

**URBAN DESIGN BOARD DESIGN
REGULAR MEETING
MAY 6, 2008**

APPROVED 06-17-08

A. CALL TO ORDER

The regular meeting of the Urban Design Review Board (Board) was called to order by Mr. Clayton Yoshida, Planning Program Administrator, at approximately 9:03 a.m., Tuesday, May 6, 2008, in the Planning Department Conference Room, First Floor, Kalana Pakui Building, 250 South High Street, Wailuku, Island of Maui.

Mr. Clayton Yoshida: Good morning. If we can call the meeting of the Maui County Urban Design Review Board to order. Again, my name is Clayton Yoshida. I'm the Administrator for the Current Planning Division, Department of Planning.

Our first order of business is election officers. We tried this at the last meeting, but there were only five members there so they felt that they should defer that to subsequent meetings when more members could be here. So the floor is open for Chairperson for the year 2008 - 2009.

B. ELECTION OF OFFICERS FOR 2008-2009 YEAR – Chairperson and Vice-Chairperson

Mr. Anthony Riecke-Gonzales: I'd like to see if Demetrios would be willing to be nominated to be the Chairperson.

Mr. Demetrios Callinicos: Yes. And just to reassure you I don't have as many travel plans as I had last year. Remember that came up as an issue?

Mr. Riecke-Gonzales: All right.

Mr. Callinicos: Yes. I am willing.

Mr. Riecke-Gonzales: Okay, then I would like to nominate Demetrios to be the Chairperson.

Mr. Gary Brauner: I second.

Mr. Yoshida: Are there any other nominations? All those in favor of Demetrios Callinicos to serve as Chairperson raise your right hand.

Mr. Brauner: Land slide.

Mr. Yoshida: Any oppose?

Mr. Callinicos: Thank you.

It was moved by Mr. Anthony Riecke-Gonzales, seconded by Mr. Gary Brauner, then unanimously

VOTED: Mr. Demetrios Callinicos as Chairperson for the 2008 - 2009 year.

Mr. Yoshida: Congratulations and I guess you can conduct the elections of the Vice-Chairperson.

Mr. Callinicos: I'd like to call for nominations for Vice-President – I mean Vice-Chairman – Vice-President.

Ms. Susan Liscombe: I'd like to nominate Anthony.

Mr. Callinicos: Do we have a second?

Ms. Liscombe: If he's willing.

Ms. Linda Berry: I'll second.

Mr. Liscombe: I said if he's willing.

Mr. Callinicos: If he's willing.

Mr. Riecke-Gonzales: Yeah, I would be willing to.

Mr. Callinicos: We have a nomination and we have a second. All those in favor of Eric – I'm sorry – of Anthony for Vice-Chair please raise your hands. Thank you. Motion is carried.

It was moved by Ms. Susan Liscombe, seconded by Ms. Linda Berry, then unanimously

VOTED: Mr. Anthony Riecke-Gonzales as Vice-Chairperson for the 2008 - 2009 year.

Mr. Callinicos: I'm just going to move. All right, the meeting has already been called to order. I'd like to deal with the minutes of the last meeting. Do we have any corrections, additions or amendments to those minutes? Seeing none, the minutes are approved

administratively.

The minutes of April 15, 2008 were approved administratively.

C. COMMUNICATIONS

- 1. MS. KAREN SHINMOTO of BIG ISLAND SCRAP METAL submitting a landscape planting plan for review and approval by the Maui County Urban Design Review Board pursuant to Condition No. 1 of the Special Accessory Use Permit in order to operate a redemption and recycling center in the B-2 Community Business District for property located at 883 Lower Main Street, TMK: 3-8-036: 092, Wailuku, Island of Maui. (ACC 2006/0003) (R. Loudermilk)**

Condition No. 1 reads: "That the applicant shall submit a landscape planting plan for review and approval by the Maui County Urban Design Review Board. That the approved landscape planting plan shall be implemented prior to the issuance of a certificate of occupancy."

The Board may take action to approve the proposed landscape planting plan.

Mr. Callinicos: We'll move on now to Item C on the agenda, Communications. First item on the agenda today is Ms. Karen Shinmoto of Big Island Scrap Metal submitting a landscape planting plan for review and approval by the Maui County Urban Design Review Board, pursuant to Condition No. 1 of the Special Accessory Use Permit in order to operate a redemption and recycling center in the B-2 Community Business District for property located at 883 Lower Main Street, TMK: 3-8-036: 092 Wailuku, Island of Maui. Ms. Loudermilk.

Ms. Robyn Loudermilk: Good morning Commissioners. As indicated, we're here today to review and approve a proposed landscape planting plan for the proposed Big Island Recycling Redemption and Operation Center. This morning I passed out some photographs, one page with four photos. These photos were taken last Thursday in the afternoon to show the property that will be used by Big Island Scrap Metal and the areas where the landscaping will be occurring.

This project went before the Maui Planning Commission about a year ago for an Accessory Use Permit. The one concern that the Maui Planning Commission had was they wanted to have some landscaping on the property. It's in a portion of Lower Main Street in which the landscaping is haphazard. You have a mixture of structures that go all the way to the

driveway or sidewalks, no place for planting, and then you have other areas in which there are planting on. And so the Commission requested of the applicant to come up with some landscaping proposal and that's what we have for you today. The landscaping plan as well as the irrigation. I have Ms. Shinmoto here to answer any specific questions and that concludes my presentation at this time.

Mr. Callinicos: I'd like to ask if Ms. Shinmoto has any – is she going to do a presentation or just answer question?

Ms. Loudermilk: I believe just answer questions.

Mr. Callinicos: All right. Thank you. In that case, I'll open it for questions from Board Members starting with Linda. Linda do you have any questions about the landscaping?

Ms. Berry: Is there in sidewalk provided?

Ms. Loudermilk: There is a sidewalk pro – no there is not. There's no sidewalk in that particular area.

Ms. Berry: There's no existing?

Ms. Loudermilk: No.

Ms. Berry: Okay.

Mr. Callinicