls finished with lava rock veneer and full rock boulder walls, again similar to existing site walls. And then all the new landscaping has been chosen to harmonize and coordinate with the existing site planting, Maui's unique tropical environment, and the general resource aesthetic. All new landscape lighting will be of the same make or type of existing site landscape lighting, including gas tiki torches.

There will be two entrances to the new serenity pool. The main guest entry gate and a service entry door located in the full rock wall near a service kiosk. All the entry points will utilize safe lock key card systems, which should seamlessly integrate with the existing key card program currently being used by the resort. And all disturbed landscaping and walkways surrounding the new project area will be replaced and repaired to match the existing. That's it for me.

Ms. Hitchcock-Sprinzel: Thank you, Rachel.

Ms. Bernice Fielding: Good morning, everybody. My name is Bernice Fielding. I am a project manager for WATG and we are the ones who are proposing for the renovation and additional space to the existing ground floor units of the Haleakala Tower at the Wailea Beach Resort.

There are 14 ground floor rooms and the design proposal is to expand into the lawn areas from 14 to 18 feet. And it would be created of a kit of parts which includes a tub, a water feature, a fire element, an outdoor shower, as well as some wood trellises. There will be included in that F, F and E, daybeds as well as tables and chairs. Each unit, it is a design of three different styles. The one we're showing here is a trellis close to the building to cover the tub and give privacy. And the other one is the trellis further out to provide shade, and the tub would be further out closer to the back wall.

At this point in time these are CGIs of the proposed look from the room looking out towards your own private space. Again, everything is off the shelf. The tubs, water features and planters, as well as F, F, and E showcases here the outdoor shower and the privacy given to each individual room.

We go through, I think to materials. We are proposing to stick with what we would like to have is a very natural feel of either puka lava stone as well as some textural stone linear. So use, utilizing the Hawaii style of puka lava stone, but in a more modern element as well as wood features and panels. An example of two different styles of texture wall; basalt with a straight finish, more of a three-dimensional finish. The wood privacy screening, teak wood, as well as the floor and the ground would be a puka lava in a non-slip finish.

The elements that we are discussing to include, obviously it's freestanding fire pit. There is, depending on the size of each individual 14 room space, there is a larger one, a small one, planters which will utilize plant material similar to the rest of the property, and freestanding waterfall, as well as a freestanding bathtub that would be that, that . . . (inaudible) . . .

The other elements that are included into this space we are looking at, as I mentioned, daybeds to be included. There would be a small bistro style table with dining chairs close to the, the door to access to the bedroom is a hanging style egg chair or lounge chairs.

And that brings me to an end on what we are proposing for the 14 rooms at the ground floor of the Haleakala Tower. Thank you.

Ms. Hitchcock-Sprinzel: Thank you Bernice.

Mr. Justin Parsons: Hi, this is Justin Parsons with Sunstone Hotels to talk about the solar PV pergola. What we're proposing for the pergola system is going to be 152 solar panels. We are hoping that the system generates approximately 83,000 kilowatt hours per year, which would offset approximately 14 percent of the annual load of the ballroom that it sits on. The reason that we are doing this is as a pergola is because the space is used today as an event space versus putting it on the ground level across the deck. The solar panels will sit on an exposed aluminum framing system. The columns will be wrapped, painted, and stucco applied to match the existing look of the conference pavilion. So here you can see rendering in the space of our proposed PV pergola. And that is really about it.

Mr. Scott Rink: Good morning, everyone. My name is Scott Rink with Nelson Architecture and I'm here to talk to you about the towel hut renovations for the serenity pool towel hut. The towel hut is an existing hut just north of the pool, the existing serenity pool. And essentially, we are just renovating some of the mill work within the existing square footage of the hut. So we'll see in the plan, a new millwork enclosure for a clean towel bin. There is a rendering that sums it up so . . . (inaudible) . . . always looking at plan. New mill work for

the towel bin, a new covering for the existing dirty towel bin for return towels, and also for an enclosed a new icemaker. All finishes are to match existing plus a few new finishes like a new quartz countertop, as well as some new amenities for guests. So we'll have a new under counter refrigerator for cold water, obviously the icemaker, some merchandising for the whole folded towels that will be given to the guests, as well as for amenities such as sunscreen items that will be needed poolside and just become greater amenities and greater access for the guests.

The next few elevations show just sections through this. You'll see the north enclosure on the left-hand side that encloses the rolling towel bin, some of the merchandizing, retail merchandising on the far right-hand side of the section through that. On the next page, under counter refrigerator, as well as some merchandising for amenities for guests and towel. All of this living within the existing footprint and existing finishes. The next one, the same thing, just each way, on the far right-hand side is the new enclosure within the existing footprint of what's being used, but essentially, we get some merchandising there. We have an enclosure and a new canopy to cover the existing return bin, as well as just behind that merchandising is where we would have the icemaker for the service, not guest occupied or used, but for the hotel to use and get ice for the guests.

And then I believe the next page is a rendering -- one more. There we go. So existing stone, existing canopy, the one on the right-hand side just to the left of the stairs is a new enclosure just to enclose all of these items there, but all within the existing footprint for the items. And the next page are the materials; same palette. New quartz countertops on the inside, but the existing stone base, the existing countertops across the front, fabric on the new to match existing, and the equipment and wood to match existing. And that is it for the towel hut.

Ms. Hitchcock-Sprinzel: Thank you, Scott.

Mr. Rink: Thank you.

Mr. Esmeralda: This is Bryan Esmeralda with Munekiyo Hiraga again. I just have a couple more slides and then we'll wrap up and then open it up to questions from the Board.

In terms of drainage considerations, most of the resort storm water is drained to a subsurface system which diverts storm water to a gulch in the north side of the property. Although the serenity pool will require excavation, existing drainage patterns will remain and storm water flow levels will not increase beyond those already existing.

A new eight-foot diameter, 16-foot deep precast concrete drain sump with a capacity of 800-cubic feet will be installed below the pool deck to collect daily and storm related runoff. And the other project components are not anticipated to result in significant increased storm water flows.

In terms of water use, a system of 16-inch, 20-inches, and 30-inch drain lines currently service the property. Total estimated demand for the serenity pool is 28.8 gallons per minute. A new two-inch water line with drip irrigation laterals for landscape will be installed. It would, it would also serve the shower and pool equipment and chemical room. The existing five two-inch water meters which service the property, and the 16-inch water main are sufficient to support the proposed improvements.

The outdoor living spaces are anticipated to create a slight increase in water demand for the tub and shower, and water features. However, it's anticipated to also be serviced by the existing infrastructure and capacity. And the other two improvements won't result in additional water demands.

At this time, we're requesting the UDRB's comments and favorable recommendation of the project to the Maui Planning Commission for the SMA Use Permit and Planned Development Step Two applications. At this time we'd like to answer any questions you may have. Members of the project design team are available to answer questions. Thank you.

Ms. Hitchcock-Sprinzel: Thank you, Bryan. I wanted to thank you also for your wonderful presentations. Whenever you submit an application, I always look forward to reviewing it because the visuals and the detail are really awesome. So thank you for, for providing such a wonderful booklet to us. So first of all, I have to open public testimony. So, Clayton, do we have any folks here to provide testimony on, on this particular item?

Mr. Yoshida: Thank you, Madam Chair. Clayton Yoshida with the Planning Department. For the record, the Department has received no written testimony, or email comments regarding this project. And we have received no requests to testify via video using our chat function. But if the Chair wants to see if there's anybody who wants to testify via video and then by phone.

Ms. Hitchcock-Sprinzel: Thank you, Clayton. I don't know if there is anyone here, so I'm not quite sure if you'd like to unmuted your microphone and identify yourself, then please go ahead. We don't hear anyone. So at this time I'm going to close the public testimony and turn it over to the Commissioners for their questions and discussion. So perhaps we could -- I know Peter doesn't like to go first, so Joshua, do you mind, comments and recommendations on the applicant's request or items that have been presented?

Mr. Circle-Woodburn: Hi. Yeah, you know, I was going to ask not to go first, but I will go anyway, and maybe if I can have an option to maybe follow up with a couple more comments as I formulate them. I didn't have a ton initially. I was -- one question I guess I had was what kind of impact for the solar trellis system is it going to have on any of the neighboring properties? I know that that's a space that is used. I've been there myself for events and I know it's already a pretty light color that's probably pretty reflective as it is for a surface. But the solar panels can be even more so, I'd imagine, with the sort of glass or

whatever, you know, the reflective properties are. So I'm just wondering to those neighboring residential units that look already look down on it, is that going to make it worse? Are they angled in a way that is shining away from them or, you know, is there any comment on that?

Mr. Parsons: Hi, Joshua. This is Justin Parsons. Thanks for the question. So we have not gone to all the neighbors individually. We did receive approval from the WCA specifically on the solar pergola. We would understand your concern and comment, and certainly, you know, do our best to angle the panels away to not provide glare to the neighbors. I don't know if that completely answered your question, but --

Mr. Circle-Woodburn: Yeah, no, I think as long as there's consideration given to that is important, so thank you.

Mr. Parsons: Thanks.

Ms. Hitchcock-Sprinzel: Thank you, Joshua. And yes, we can come back to you. Just, just that we know that you have other questions as we go along.

Mr. Circle-Woodburn: Okay. Thank you.

Ms. Hitchcock-Sprinzel: So I'd like to -- thank you -- I'd like to invite Marie to give her comments or recommendations.

Ms. Kimmey: Okay, well, I had two comments. I'm just curious where, when I saw that the pool is using was it 28-gallons per minute, per hour or something; quite horrendous. Where does that water go? What, what's the plan? Is that just fresh water going into the sewer?

Ms. Whalen-Holderbaum: Hi, this is Rachel with the Aquatics Solutions. I'm going to pass that to Finn McCall, who is our civil engineer. Finn, are you there and able to answer that?

Mr. Finn McCall: Hello. Yes, this is Finn McCall. Can everyone hear me?

Ms. Hitchcock-Sprinzel: Yes, we can hear you.

Mr. McCall: Okay. Yes, to answer that question. A majority of that flow is utilized for the, the pool makeup water and also for irrigation. Any, anything excessive of that would drain into the storm water collection system, that drain sump that was identified earlier.

Ms. Kimmey: Oh, in, in that case, I'm assuming that the pool is fresh water and not chlorinated.

Mr. McCall: There's freshwater serving the pool.

Ms. Whalen-Holderbaum: I'll answer.

Mr. McCall: Okay, go ahead, Rachel.

Ms. Whalen-Holderbaum: Yeah, sorry. It's freshwater pool, but we're using what we call a salt chlorine generation system for sanitation.

Ms. Kimmey: Okay, so that's something that's not going to be detrimental to the landscaping.

Ms. Whalen-Holderbaum: No.

Ms. Kimmey: Okay. Let's see. My other comment is in regard to the lanai extension. I had a couple of questions. In one of the cases you show the fire element is being under a trellis. And I know heat is not that good overall for wood. I'm sure that there's some heat coming off of those fire elements, and I'm wondering why in certain cases you have them under the wood. It doesn't seem -- well, it just seems like that wood is not going to last very long.

The, the other question I have is now you've got this little boxed in area where, I guess, the question is, is there a gate or a door that that the people can use to go in and out of that new patio? I'm a little concerned about fire. You got an 18-foot area from where the -- well, no, I guess it's 18 and eight from where the doors are, so that's 26-feet. If the building were on fire and people couldn't get back out through the hall, I would, I would wonder if you shouldn't have some kind of an emergency exit out of that little area. I would be a little concerned. So that's my question. Is there a gate or could you add a gate of some kind that that the person whose lanai this is could, could use exclusively.

Ms. Fielding: Hi Marie. Thank you. This is Bernice again. Just to answer your, your questions. Yes, we are currently at the concept phase and if we were to be placing any of those fire pits anywhere near the building or close to a trellis, then we would be ensuring that that would be a non-combustible material. So we might be looking wood finish on a metal versus an actual wood in that case. Or we would be looking at moving that element outside of the trellis itself and be moving the FF&E in underneath that wood trellis.

To answer your question as far as the back area, yes, as I mentioned, we are discussing concepts that we have discussed putting in an access gate for different reasons, obviously for maintenance, but obviously for to address your concern of people being able to exit that area in case of an emergency. So it would be something that we would be looking at. We'll also be looking at the height of the back wall to see if it's a . . . (inaudible) . . . wall or a full height wall with a gate.

Ms. Kimmey: Okay, one last question. I don't think it's shown what, what that wall was going to be built of. Was it wood? Was it a block? It chose black here in these drawings. Obviously early concept, but do you have of a handle, a feeling of what those walls would be made of?

Ms. Fielding: At this point in time, we haven't completely solidified what those walls were. There was conversation of whether or not it would be cinder with a, a stone type finish over it, a textural finish over it. There are two options. If you just, Bryan, I'm sorry if you're in control, if you could just pop down to the second slide. There we go. We're looking at two different options where it would be a stone veneer, and whether or not that is over a cinder to ensure that they are solid. At this point, we haven't completely gone through the design development for what the walls would be structured of.

Ms. Kimmey: Okay, well, well, thank you. I, I believe that we definitely should be requesting that a door egress be added to that exterior wall. But other than that, my comments pretty much were clarified. Thank you.

Ms. Fielding: Okay, thank you so much.

Ms. Hitchcock-Sprinzel: Thank you Marie for the good questions. Stuart, comments or recommendations?

Mr. Marlowe: None at this time. Everything appears to be quite, quite in place.

Ms. Hitchcock-Sprinzel: All right, great. Thank you. You're always welcome to come back later. Darren Okimoto?

Mr. Okimoto: Morning.

Ms. Hitchcock-Sprinzel: Morning, Darren.

Mr. Okimoto: I do like the addition of the wood for that overhead privacy screen. To me it coupled with the landscaping, it adds a little warmth to a building that's basically white and black railings, so I do like that addition. I did have a clarification. Bryan, if you can go to the site plan slide. So I know it was mentioned that all the proposed improvements are outside mauka of the 150-foot shoreline setback. So in the site plan itself, hale two, three, six and seven, those show up dark, but no improvements are being proposed for that, those? Is that correct?

Mr. Esmeralda: That's correct, yeah, no improvements to either of those, those buildings.

Mr. Okimoto: Okay. Yeah, just, you know, looking at the main building, the Haleakala Tower, all the existing structures seem to be screened kind of light-grey, whereas those

seem to be dark. So it almost hints that something's being done there. So just, just so there's no misinterpretation by the public or Maui Planning Commission, you want to just touch that up so that it's clear that nothing's being done for those, those hale.

Mr. Esmeralda: Okay, thanks, Darren, for that comment.

Mr. Okimoto: And then for the, the pergola, kind of adding on to what Josh had mentioned. Is it going to be visible from that makai beach path? Will those people, the public walking on there, will they be able to see that that pergola trellis with the PV panels?

Mr. Parsons: Uh, thank you, Darren. This is Justin Parsons again. It's possible that they'll be able to see it a little bit. I think if you're walking on the makai today, when they have an event set up there, you can, you can see kind of the tops of columns and whatnot. So it's possible that it'll be visible from the beach path when it's completed, yes.

Mr. Okimoto: Okay, but it is setback a little bit, right? Isn't there something that from that building, it juts out a little bit. It's kind of setback a little bit. So maybe you just see, what, maybe a corner or something like that?

Mr. Parsons: Yeah, you might be able to see the corner because it will be set back beyond the existing shade that's at the top of the conference pavilion. But you might be able to see a couple of the columns that are wrapped beyond that point. And then we haven't studied --

Mr. Okimoto: So the columns are going to be, I guess, designed to look similar to the building. So it'll all fit in and match.

Mr. Parsons: Yes, exactly.

Mr. Okimoto: Okay. Okay, nothing further. Thanks, Caryl.

Mr. Parsons: Thank you Darren.

Ms. Hitchcock-Sprinzl: Thank you, Darren. I'm going on to Mandy.

Ms. Saito: I just have, I guess, a comment on the solar. And also the presentation was done very well, and thoroughly, and it addressed, you know, it addressed most of the questions. But per the solar, was there a reason why that percentage to offset only the ballroom was chosen? I think it was like 14-percent of the ballroom usage.

Mr. Parsons: Thank you, Mandy. This is Justin again. That's just the max that the system is able to produce. This is actually ancillary to the solar PV project that we just recently completed, which is on top of our Haleakala Tower and our main retail corridor. So this was,

again, just to get an additional 83,000 kilowatt hours per year. I guess we just use that stat just as kind of the capacity to give a frame of reference. Otherwise, you know, that's what --

Ms. Saito: That's good to know. Yeah, it's good to know, like, as far as the overall big picture of the offset of the PV. And I do appreciate you guys are incorporating that type of component into your design, so thank you. That's all I have.

Ms. Hitchcock-Sprinzel: Okay. Thank you, Mandy. Mikal.

Mr. Torgerson: Thank you. As long as we have the rendering of the photovoltaic, I'll start with that. But first of all, I agree, the presentation was very nice and it's nice that we're adding renewable energy. And I appreciated it how you put the stucco around the aluminum framework of the columns. But you had mentioned that the framework above was really just to be, you know, it looks like in the rendering that that is just left as sort of the aluminum off the shelf connectors. And I would say we see this a lot in our zeal to create this alternative energy. Sometimes we turned a blind eye to the unsightly nature of some of those things, and it would be nice if that attention could be given to the at least perhaps paint them so they're not just aluminum or something other than off the shelf kit parts that come with solar panels for the photovoltaic.

But that's a pretty minor point. I think generally it's a nice project and it seems like these little courtyard additions are also pretty nice.

I share the earlier comment that was mentioned about egress into those courtyards. I think there is a concern about people having a secondary means of egress to a safe place of refuge. So I think you'd want to explore some kind of a gate or something back there. I can tell there you're trying to create a lot of privacy for these folks, but it appears that all the rooms above just sort of looked down on these areas and daybeds and showers anyway, so I'm not sure how private they'll really be. But that's all I had for the project.

Ms. Hitchcock-Sprinzel: Great. Thank you, Mikal. And Darren Unemori. Are you with us now? Is your mic working?

Mr. Darren Unemori: I think so. Can you hear me?

Ms. Hitchcock-Sprinzel: Yes, just fine. Welcome.

Mr. Unemori: Okay. Thank you. Yeah, actually the application seems very well thought out to me. I don't have any questions for the applicant. Thank you.

Ms. Hitchcock-Sprinzel: All right. Thank you, Darren. And going back to Peter Niess.

Mr. Niess: Hi there. Good presentation. You guys are covering a lot in it. A couple of things. The -- I agree with what Mikal was saying with the underside units even if it could just be some sort of trellis and ceiling or something to dress it up a little bit. It shouldn't be hard. You can probably just use aluminum, you know, or add something just to block it from . . . (inaudible) . . .

The, the pool site, it's, in the picture, it's easy and 2D, but I know that back there, it's pretty steep, so there's going to be a lot of grading. That's a resort, so you're going to have to make it meet ADA requirements. There's a path. It looks like it's covering a path that goes around the side of the site into that natural drainage way to the north. I would just want to make sure that we're not disturbing. And you did comment on this, saying that the natural drainage way won't be disturbed, but the, it's a real, it's a gulch right there, and I just want to make sure that during construction, the BMPs are, are looked at carefully in this area to make sure that nothing is getting in there because it's right near the ocean.

And the compliance section . . . (inaudible) . . . ample drainage way. And then I guess the . . . (inaudible) . . . outdoor, outdoor gardens are . . . (inaudible) . . . it's kind of funny that you're taking actual outdoor space and putting three walls and a ceiling over a third of it and then calling it the outdoor space. But I guess my question with that is tied into the drainage way, your hardscape and all of that. So all of this just isn't going to go into the storm water runoff, right, like people in the tub or using the outdoor showers to where it get pumped back, back out, and not go into storm water, right? I guess I just want to clarify to that.

Ms. Fielding: Correct. We will be looking into MEP to make sure that everything is plumbed and drained correctly and it would not go into storm water.

Mr. Niess: And then the last thing was the storm water. Did you guys say that most of the site drains into that, into that gulch . . . (inaudible) . . . this water runoff for the Marriott and Wailea property?

Mr. Esmeralda: Yeah. I believe it's a mix of the gulch and then the landscaping areas. But maybe Justin or Finn, if you guys have any additional information.

Mr. Parson: Hi. This is Justin. I don't know the exact percentage that goes into the gulch, Peter, but we do have drainage basins kind of periodically throughout the property and various . . . (inaudible) . . . to prevent runoff today from going to the ocean. But I do believe that there is a significant amount that goes into this gulch on the north side of the property.

Mr. Niess: Right. Kind of a bummer because I'm sure you guys fertilize and pesticide a lot on the shoreline. But that's not what this project is about. Besides that, that, those are my only comment.

Ms. Hitchcock-Sprinzel: Thank you, Peter. And I'd like to go back to, to Joshua, who might like the opportunity to add a comment or a recommendation.

Mr. Circle-Woodburn: Well, thanks for coming back. Actually, Peter just got my other comment there about the infrastructure utilities for the outdoor shower and tubs and amenities there. So thanks for checking, but I have no further comment.

Ms. Hitchcock-Sprinzel: Thank you. Thank you, Joshua. I was just following up on Marie's question about the handling of the pool water and why so much seemed to be needed to be used. And I was wondering if, if the design team can maybe expand on that a little bit, because it seems to be a concern.

Ms. Whalen-Holderbaum: This is Rachel, again. Hi. So for the pool and the spa actually, that's, we really for the water make up for the pool and spa, there's kind of a standard equation used for like daily evaporation or bather splash out, and it's rarely as high as the estimate. I believe some of the other usage requirements are coming from like the shower and then there will be a sink at the service kiosk. Is that's correct? Finn, can you expand on that a little bit more as well?

Mr. McCall: Yes. Yeah. This is Finn McCall, the civil engineer on the project. So, yeah, the, the bulk of the, the water demand is, as Rachel mentioned, is for the, for the swimming pool make up water. That's about ten gpm, gallons per minute. And then about 15 gpm of the demand is for irrigation. So a bulk of that irrigation water would go, you know, into the plants and into the soil and evaporate. And, yeah, any access, anything outside of the, the ten gpm for the pool and the 15 gpm for the irrigation, you know, from splash out and showers, like Rachel mentioned, would be collected in that drain sump that was identified earlier.

Ms. Hitchcock-Sprinzel: Thank you. You know, I think as a Board, I hope I'm not misspeaking, but we all want to make sure that we are conserving water as it's such a precious commodity and we don't have a lot to, to waste. So to consider water conservation when, when you're designing things would be really perhaps one of our recommendations. Peter, did you raise your hand or were you just agreeing?

Mr. Niess: I was just going to find out if that's the maximum amount that, that they're saying will be used, right. Like when we design a home, it's 20 gpm for a standard meter. They're not saying that they're going to use that much hardly ever. When they're filling the pool, maybe . . . (inaudible) . . .

Ms. Whalen-Holderbaum: Right. This is Rachel. That's correct. Yeah. So it not just for the water make up for the pool and spa unless for some unfortunate reason there was an actual leak in either of the features that water, that make up water, it's not going to be a constant running water. It would just be from evaporate. If, you know, it hits a certain level, there will

be a float valve on the automatic water make up for both the pool in the spa. So it would just kick on if it ever fell below a certain level.

Ms. Hitchcock-Sprinzel: Thank you for that clarification. That, that makes it much more understandable. So I think we've gone through all of our commissioners and I'd like to invite Jared to perhaps go over a summary of our recommendations on this project.

Mr. Burkett: Hi. Staff planner, here, Jared Burkett. So the first was . . . Joshua was mentioning that the trellis would have an impact to neighboring properties, and he would like to ensure that the reflective surfaces are addressed.

And then that Marie Kimmey was mentioning there were 28-gallons per minute, minute or something to that effect, and she was wondering about the aquatics, the water runoff and where that was going. There were some answers about that and discussion at the beginning and at the end.

Let's see, there are concerns about the fire elements being under the trellis and don't want that to be a hazard, which was addressed by stating that the fire pit, the fire pit could either be under in on a surface that's not flammable or it could be relocated. It's still under discussion.

There's the question about the material that the walls are made of. There were two options that were mentioned. They seem to be okay.

And then there was also . . . a concern about just the on the plan about the highlighting of those structures that aren't part of the project, and that the items that are being called out on the project were not. And that they're -- about the, the pergola being visible on the roof from the walkway path.

About -- there was a question about, like, 14 percent of the ballroom is being covered, not more. This just seems to be addressed by the explanation.

And there are concerns about the, the framing of the pergola roof being off the shelf. That it needs to be -- it would be great to be altered so it would be blocking that normal construction material, either with some other aluminum or some type of other material.

And then there's concern about the water being drained to the gulch, and putting possible contaminants from pesticides. So there's also concerns about the drainage water from the pool and spa. It seems like that's been discussed and answered. That that's just the maximum possible rate. It doesn't mean that would be happening most of the time.

And that that seems to be the last of the comments.

Ms. Hitchcock-Sprinzel: Okay. I have four things to add Jared. So, an emergency exit planned for the extended lanais. I think that's a really important one. We don't want folks trapped in there in an emergency and not able to get out.

Talking about -- you did mention the underside of the PV panels, but they would like -- we would recommend that they be finished and dressed up a bit so that they're a little bit more attractive than just the raw materials, the aluminum frames, you know, that that the panels are set on.

That the pool site is ADA accessible. And that the gulch isn't disturbed during construction so that there would be runoff into the ocean. So to take care during that part of the project.

Did I miss anything Board?

Ms. Saito: Hi, Chair. I have just a comment on kind of what would be included because it kind of seems like Jared listed everything. So maybe can we do a recap of what actually is going -- we're going to be voting on? Because I believe the drainage comment is irrelevant to, you know, our purview for the SMA. And they will address that at a separate time and they would abide by the County's regulations. So I just want to get a clarification on what we would be, you know, implementing for this project as far as our recommendation.

Ms. Hitchcock-Sprinzel: The recommendations that I'm highlighting were the four that I mentioned at the end; were the emergency exit, the finish on the underside of the photovoltaic panels, the ADA accessible pool, and the gulch being not disturbed during construction. I guess also the water conservation efforts. Just that generally speaking, I think maybe we don't need to say this that but we know that, that if people undertake projects that we, we do want to conserve water.

Ms. Saito: Okay, that makes sense.

Ms. Hitchcock-Sprinzel: So that's what I would propose. And Jared, is that okay? Have you got those things?

Mr. Burkett: Yes. So I have those, the four things you mentioned, plus water conservation.

Ms. Hitchcock-Sprinzel: Okay.

Mr. Niess: I have one more.

Ms. Hitchcock-Sprinzel: Joshua and --. Wait a minute. Hang on. Peter and Joshua, they want to add something, so that's good. Peter, go first, and then Joshua.

Mr. Niess: To Mandy's point, the fire exiting is going to come up. There's no way they're going to get through building plans review and the fire department review. That's not allowed. If they required to put an exit, they're going, that will come up. It's not a design input on that so I don't think we should really make that a comment. It is a good point, though, and I do agree with it. And there's going to have to be . . . (inaudible) . . . I almost guarantee it.

The -- my, my design comment will be that we're creating --. We didn't get a picture of the outside wall of these outdoor structures. It looks like it's going to be a rock wall of sorts. I would say if you could soften that, these outdoor spaces with landscaping as a design comment. So you're not just creating these cubes of black lava rock outside the base of the building. Add landscape around any additional outdoor hardscape areas.

Ms. Hitchcock-Sprinzel: So, so the recommendation is to soften outdoor walls with landscaping.

Mr. Niess: Yes.

Ms. Hitchcock-Sprinzel: Okay, thank you. Is that, is that okay? Have you got that, Jared? Okay, and then Joshua.

Mr. Parsons: Excuse me, Peter. I apologize, Caryl. This is Justin Parsons. I just want to clarify, when you say to soften the outdoor spaces with landscaping, you mean from the perspective of the guests in the room?

Mr. Niess: No.

Mr. Parsons: From the perspective looking at them from outside the resort?

Mr. Niess: We didn't -- we don't have --. We don't know what it's going to look like from the outside where you're walking by at all from what's presented. So you gave us an idea of the materials. It's going to be some dark stone. But if you could soften that with hedges around the base or something to make it tie into the, to the actual outdoor space, outside, from the outside looking in.

Mr. Parsons: Great. Thank you Peter.

Ms. Hitchcock-Sprinzel: Thank you Peter. So Jared, we just need to put in from the exterior view to that statement. So we would be recommending a softening of outdoor walls with landscaping from the exterior view point.

Mr. Burkett: Okay.

Ms. Hitchcock-Sprinzel: Okay. And Joshua?

Mr. Circle-Woodburn: Hi, yeah. I think it would be important to add from a design perspective to the solar structure when you're talking about the finishing of it that we also recommend that the pitch or the angle be, you know, considered to minimize the reflectivity impact to the residential units nearby. So however you want to word that in our recommendation, I think that's important to note.

Ms. Hitchcock-Sprinzel: Great. So just to recap the, the photovoltaic panels on the pergola, we recommend that they consider a finished on the underside to dress up the, the final effect. And to also consider the pitch of the solar panels to minimize reflectivity and so that it doesn't disturb neighboring properties. Does that sound okay?

Mr. Circle-Woodburn: Yes.

Ms. Hitchcock-Sprinzel: Great. All right. So if, if we're ready or do you want Jared to read the highlights again before we do a motion?

Mr. Burkett: I suggest we just adjust the first one that Peter revisited about the emergency exit for the units. Like you said, it's going to be addressed by another department who will, like, the fire department will require it, and the building department. Then maybe it would not need to be included in this list.

Ms. Hitchcock-Sprinzel: Right. And it might be outside of our purview as he pointed out.

Mr. Burkett: Right.

Ms. Hitchcock-Sprinzel: So as long as we're sure and we trust that it will be addressed because it's a pretty serious thing. And Peter's nodding yes, so, okay, I'm, I'm okay with that.

Mr. Okimoto: Caryl, we could, we could keep it in there as a comment and just say to the satisfaction of the fire department or emergency services, if we want to keep it as something that the Planning Commission reviews.

Ms. Hitchcock-Sprinzel: Oh, I like that idea. Thank you, Darren. That, that would be great. So just add that little phrase, Jared, you know, as determined by the fire department.

Mr. Burkett: I also added Public Works. Determined by the Fire Department and Public Works.

Ms. Hitchcock-Sprinzel: Great. Thank you. All right, so I think --

Mr. Burkett: Can I mention one more?

Ms. Hitchcock-Sprinzel: Of course. Yes.

Mr. Burkett: Also the, the gulches not being disturbed during construction. That would be part of the SMA process, and in our review, the department will be sure that that's a condition. It will be addressed at least in the Commission, so I don't believe that you need to have that in this list either. It will definitely be reviewed. And the Commission only, the Planning Commission won't even have to mention that either. It will be in the recommendation for sure.

Ms. Hitchcock-Sprinzel: Okay, great. It's just that that we had a concern that that wouldn't happen.

Mr. Burkett: Okay.

Ms. Hitchcock-Sprinzel: So that's, that's fine. So if we are ready to have a motion for the recommendations to be submitted as stated to the Planning Commission. Do I have somebody who will put forward the motion and a seconder? Peter, did you say yes, you would?

Mr. Niess: I'll make a motion to approve as, as written.

Ms. Hitchcock-Sprinzel: As written. Okay, thank you, Peter. And a second please?

Ms. Kimmey: This is Marie. I will second that motion.

Ms. Hitchcock-Sprinzel: Thank you, Marie. So I'll just do a roll call of in favor or oppose with my list here. So starting with Peter.

Mr. Niess: In favor.

Ms. Hitchcock-Sprinzel: Joshua?

Mr. Circle-Woodburn: In favor.

Ms. Hitchcock-Sprinzel: Marie?

Ms. Kimmey: In favor.

Ms. Hitchcock-Sprinzel: Stuart?

Mr. Marlowe: In favor.

Ms. Hitchcock-Sprinzel: Darren Okimoto?

Mr. Okimoto: In favor.

Ms. Hitchcock-Sprinzel: Mandy Saito?

Ms. Saito: In favor.

Ms. Hitchcock-Sprinzel: Mikal Torgersen?

Mr. Torgerson: In favor.

Ms. Hitchcock-Sprinzel: And Darren Unemori?

Mr. Unemori: In favor.

Ms. Hitchcock-Sprinzel: All right. Thank you Commissioners. That's great. So that concludes our first item of business. So now we can move on to our second item. And I wanted to thank the, the presenters from the first project, so thank you very much again for, for a really beautiful visual booklet. I always look forward to receiving those. So now we'll move on to --

Mr. Esmeralda: Thank you very much Board. Appreciate your time.

Mr. Parsons: Thank you.

Ms. Fielding: Thank you.

Ms. Whalen-Holderbaum: Thank you.

It was moved by Mr. Peter Niess, seconded by Ms. Marie Kimmey, then unanimously

VOTED: To submit the comments on the designs, as discussed, to the Maui Planning Commission.

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

- 2. Mr. Raymond Cabebe, of Chris Hart & Partners, Inc., on behalf of Kihei Market LLC, requesting design review for the Special Management Area (SMA) Use Permit for the Kihei Market Place to maintain a 300 sq. ft. restaurant, renovation of 4,000 sq. ft. commercial structure, demolition of an abandoned wave generating structure and other**

remaining structures, as well as construction of three new structures to be retail, restaurant and parking on lower level and 13 TVRs, two long term rentals, and two live/work units on upper floors, with all utilities, landscaping and parking improvements, located at 1975 South Kihei Road, Kihei, Maui, Hawaii, Tax Map Key (2) 3-9-003:002 (SM1 2020/0002) (C. Thackerson)

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

Ms. Hitchcock-Sprinzel: I like the new gallery view. I don't know if we had an upgrade to BlueJeans. But it's really nice to be able to see more than we were before, so this is great.

So the second item of business for the Board today is Mr. Raymond Cabebe of Chris Hart and Partners, Inc., on behalf of Kihei Market LLC, requesting a design review for the Special Management Area Use Permit for the Kihei Marketplace, to maintain a 300-square foot restaurant renovation of 4,000 square feet commercial structure, demolition of an abandoned wave generating structure, and other remaining structures, as well as construction of three new structures to be retail, restaurant and parking on the lower level, and 13 transit vacation rentals, two long-term rentals, and two live-work units on the upper floors with all utilities, landscaping and parking improvements. And the property is located at 1975 South Kihei Road, Kihei, Maui, Hawaii. The tax map key is two, three, dash nine, dash zero, zero, three, zero, zero, two. And the planner is Candace Thackerson. So at this point I would like to invite the planner to introduce the presenters.

Ms. Candace Thackerson: Hi. Am I on there? Can you guys all see me and hear me?

Ms. Hitchcock-Sprinzel: Yes. Candace, thank you.

Ms. Thackerson: Wonderful. Okay, I guess it's still morning, so good morning.

The project is in your purview because it is within the Special Management Area. As you are going to be giving comments, I just want to remind of the Board to think about sense of place. This is within the Kihei South Maui Community Plan. And we look at things like not only sense of place and whether or fits with the community, but also view plane analysis, usually makai of the highway. Fortunately, this is mauka of the highway, but it is along South Kihei Road so keep that in mind as you're going through your analysis.

The project is being presented to you today by Chris Hart and Partners. I believe we have Raymond Cabebe on the phone or is he on Zoom? Let me see if he's --. Raymond, I see your name. Do you want to go ahead and jump on and I can turn it over to you to do your presentation.

Mr. Raymond Cabebe: Yeah, I'm here.

Ms. Thackerson: You are. Thanks.

Mr. Cabebe: Hi. Good morning.

Ms. Hitchcock-Sprinzel: Good morning.

Mr. Cabebe: Good morning Chair and members of the Board. My name is Raymond Cabebe. I'm with Chris Hart and Partners. And I also have Randy Wagner who is the architect for the project, David Sereda who's the landscape architect also on the line. And we also have Helen Pratiwi, who's from our office, and she's she'll be running our slides. So, Helen, can you share your screen?

Great. Okay, so this is, before you is the Kihei Marketplace, and it's located in 1975 South Kihei Road. It's 72,120 square feet or 1.66 acres. And next slide, Helen. And I introduced everyone already; Randy, and David, and Helen is on the line. And also Mrs. Jae Hee Ko who is owner of Kihei Market LLC is also with Helen so if there's any questions for the owner she's available. Next.

So this property is, it's an under-utilized lot. There's an existing, a very large existing structure there right now. It's about 4,000 square feet, and there's a number of smaller structures there. And the -- I guess the idea is to renovate the large structure and then to demolish the rest of them and reconstruct some additional structures. Next.

This is a location map showing you the property along South Kihei Road. And it also abuts Alahele Place to the north. And next slide. That's the tax map key. Next slide. This shows the surrounding area; Kihei Kalama Village to the north. And there's the 76 gas station also to the north and northwest. And to the south is Island, the Island Surf building which is a condominium. It's kind of a mixed use of structure as well. There's commercial on the bottom, and condos, condos on the top that are used as short-term rentals. And to the east is the South Maui Gardens. It recently got rezoned to B-2 Business. And to the west is Kalama Park. Next. Next slide. There we go.

So this shows the interior of the, of the parcel. So there's entrances from both the Alahele Place and also from South Kihei Road. The, the large 4,000 square foot structure is at right along South Kihei Road. And along the back or east boundary, there's a smaller structures. Next slide.

So these are our neighboring properties. To the south is, like I said, is the Island Surf building, a six-story structure. The photo on the right is Kalama Park, the Kalama Park parking lot. Next.

The photo on the left is the 76 gas station. And the photo on the right is Kalama Kihei Village looking from South Kihei Road. Next.

The photo on the left is still Kalama Village, Kihei Kalama Village. That's the two-story building in the back, the Lava Rock Bar and Grill on the top. The photo on the right is a shot from Alahele Place towards South Maui Gardens Plant Nursery. Next one.

Okay, these photos show the, the corridors, the vehicle and pedestrian corridors in the area. On the left is looking south on South Kihei Road. On the right, there's an entrance from South Kihei Road into the project. Next.

On the left is from South Kihei Road looking at Kihei Kalama Village. And the photo on the right is looking north down South Kihei Road. Next.

This is looking, on the left, up Alahele Place, and on the right is looking from Alahele Place into the property. Next.

And this looking towards Kalama Park off of Alahele Place. That entrance from Alahele Place into the project area is at the bottom of the picture. Next. Next.

Okay, these are photos of structures that are on the property. This is the 4,000 square foot structure. To open it -- it's used as an open air market area right now. There's like various little shops in there, a shave ice van is in there as well. The photo on the right is where the rearview of the same structure. Next.

The photo on the left is at the entrance from South Kihei Road. There's a food truck there right now. On the right, that's looking towards the same entrance, looking towards Kalama Park. And that Vietnamese Bar Restaurant is going to remain there. It's going to be slightly expanded. It's about 300 square feet right now. Next.

The photo on the left is you're looking at the back side of the 76 gas station from the parking lot. And the photo on the right is looking from the interior of the property towards Kihei Kalama Village. That food truck that's shown is not there anymore. As you can see the Lava Rock Restaurant on the right side. Next.

This structure is in the northeast corner of the property, and it originally was a wave generating structure where you could surf in there. And it's not being used anymore. It's just a dive shop. It's using it as a, as headquarters right now, and that, that is proposed to be demolished. Next.

These are the buildings that are along the east side of the property. There's a moped rental shop. It's actually not open right now. It's been closed since the COVID restrictions. And I

think this is closed yet. They're planning to reopen maybe in the next month or so. Next. Next.

So it's State, in the State Land Use Urban District. Next. It's Community Plan for Commercial. Next. It's zoned B-2 Community Business. Next. And it's within the Urban Growth Boundary. Next.

Now at this point Randy, Randy Wagner will talk about the site and the design elements.

Ms. Randy Wagner: Thank you Raymond. Aloha Board, and thank you for your, your donation of your time to review this project. The basis of the design of the reuse of this land is to try to create a sense of place. Throughout those pictures you probably saw there was one big monkey, monkey pod tree in the middle of the site, and that is to remain, and it's going to be developed into a larger green area that will be the core center of the site. They're going to be -- oh, it's going to be like a road coming in off South Kihei and then making a left and going over to Alahele. So this is the main road through the site. At either entrance is a restaurant and a marketplace with rental units above both of them. And then farther back within the site is also the rental units with commercial below. So the effort is to create a place that is somewhat tranquil on the interior, but also allows for kind of a self-sustaining environment where the people who are staying there support the commercial, and the commercial supports the people who are staying there. And also the fact that the, the residential part of it involves people who work on site, long-term renters, and short-term renters. So with short-term renters you always have new clients to visit the restaurants or the shops. So I feel like that will help the community in a real basic way of providing more options for rentals and for commercial uses.

The marketplace allows for merchants who are tiny in size, such craftspeople, the restaurants have clientele, and then the other shops that are on the, underneath the, the long building that's parallel to South Kihei Road that could just be a variety of different functions. You know massage places, offices, car rental, any number of different boutique type things. And if a person came to stay here, like a vacationer came to stay here, they wouldn't even really need to use a car. The, this little parking area that's between the existing commercial structure and the new units in the back that is a parking underneath another building that also has residential above it. So next slide.

So this is the second floor level where it's all residential. And they have views to the ocean, beautiful views to the ocean. They are not tall buildings, so they will not be obstructing anyone else's view. And you'll notice that the greenery. Like I've tried to keep the parking as much as possible behind the building so that the, the buildings they all have balconies front on to the street space and the green space. However, there is ample parking for someone who wants to use the commercial. It's easily visible from both entrances. I know that whenever I come to visit the site, I come down South Kihei Road, and I take a left on Alahele where there's already a left-turn lane and I drive in through this back side. So I think

if this, South Kihei Road entrance stays right in, right out, it really will be very little impact on traffic here. Next slide.

This here is some site sections. So there's the existing, on the upper drawing, the existing gas station and South Kihei Road to the left. And then the center area, the green space, with the parking to the left of that and then two-story vacation rental with the commercial below at the rear of the site, and the parking behind that. If you look at the lower elevation, you'll see the new, the renovation of the front building, and then you'll see the other buildings in the distance. And the restaurant and residential on the left side of the site. Next.

So this is looking the other way through the site. You see the two-story vacation rental with commercial below. And then you see the building I was saying has parking below it, the one-story vacation rental there, it just has three units. And all these units have balconies and shade, deep shading on all the buildings. And then the lower elevation is the Alahele Street elevation with the restaurant on the lower level. And the gas station in the front and the residential above. Those long-term rental above. Next.

Okay, so here's the view of the existing on the right, and the proposed lower level partial, and upper level residential on the left. What we're doing is keeping the existing frame that's there and adding a wraparound roof with lanai and balconies, and then another lower roof to shade the lower part. And you can see on the left side, there's windows. Those will all be open wide during the day for -- and the doors will be open as an open market. And the right hand side is a restaurant with a little bit of cafe seating outside on the right. Next.

So this is the South Kihei Road elevation with the balconies and the two apartments upstairs. And you can see the restaurant and the -- the existing ramp is there. The existing entrance. And you can see that the, the hope is that as you enter, there's a sense of tranquility and greenness beyond in the center of this complex. So it has a sense, a sense of identity to it, and the sense of a real road with pedestrian sidewalks throughout, so that it's, it's connected but it's also set apart a little. Next.

And this is just the side elevation of the same building that you saw. This is kind of phase one, this first building. The other buildings would have a same type of detailing and materials so that it has a sense of continuity throughout. These, these windows on the lower level are all wood windows that are taken from another existing building and being reused. And the metal roofs are hopeful for a future photovoltaic. The overhangs are four-feet. The, the buildings are designed in such a way that there's ample cross ventilation. Like if you go back to the site plan, please. So, go to the residential level if that's okay please. The second floor level. Yeah. There's -- the trade winds can blow through these buildings. The, the evening air that falls down from Haleakala can cool these buildings. The shading of the deep overhangs on the balconies can help keep these buildings cool. And the hope is that these, these parking trees will be allowed to grow to be big shade trees, as well as the trees

around the center court area. And also the hope is that the civil engineering would allow the drainage into all the green spaces instead of running off. So there's ample retention on site and filtration.

And then can you just please go back one more time to the site photograph, the, the overview of the photograph of the site? The aerial one. Yeah, that one. That's the monkey pod tree right in the middle. And that's going, that's sort of like the impetus to have this green space in the middle of this small community that hopefully will be self-sustaining and also be a contribution to the area without being offensive in any way.

Let me see if there's anything else I wanted to say. I think I've covered everything. Thank you for your time.

Ms. Hitchcock-Sprinzel: Thank you.

Mr. Cabebe: You have the sign, the signs.

Ms. Wagner: Oh, yeah, the signs and materials. Sorry. These are just basic, simple signs that the signs are intended to hang from the rafters the way, you know, think about Paia, the street. The feeling is to have traditional commercial, small-town traditional and commercial. So this sign is small and it would be wooden. It would hang from the rafters above the entrance to the marketplace. And the sign on the right would be a sign that would be at either entrance to indicate that there are shops within the complex. And they're just painted wooden signs. Next.

Oh, we -- did we do the materials? There we go. So the materials are the platinum color standing seemed roof, horizontal wood composite siding, tan stucco, painted wood posts and railings, the recycled wood windows, and bronze window frames. And that would be consistent throughout all the buildings. Next.

Now, oh, this is the south elevation from the parking lot of the -- there's restrooms in the rear, public restrooms in the rear, and the kitchen in the rear. There's an elevator. The second floor. There's two exits on the upper level for fire safety. Next. No, actually, that was the south elevation. Sorry. This is the rear elevation from the parking lot with the elevator. The other one was the, where the restaurant have a garden space or an outdoor eating area. And then this is the back entrance to the marketplace. And those are the two restroom doors that I spoke of. Next.

This is the floor plan. South Kihei Road is on the right. The open market the -- has three and four entrances. The restaurant. That's the front entrance, the side, the side cafe area, and walking -- you could walk out from the restaurant onto that area. I think also there's going to be some steps up from the street onto that area that aren't shown there. Next.

And this is just the layout of the units in the new building and the existing building. The new ones are not shown here. Two, one, one bedroom, and three, two bedroom units with all with balconies, with fabulous views of the ocean and the park. Next.

That's the sign. And David, here's the landscape designer for you. Thank you.

Mr. David Sereda: Thank you. Good morning. This is David Sereda from Chris Hart and Partners. Can everybody here me?

Ms. Hitchcock-Sprinzel: Yes, David.

Mr. Sereda: Thanks. So the purpose of the landscape material and design is primarily to provide shade for the parking, and to soften the sort of urban nature of the project, and provide comfort for the users as well. So we have three different parking lot trees. There's fern tree, the native Milo tree, and the Geiger tree. And all of these have been chosen because they're non-invasive, they don't drop a lot of litter, and they don't have extremely aggressive root systems and they can thrive in the conditions in Kihei. And then around the perimeter of the property, we'll also be screening the parking lot with a planter. And in the planter will be the green Eldorado hedge material. We'll also have foxtail palms as a couple of accent palm trees near the entrance to the left.

And as you can see, the main landscape feature will be, as Randy referred to, the central green space in the middle. And so we're preserving that 25-foot monkey pod tree and, and then that, adding some more trees around it. And then that space will become a comfortable, shaded, gathering space with seating for the customers. And that is essentially it. Thank you. Except for the plant material. I always forget the plant material slide. So here's the pictures of the plant material. I'm sure you're familiar with these around the island. Thanks.

Mr. Cabebe: And thank you for having us, and that's pretty much the end of our presentation for the Kihei Marketplace. We're open for questions.

Ms. Hitchcock-Sprinzel: Thank you so much, Raymond. At this time, I'd like to open public testimony. So if there is anyone in on this call who would like to provide testimony on this project, if you can unmute your mic and go ahead and introduce yourself. Hearing none. Mr. Yoshida, were there any other means of communication about public testimony on this project?

Mr. Yoshida: Thank you, Madam Chair. Clayton Yoshida with the Planning Department. The Department has received no written testimony, no written testimony or e-mail comments regarding the project.

Ms. Hitchcock-Sprinzel: Thank you so much. Then at this point, public testimony is closed and I'd like to open the questions and discussion segments by the Board. So I'm going to do

a reverse roll and start at the bottom of my list this time. So make sure that not everybody has to go first. So we could start with Darren Unemori for his comments please.

Mr. Unemori: If Randy, could you switch back to slide 29, the site plan? Randy, I wanted to check if the, the numbers noted on your site plan, the restaurant, 8.0, your commercial building is 8.0.

Ms. Wagner: Oh yeah, flood elevation?

Mr. Unemori: Yeah. Are those current elevations, four elevations consistent with the current flood map?

Ms. Wagner: The current flood elevation is seven feet, so eight feet is the required lowest element of the structure.

Mr. Unemori: You know, this particular area was remapped in 2016. And I think the current elevation right now is largely that eight; mostly eight over this site.

Ms. Wagner: Oh, I was told that it was -- I thought it was seven. It's been remapped for this?

Mr. Unemori: I just thought I'd mention it because --

Ms. Wagner: Okay

Mr. Unemori: . . . (inaudible) . . .

Ms. Wagner: Well, the . . . (inaudible) . . .

Mr. Unemori: . . . (inaudible) . . .

Ms. Wagner: The thought is to actually put these buildings on post and pier, and have steps if that's --

Mr. Unemori: Okay.

Ms. Wagner: -- if it's a problem in terms of the civil engineering of the no, you know, net zero. And that's why we have this, also this retention area in the middle, and retention around the perimeter. The existing building is built at seven feet. And we were going to leave the existing commercial at seven, and the restaurant would be raised to eight.

Mr. Unemori: Okay, if the existing building with the floor elevation of seven is there, is the renovation limited enough that that you can still grandfather the floor . . . (inaudible) . . . ?

Ms. Wagner: Well, the, the, the market place is, is going to have no -- it's just going to have -- it's an open space with nothing, no infrastructure in it, at the, you know, no pipes or --. It's just an existing almost like an outdoor space. The restaurant and, the, and the restrooms and the kitchen will be made to the flood elevation.

Mr. Unemori: Okay, so you're . . . (inaudible) . . .

Ms. Wagner: For, you know, to be compliant.

Mr. Unemori: . . . (inaudible) . . . the improvement to avoid having to raise the . . . (inaudible) . . .

Ms. Wagner: Yeah.

Mr. Unemori: Okay. Okay. No, that's good. Our actually that was my, my only real question. I think the concept looks pretty good, so I have no further questions.

Ms. Wagner: Thank you.

Ms. Hitchcock-Sprinzl: Okay, great. Thank you Darren. Mikal?

Mr. Torgerson: Okay. I guess the specific comment that I would offer is that the access road along on Alahele Street, which was described as the main entrance into the project, was moved from the far mauka corner up as close as it could possibly be against South Kihei Road, which exacerbates the existing traffic problems that exist on that street where stacking commonly backs up beyond that access point. And if you add all of these additional residential units and commercial space to this project, I don't see how that's going to work. And certainly you would want that access point to be as far mauka as possible to provide as much stacking as possible on Alahele Street as possible.

Architecturally, I guess the best I can say is that I've made the decision to resign from this Board because I feel like we're approving or we're giving our endorsement to aesthetics that are pretty questionable. And when Candace opened this presentation she said to think about the sense of place on South Kihei Road. And in my estimation the proposal fits in perfectly with all of the other rubbish that was developed along South Kihei Road, largely with very little oversight. And we're looking at proposing something that's going to be here for another hundred years. And I think that it would be a travesty to approve something like this.

And I guess that's the best, that's the most constructive criticism I can put forward. Thank you.

Ms. Hitchcock-Sprinzel: Thank you, Mikal. Mandy, comments, recommendations?

Ms. Saito: Yes, I do have a few. And I do agree with Mikal on the, I guess, the access to Alahele and the traffic impacts. In that aspect, like, it is close to, you know, the main South Kihei Road, and I feel like there's not going to be any view for it to handle this much increase in commercial and restaurant space.

I do like how this project, you know, has repurposed the building that's existing. And I do understand Mikal's frustration with what is happening. But we do have to realize that we are functioning -- we need to function as a community. And improvements to maybe things that are poorly designed and have been poorly designed in the past, we can make small strides. We can expect to wipe out everything. It is expensive to build on this island. And I feel like, you know, these designers are trying, and we're doing our best on what recommendations we can provide.

I am concerned with the pavement and the existing monkey tree. It is a nice feature where I think it was mentioned that it would be the core of the center. Some consideration should be put into maybe raising a pavement to accommodate the roots that will grow over time for this type of area. Existing right now, it's really problematic when you go out to this area. That's all I have.

Ms. Hitchcock-Sprinzel: Thank you, Mandy. I may have to come back to you to actually get the wording on what your recommendations are. So if you can be thinking about that while I ask Darren Okimoto for his comments.

Mr. Okimoto: What lighting plan for the parking lot and the buildings and everything?

Mr. Cabebe: That's a good question. Can I answer that?

Ms. Hitchcock-Sprinzel: Yes go ahead.

Mr. Cabebe: As far as lighting, right now, there's, there's pretty much no lighting there, and so the lighting is comes from the existing buildings right now. And so what they're planning to do is kind of doing the same thing, have lighting from the buildings. In certain areas, we may be putting poles. But we haven't determined what, what type of poles yet, pole lighting, and -- but all, all of the lighting will comply with the Maui County Chapter 2035.

Mr. Okimoto: Okay. I am more concerned about the, the area or the parking area that abuts the residential behind the two commercial buildings and behind the restaurant off of Alahele. It seems like it's not really visible. So just having some kind of security lighting back there would be very helpful especially since, it says the property line abuts residential.

Ms. Wagner: That's become recently rezoned to commercial; that property line.

Mr. Okimoto: Okay. Yeah, I'm just reading off the slide. It says property line that abuts residential. So if it been rezoned to commercial even then it . . . (inaudible) . . .

Ms. Wagner: Well, it did, it did. That's true. Well, the one is a parking lot on the, the south side is a parking lot. And on the north side, I mean, on the east side has recently been rezoned to commercial. The, the building has a, the residential and commercial mixed use building that's parallel to the east side has a walkway, an access walkway along the entire perimeter. So there will probably be some lighting on that wall for the walkway. So the people coming up the stairs at either end, that would be shielded and allow some minor lighting.

Mr. Okimoto: Okay, that's just something to illuminate that area since it is kind of blocked off.

Ms. Wagner: Yeah.

Mr. Okimoto: And then for the parking is has the variance for the parking been submitted for already? It's seems like there is going to be a variance to use the parking across the street so that's why there's 19 less stalls than required.

Mr. Cabebe: Correct. This is Raymond. Yes, we have not applied for a variance yet. At Kalama Park there's over 100 stalls that are right across the street, so we're anticipating that the, the Planning Department would be favorable to granting a variance. It's a parking waiver actually.

Mr. Okimoto: Okay. And if the project can get the waiver, are, I guess is there a fallback plan to add the additional stalls on site?

Mr. Cabebe: The fallback plan would be to adjust square footage of the project.

Mr. Okimoto: Okay, to bring the parking requirement down. Okay. Thank you. That's it. Thanks Caryl.

Ms. Hitchcock-Sprinzel: Okay. Thank you, Darren. So inviting Stuart.

Mr. Marlowe: I think everyone's concerns are the same as mine, so I think everything has been addressed. I have no further comment.

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

Ms. Kimmey: Yeah, you know, I'm a --. There's a couple of questions, but I'm sure they're minor. Randy, you mentioned outdoor seating for the restaurant, but I didn't see any. Was going to be the restaurant on the street, on Alahele Street or --?

Ms. Wagner: If you go to the elevation, the South Kihei Road elevation. Yeah. You see on the right side there, there's a deck.

Ms. Kimmey: Okay. Okay.

Ms. Wagner: The restaurant is there and there's a deck on the right side.

Ms. Kimmey: All right. Yeah, that just didn't show up in the plan I was looking.

Ms. Wagner: Yeah, it doesn't show. I mean, you can see decking in the plan, but . . . (inaudible) . . .

Ms. Kimmey: Right. Yeah, yeah. Okay. Then again, I'm, I'm, you know, obviously we're trying to, I don't know, put lipstick on a pig here. Sorry, guys. It, it's this building was, is one of the worst things that ever got put down South Kihei Road, in my estimation. I was on the Urban Design Review Board, gee, 15 years or more ago, and we looked at a proposal to just use that second story for more little kiosk type shops, and we shot it down. So it's been remained empty all this time. I am actually very relieved to see something that I consider as graceful as can be, put in, in that old structure. So that's my comments.

Ms. Wagner: Thank you.

Ms. Hitchcock-Sprinzel: Thank you so much, Marie. I agree it is a challenge. Joshua?

Mr. Circle-Woodburn: Hi. Hi, everyone. Thanks for your presentation. A couple questions, comments. On the, just to circle back to the parking variance. Are the parking -- is it, is the plan to assign parking stalls to the TVR units? Because I could understand maybe over overflow parking for commercial uses to use the street, the park across the street. But I don't think we would want to encourage TVR users to use the park. I think you have to at least to make sure that those are assigned or designated somehow to those types of uses. I just was curious if you have at least counted for those to have enough on site. That's my first question.

And then, David, a couple of questions on the landscaping. On the plan, for the building that's along Alahele Street and there's the sidewalk. It's a, it's a pretty long building there. Is there any space or a way to get some landscaping in between the street and the sidewalk and the building?

Mr. Sereda: If you go to the landscape plan.

Mr. Circle-Woodburn: And I'll just, while you're doing that, I'll also comment on the building that's on South Kihei. I see you've got a couple of little planter areas along the sidewalk on the north side of the building and the south corner there by the outdoor seating. And I guess I'm wondering for both of these buildings, is there any way to get some vertical height to soften it? I know in the elevation it showed some palms, but I don't see them on plan. So I'm just wondering, is there a way to get something like that in there just to kind of bring that down? Let me know if you want me to just run through all my questions first or if you want to answer them as I go.

Mr. Sereda: I can just answer those. So the, on the Alaha Street side the, there may be some opportunities for small pocket planters in front of the building. But I think it is that, that sidewalk pretty much connects right up to the building on that frontage. And the, on the South Kihei side, yes, there's -- as you enter off of South Kihei Road there is a planter between the drive aisle and the building. And we could, yes, we could add some palms in that space that would help with the mass of the building.

And then the area to the, to the right on this, on this plan view where the deck is shown where the outdoor seating is for the restaurant cafe, there may be an opportunity to put a palm tree in there. But there's also utilities in this area, and so I'm not, I don't think it would quite work. It's extremely tight in that space because there's also off the street. So to answer your question, it's, it's a pretty tight space. There's not a lot of extra space to, to add palm trees. But the one spot could be, as you enter off of South Kihei Road.

Ms. Wagner: There are three existing palm trees as you enter off South Kihei Road. Those one shown in the elevation are existing.

Mr. Circle-Woodburn: That's what those were. Oh, okay.

Ms. Wagner: Yeah.

Mr. Sereda: Oh. Yeah, we'll add those to the, to the --

Mr. Circle-Woodburn: To the plan. Yeah, that would be helpful. Oh thanks Randy for clarifying that. Yeah, I just thought that would help with the building massing and height.

And then for the interior green space, I like that idea. I think that's great. Was -- and I'm sorry if you mentioned and I missed it -- is there, is that a usable space for occupants, tenants, what have you to, is there seating or a common barbeque area or anything like that for the TVR units or the people that are living or staying there that this can be a functional outdoor space with some seating to kind of liven it up?

Ms. Wagner: Yeah, that is the intention. At this point we're just really in phase one of renovating the front building, and then this is just the general scope of the site. The usage, the future usage. But yeah, the intention would be to have seating there for if you buy a sandwich and you want to sit outside. I don't know about barbeques, but probably at least seating.

Mr. Circle-Woodburn: Okay. Great. And from a use standpoint or design spatially, just looking at the plans, I don't know if I saw it, is there a space plan for like trash enclosures or, you know, those kinds of facilities that might need to be located or take up even more site space or, you know, just --? Just in case there's a need for dumpsters they're already tight on parking. Just kind of wanted you to think about . . . (inaudible) . . .

Ms. Wagner: Probably, yeah, near the loading dock areas. There's two loading docks. One behind here and -- one behind the front building and one behind the other restaurant building.

Mr. Circle-Woodburn: Okay. And my last comment really is that I, I know you touched on it Randy, but I would recommend that that entry exit on South Kihei does maintain right --. What did you say, right in and out only?

Ms. Wagner: Right in and right out only.

Mr. Circle-Woodburn: Yeah. That would be my recommendation.

Ms. Wagner: Yeah. And you know it was mentioned that the, the main entrance on Alahele. That's not the main entrance. That would be the entrance that probably people would use who are coming from the north. The -- many people coming from the south, coming down the . . . (inaudible) . . . , coming down to South Kihei Road would enter off South Kihei Road with a right-turn. Only if you were coming where you needed a left-turn would you come through the Alahele entrance.

Mr. Circle-Woodburn: Right. Okay. Okay, thank you. Those are my only comments recommendations.

Ms. Wagner: Thank you.

Ms. Hitchcock-Sprinzl: Thank you Joshua. And, and Peter, comments and recommendations please.

Mr. Niess: All right. Normally I almost always agree with Mikal. We're going to be sad to have him not here. Future, he tells it like it is a lot of the time. This one, this one I'm, I have to disagree. I think that the design it shows a lot of character. It looks like it was done by a

local architect. It pays homage to small town, small town design. The palms, the society building in Wailuku has elements of that with the railing.

I think, Randy, I think you did a good in breaking up the massing using, using horizontal lines and a variety of exterior materials rather than just making it stucco box which would have been easy to do. I think it's going to be a handsome building with the unique sense of place just on this site here it's going to be its own, own zone which I, I think will be, will be nice and an asset to Kihei. Seeing there's a lot of disposable architecture along South Kihei Road. But that building right there, there's a lot of quality detailing. It, for sure, will be better than what is there. But, but I think it will be something that we'll look at and drive by and say, like, oh yeah, I remember when we reviewed that. And I hope this level of use of materials and detailing stays as part of the project because I think it will be good. And imagine the back building will have the . . . (inaudible) . . . We didn't get to really see much on those, but they felt that they do have the same level thought put into it.

My one criticism is I really like the attention to detail put in the railings along the front. And then it kind of loses it around the sides. It just looks like a chain linked railing on the --

Ms. Wagner: Oh, that's the, that's the value engineering by the structural engineer. It's the -- the stairs have a mesh, a mesh infill, and they will be painted the same color as the other railings. And there's really -- the one in the rear by the kitchen is not very visible. And the other one by the parking lot and the elevator.

Mr. Niess: That one's the one that I would recommend.

Ms. Wagner: Okay.

Mr. Niess: That would be the . . . north elevation or --?

Ms. Wagner: That's the east elevation.

Mr. Niess: East elevation, yeah. That one I'd recommend a little more . . . (inaudible) . . . on it.

Ms. Wagner: Yeah. Okay.

Mr. Niess: It looks so good everywhere else and it just, to me, it looks like . . . (inaudible) . . .

Ms. Wagner: Yeah, that's some value engineering that started going on with the engineer.

Mr. Niess: It looks, it looks like that. But if you look at the rest of it as the use the horizontal lap siding and solid masses and the colors were on the lower portions, the darker colors

gives it a good base and some depth. So I'm, I'm excited to see -- I would be excited to see this project happen.

Let's see if there's anything else. Bike racks, I always like to see those on the project --

Ms. Wagner: Yeah.

Mr. Niess: -- in Kihei where people could ride around.

Ms. Wagner: Yeah. It seems that, you know, the question that was addressed about the parking for the transit where it doesn't overflow into the parking lot across the street, I think that this use of this site could be that --. I mean there's many -- I forget 17, 13 TVRs. How many?

Mr. Cabebe: Thirteen.

Ms. Wagner: Thirteen. That's not -- you know and -- those are the number of bedrooms. So those could be -- like there's seven TVRs in the back building, and there's three TVRs. So there's ten units really of TVRs. Well, anyway, even if you had two cars per TVR, that's still tons of parking for them behind the buildings. So I, and I think that these people who come to stay here could easily not need a car, much less two cars because of biking and walking and being in this location in Kihei. And there are car rentals available, you know, just down the street if you wanted to go to Haleakala or some other place. And there's beaches, there's everything within walking distance. So I really don't think that --. I think that encouragement of pedestrian and bicycle usage would be easily done in the site.

Mr. Niess: You should ask Raymond about, David Sereda about the bike racks and be it resolved.

Ms. Wagner: Okay.

Mr. Niess: And, luckily for you, we're not commenting on the use because TVRs I wouldn't have the favorable things to say about that. But in terms of the design and the building, I think it's going to be a handsome building and will create a unique zone right there. It is better than almost everything around it.

Ms. Wagner: Thank you.

Ms. Hitchcock-Sprinzl: Sorry, I was muted. Thank you Peter, for your, for your comments. Certainly this site and it has ended up with an eclectic mixture of buildings from that is inherited from the past. So this project is, is certainly going to be a huge improvement on this particular site. And I mean, I personally like the colors and the landscaping. It's, it's, it's, it's unusual, but I think it could work. So at this point, I guess we could ask Candace to

summarize the recommendations that we want to put forward to, to the Maui Planning Commission on this project.

Mr. Cabebe: Excuse me, Chair? Can I make a comment?

Ms. Hitchcock-Sprinzel: Yes.

Mr. Cabebe: This is Raymond. In regards to traffic. I know there were a number of comments regarding the traffic on Alahele.

Ms. Hitchcock-Sprinzel: Yes.

Mr. Cabebe: The traffic engineer did recommend a couple of mitigation measures. One was to restripe South Kihei Road to allow for all movements in to the entrance off South Kihei Road. So take out, taking out the . . . (inaudible) . . . thing, and having a, you know, a left and right entrance into. And that would alleviate some of the traffic coming into Alahele. So just to make that comment because I know there were a number of issues regarding traffic.

Ms. Hitchcock-Sprinzel: Right. So I guess my question is do you support the right-in and right-out traffic flow that Randy proposed for the site from Alahele Street to South Kihei Road?

Ms. Wagner: I'm sorry. I must have spoken out of turn. That was just my own personal perspective. I was unaware of the traffic engineer's recommendation.

Ms. Hitchcock-Sprinzel: Okay.

Ms. Wagner: At this, at this time there no turning lane there. It sounds like what Raymond is saying that the traffic engineer is suggesting that there become a turning lane; restriping the road to allow for a turning lane into the site from South Kihei Road so it would not back up traffic on South Kihei Road or from Alahele Street.

Ms. Hitchcock-Sprinzel: Okay. So our recommendation then would be to just continue discussions about the traffic flow and easing the congestion that may result from the project.

Ms. Wagner: That makes sense.

Ms. Hitchcock-Sprinzel: Okay. And I think the other things --. So I was, first of all, just going to invite Candace to summarize the, the comments and recommendations that would go forward from here, from the Board.

Ms. Thackerson: Okay, I have those. Thank you, Commissioners. Let's see if I was quick enough to write these all down, and also if what I heard is what you said. That's always the fun part, right?

So I have the first one that the applicant consider raising the pavement for expansion of the existing monkey pod tree roots in the future.

There was some discussion about security lighting, but I left it off as a comment because I felt the Board had discussed that and the applicant had answered it. Let's see.

Ms. Hitchcock-Sprinzel: I guess we just wanted to note that we haven't really seen a lighting plan, and that is forthcoming.

Ms. Thackerson: Okay. Okay. And now I just wanted to recommend or not recommend. I just wanted to remind the Board that if there's anything outstanding or you feel is necessary in order to give your approval, you can always defer and ask the applicant to submit that. Not saying that the lighting plan is a make or break to bring this project back before you. But that's something that can be done. Or if you feel comfortable that the lighting plan will be fine moving forward, that's something that I can just add as a comment that you did not see it, but that you're entrusting the Department to make that decision.

Ms. Hitchcock-Sprinzel: I also speak for myself, Candace, that, you know, Chris Hart and Partners are very experienced and knowledgeable in that area, so I'm sure they will do a good job with the lighting that, you know, and also the Maui Planning Commission would review it also. So that's not a real make or break for me.

Ms. Thackerson: Wonderful. Okay. There was some concerns about the aesthetics of this project. I heard Peter was the kind of maybe more the lone wolf of them saying that it was okay by him. Hi, Peter. So I just wanted to acknowledge that comment in kind of in the nicest way I could say. So I said, while the Board recognizes the challenge of renovating the existing structure, the Board is concerned with the overall look of the proposed project and that it does not contribute to enhancing Kihei's sense of place. Now I see two shakes of heads, no. So, yeah, that's something that some of the board members perhaps felt they did not like the aesthetics. Some of the board members did. So, again, your comments have to be as a whole by the Board, by a vote. To be included, you all have to be on the same page. So I can leave that off or I can change it. It's up to you guys.

Ms. Hitchcock-Sprinzel: My suggestion, if I can make a suggestion, is that we agree it's an improvement, you know, with what is existing. So given a choice between continuing to live with what exists and, and having this this renovation, I think most of us would choose to have plan, this plan.

Ms. Thackerson: Would you even like that included as a comment then? Or is that something that you feel has been stated now in the minutes and does not need to be seen by the Planning Commission?

Ms. Hitchcock-Sprinzel: I think it's, it's -- if it's in the minutes and, you know, the Board's opinions are so noted, then that's okay with me. The rest of the Board, I'm open to your comments and your thoughts.

Mr. Niess: I think that sets a bad precedent and looks better than -- at least it looks better. I do not think we should start doing that.

Ms. Hitchcock-Sprinzel: No.

Ms. Kimmey: This is Marie. You know, I think I heard enough positive comments about the look of the place. I do not want us to say that we don't like it because I heard two or three people say not only that it was, that it was better than in the existing, but that there were some really good features. The handrails, the colors, the use of materials. I thought there was a lot of positive about this project. And I, I, for one, would like to see us maybe come to a vote whether we say that there's overall, there was a positive of -- just a positive feeling about the project.

Mr. Circle-Woodburn: Yeah. Or maybe the recommendation can also be that it, it sticks with the materials and design as presented. That's what we liked. I felt like a lot of the comments were not --

Ms. Kimmey: Yeah, there you go. That's good.

Mr. Circle-Woodburn: -- on those details, and that we like that.

Ms. Kimmey: That we like that, and we'd like to see that carried forward in the actual construction. That's a good point Joshua.

Ms. Hitchcock-Sprinzel: Thank you Joshua.

Ms. Thackerson: Would you repeat that Joshua. I'm sorry, I'm writing as you're speaking. Would you repeat what you just said please? Thank you.

Mr. Circle-Woodburn: If I can remember. I was just trying to say something along the lines that we liked the detailing and design intent and materials, and that's how we would like to see this project be completed...the way it was presented. Yeah.

Ms. Thackerson: Okay. So I have that the Board appreciate the color, detail, material, and design intent of the project, and consider it an improvement over the existing structure?

Ms. Hitchcock-Sprinzl: No, that we would like to see it follow the design presented to us today.

Ms. Thackerson: Okay.

Mr. Niess: Don't let it get valued engineered . . . (inaudible) . . .

Ms. Thackerson: I'm sorry. What was that Peter?

Mr. Niess: Don't let it get value engineered to something . . . (inaudible) . . .

Ms. Thackerson: I'm not going to add that in, Peter. As much as you would like me to, I think we can leave that off.

Okay, that the Board appreciates the color, detail, material and design intent of the project, and would like to see it follow through with the presentation seen today.

Mr. Niess: It's mostly . . . (inaudible) . . .

Ms. Thackerson: What?

Mr. Niess: Most of the Board.

Ms. Thackerson: Unfortunately, you speak as, you speak as one body, so when we're writing these comments to the Commission, you know, it usually the verbiage is the Board.

Ms. Saito: Hi. This is Mandy. I was trying to raise my hand, I guess, when you were doing your first comment. So once we're done with this one maybe can we go back to the wording of the first one regarding the pavement?

Ms. Thackerson: Yes, yes. It was that the applicant consider raising the pavement for expansion of the existing monkey pod roots.

Ms. Saito: I'd like to do maybe suggest a more general type of, I guess, consideration. So we could do something like incorporate design provisions near trees with large root system to maximize the life of the pavement.

Ms. Thackerson: Okay. You got to repeat that.

Ms. Saito: So incorporate design provisions near trees with large root system to maximize the life of the pavement. I just, you know, want to point it out. I don't want to say you need to raise the pavement, use root barriers because some of those don't work for those types of

trees, and I wouldn't -- that, you know, it's not in my expertise to recommend those. So I would like them to consider it because I know it's a problem existing, like, currently, that's a problem.

Ms. Thackerson: Okay. I have that the applicant incorporate design provisions near trees with large root systems to maintain the life of the pavement.

Mr. Sereda: This is David Sereda. Can I say something?

Ms. Hitchcock-Sprinzel: Go ahead David.

Mr. Sereda: Thank you. This is David Sereda, Chris Hart and Partners. So with respect to the monkey pod roots, you can come fairly close with new pavement to existing monkey pods because when they're mature the roots tend, have a tendency not be near the trunk as much, under, under ideal circumstances. And you can -- they're, they're much deeper. Although this, the trunk of this tree is almost 24-inches in diameter. What you -- I agree with your comment, Mandy, and the wording of it, I would support that. Because you could do permeable paving where the roots occur and that's, that's much easier to lift up and to repair and to allow for the roots to surpass anything without breaking up the concrete. So we could do something like that. I mean, concrete pavers rather than poured in place concrete. So there are options and we would use root barriers. And so I think that's good wording the way you have it now Candace. Thank you.

Ms. Hitchcock-Sprinzel: Thank you so much, David. That's really helpful. So, Candace, I think the other three points were --

Ms. Thackerson: I have more. I have more.

Ms. Hitchcock-Sprinzel: Okay.

Ms. Thackerson: I'm going down them. I have a lot more. We had, there was a comment about adding all existing palm trees to the elevation and plans in order to show the softness of the appearance. I guess there was some debate about the trees being shown or not. So I just had add all existing palm trees to the elevation and plants to soften the appearance so that the Planning Commission can see that for themselves.

That the railing detail should be carried out throughout all sides of the structure where possible, specifically the east elevation. Peter, I believe that one was yours. Did I sound like I captured the intent of what you were trying to say?

Mr. Niess: I don't think it's necessary on the back of the building, but all sides viewed by the public which would be the south or --

Ms. Thackerson: Okay.

Mr. Niess: I don't know.

Ms. Thackerson: So same thing but railing detail should be carried out throughout all sides that are viewable by the public, specifically the east elevation. Because you guys had made point on that one. That was, I believe, that one, the east elevation, you guys had --

Mr. Niess: Yeah, but it would be the west and north.

Ms. Thackerson: Okay.

Mr. Niess: It's the one along South Kihei and the one on . . . (inaudible) . . .

Ms. Thackerson: We can even leave out calling out the one specifically. You know, we can just say railing detail should be carried out -- should be carried throughout all sides viewed by the public. And it's the railing detail shown on the South Kihei Road elevation should be carried out throughout all sides of the structure that are viewed by the public.

Ms. Wagner: Just to, just to mention that the only ones that don't have that railing are the stairs, the exit stairs. Everything else has that railing detail.

Ms. Thackerson: Already does. Okay.

Ms. Wagner: Yeah, it already does. It's just that the exit, the steel exit stairs has a different detail.

Ms. Thackerson: Peter, were the stairs the ones that you wanted the detail added to? I see a nod. Okay, so it needs to be on every side then basically. The railing detail should be carried out throughout all sides of the structure where possible. Okay.

I have that the applicant shall consider installation of bike racks on the property. Yeah? Yeah. And then I had a comment regarding the right-in, right-out only on South Kihei. But then as I was writing that the Board started to discuss something else about the traffic so I wasn't sure if I had captured what your comment was going to be on that. Or if it was just going to be left to the design of the, and the comment by Public Works and DOT.

Mr. Circle-Woodburn: And maybe the traffic engineer. I think that was me. I said that I agreed. I thought that I like right-in and right-out, but I didn't know that there were recommendations either from a traffic engineer. So I don't think that's my place to comment above the traffic engineer.

Ms. Thackerson: Okay, I can, I can leave that, leave that comment off if the Board feels fine with that. So to review, I have the comment about incorporating the design provisions near the trees. I have the comment about the, overall comment about the, of the look of the project. I have the comment about adding all the existing palm trees to the elevation and plans. I have the comment about the railing detail. And I have the comment about, oh, including the lighting plan moving forward. And the comment about the bike racks on the property. That's six. Did I miss anything?

Ms. Hitchcock-Sprinzel: It sounds good to me, Candace. Thank you so much.

Ms. Thackerson: Yeah, thank you guys.

Ms. Hitchcock-Sprinzel: All right. Excellent.

Ms. Thackerson: It's hard. It's hard trying to write and listen at the same time. Okay, well, thank you so much for reviewing.

Ms. Hitchcock-Sprinzel: You did a good job.

Ms. Thackerson: Thank you.

Ms. Hitchcock-Sprinzel: So could I have a motion then please to recommend that we present these recommendations as stated?

Mr. Circle-Woodburn: I'll motion.

Ms. Hitchcock-Sprinzel: Thank you Joshua. And a second please?

Mr. Marlowe: Second.

Ms. Hitchcock-Sprinzel: I'm sorry, who, who is that? Because I can't see all of you right now.

Mr. Marlowe: Stu.

Ms. Hitchcock-Sprinzel: Oh, Stuart, thank you very much. Okay. Excellent. So I'll just do my, my round robin. So in favor or opposed? Peter?

Mr. Niess: In favor.

Ms. Hitchcock-Sprinzel: Thank you. Joshua?

Mr. Circle-Woodburn: In favor.

Ms. Hitchcock-Sprinzel: Marie?

Ms. Kimmey: In favor.

Ms. Hitchcock-Sprinzel: Stuart?

Mr. Marlowe: In favor.

Ms. Hitchcock-Sprinzel: Darren Okimoto?

Mr. Okimoto: In favor.

Ms. Hitchcock-Sprinzel: Mandy Saito?

Ms. Saito: In favor.

Ms. Hitchcock-Sprinzel: Mikal?

Mr. Torgerson: Opposed.

Ms. Hitchcock-Sprinzel: And Darren Unemori.

Mr. Unemori: In favor.

Ms. Hitchcock-Sprinzel: All right. So we have one, two, three, four, five, six. Seven in favor, and one opposed, so I think the motion is carried. Now the next item on our agenda today and first of all, I want to thank the presenters from Chris Hart and Partners, and the landscapers, and all, and the architects, and all the other folks for a very interesting presentation. Thank you so much for your time today and answering all of our questions.

It was moved by Mr. Joshua Circle-Woodburn, seconded by Mr. Stuart Marlowe, then

VOTED: To submit the comments on the designs, as discussed, to the Maui Planning Commission.

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

(Dissenting: M. Torgerson)

Ms. Wagner: Thank you.

C. RESOLUTION THANKING OUTGOING UDRB MEMBER MIKAL TORGERSON.

Ms. Hitchcock-Sprinzl: Okay, great. So now over to Clayton and the directors report.

Mr. Yoshida: Thank you, Madam Chair. Clayton Yoshida with the Planning Department. I guess it evens out. We didn't have a meeting last month, but we had a long meeting this month so --. But anyways after the January meeting, I got an e-mail from Board Member Mikal Torgerson that he will be resigning from the Board at the end of March in order to give the County some additional time to find another person to serve on the Board. So, we have a resolution as draft that we'd like to read into the record for Mikal.

This is the resolution of the Urban Design Review Board. Whereas Mikal Torgerson has served the county of Maui since April 2017 as a member of the Urban Design Review Board. And whereas Mr. Torgerson has served with distinction and has performed his duties in the highest professional manner with Urban Design Review Board. And whereas Mr. Torgerson's length on the Urban Design Review Board ends on March 31st, 2021. Now therefore be it resolved that the Urban Design Review Board hereby commends Mr. Torgerson for his dedication and untiring public service to the people of Maui County. And furthermore be it resolved that the Urban Design Review Board expresses their sincere appreciation for Mr. Torgerson's service and extends their best wishes in his future endeavors. And furthermore, be it resolved that copies of this resolution be transmitted to the Honorable Michael P. Victorino, Mayor of the County of Maui, and the Honorable Alice L. Lee, Council Chair of the Maui County Council.

For the Department, we really like to thank Mikal for his four year of service on the -- as a member of the Board and the contributions that he made for the better design for Maui County, and also for sticking it out for another two months. I guess the advantage we have with this Board versus any others is that we have alternate members. So, we have regular members and we have alternate members. So, we thank Mikal for his four years of service.

Mr. Niess: I'm opposed. I don't think we should let him go. He keeps it real because he says it like it is and it's so necessary. Man, I, I really do appreciate your input. I always look forward, I always look forward to what you're going to say because I knew you weren't going to . . . (inaudible) . . . I super appreciate that. Without you here I'm going to try to step into that role more and not, not be a push over and not, not be a yes man type of plan review person. Thank you, Mikal.

Mr. Torgerson: Thank you, Peter.

Mr. Niess: And I thought about this as far on the agenda. I would like to recommend you use your, you use your UDRB time for . . . (inaudible) . . . That's one Tuesday a month . . . (inaudible) . . .

Mr. Torgerson: I am. Well, thank you so much, everybody. It was a pleasure serving with all of you. I'm actually going to be taking an extended sabbatical in Central America and I'm

going to be studying aesthetics, specifically integration of sculpture art and architecture. So I'll still be continuing my aesthetic journey. Thank you.

Ms. Hitchcock-Sprinzel: Thank you, Mikal. We shall miss you. Keep in touch and tell us about your adventures.

Mr. Torgerson: I shall. Thank you.

Ms. Hitchcock-Sprinzel: Clayton, you're muted so we can't hear you. Sorry. Your microphone, Clayton. Leilani, can you let Clayton know we can't hear him?

Mr. Yoshida: The next year is --

Ms. Hitchcock-Sprinzel: There you go. We didn't hear when you started talking because you were on mute. I do that all the time. I know it's terrible. So can you please start again?

D. DIRECTOR'S REPORT

1. Agenda items for the April 6, 2021 meeting.

Mr. Yoshida: Okay, I'm sorry Madam Chair. The next meeting is scheduled for April 6th, and we are entering into a new board year, so we'll have the election of officers. We do have one item which is the Maui, the Catholic Charity's Hale Pilina Senior Housing Project in Kahului which is on Puunene Avenue between the Kahului Post Office and Christ the King Church. Sort of where the Maui Swap Meet was after they had to relocate from the fair grounds. So I guess the Board will be commenting on, on that design features of that Catholic Charities project.

And we thank the Board for their diligence in, in this longer meeting.

Ms. Hitchcock-Sprinzel: Thank you, Clayton. And safe travels, Mikal.

Mr. Keola Whittaker: Madam Chair?

Ms. Hitchcock-Sprinzel: Yes?

Mr. Whittaker: Hi. I noticed that Clayton read the resolution to the record. I don't think there was a vote on it, was there?

Ms. Hitchcock-Sprinzel: Yes.

Mr. Whittaker: Oh, my apologies.

Ms. Hitchcock-Sprinzel: There, there was. You're talking about item two?

Mr. Whittaker: No. Mikal's resolution.

Ms. Hitchcock-Sprinzel: Oh, Mikal's resolution. I'm sorry, what was your question?

Mr. Whittaker: I don't think there was a vote to approve the resolution. I think there should be a vote to approve the resolution to thank Mikal for his service.

Ms. Hitchcock-Sprinzel: I certainly would, would be happy to do that. Clayton, is, is that okay?

Mr. Yoshida: Okay so --

Ms. Thackerson: Yes, yes. Sorry, this is staff planner Candace Thackerson. Historically, resolutions are voted on by the Board.

Ms. Hitchcock-Sprinzel: Right. So sorry. That was my bad. So we can just do our round-robin and that we thank Mikal for his service and appreciate. Is that what I'm doing?

Mr. Niess: If we say no, can he not go?

Mr. Whittaker: You could take a vote . . . (inaudible) . . .

Ms. Hitchcock-Sprinzel: I can try, but I think he's already made his mind up. All right. So, so in favor, Peter, or opposed?

Mr. Niess: Very much in favor. Thank you.

Ms. Hitchcock-Sprinzel: And the resolution was that we would honor his decision. Joshua?

Mr. Yoshida: Okay, thank you, Keola. That's all we have to report Madam Chair.

Ms. Kimmey: We're still voting.

Ms. Hitchcock-Sprinzel: Sorry, Clayton, we were, we were still going through a vote.

Ms. Kimmey: Yes.

Ms. Hitchcock-Sprinzel: So Joshua and Marie is yes. Stuart?

Mr. Marlowe: Yes.

Ms. Hitchcock-Sprinzel: Darren Okimoto?

Mr. Okimoto: In favor. Mikal, good luck in Central America. I hope everything goes well for you. Thank you again for all your comments.

Mr. Torgerson: Mahalo.

Ms. Hitchcock-Sprinzel: Mandy Saito?

Ms. Saito: In favor. And yes, thank you Mikal for all your comments and insight. And hopefully you can bring back what you learn and share it with the community of Maui.

Mr. Torgerson: I plan to. Thank you.

Ms. Hitchcock-Sprinzel: Darren Unemori?

Mr. Unemori: I'm also in favor. And it was a pleasure serving with you, Mikal.

Mr. Torgerson: Likewise.

Ms. Hitchcock-Sprinzel: And if the Chair gets to vote, I'm also in favor. And thank you so much, Mikal. I will miss you terribly, so thank you for your service.

Mr. Torgerson: Thank you so much.

Ms. Hitchcock-Sprinzel: So the motion is passed.

By unanimous vote, the Board accepted the resolution as presented.

Mr. Torgerson: Mahalo

E. NEXT MEETING DATE: April 6, 2021

F. ADJOURNMENT

Ms. Hitchcock-Sprinzel: And with that I believe our meeting is adjourned. Thank you folks for your time. I know it was a long one today.

There being no further discussion brought forward to the Board, the meeting was adjourned at 12:34 p.m.

Respectfully submitted by,

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

RECORD OF ATTENDANCE

PRESENT:

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

OTHERS:

Clayton Yoshida, Planning Program Administrator, Current Planning Division
Jared Burkett, Staff Planner
Candace Thackerson, Staff Planner
Keola Whittaker, Deputy Corporation Counsel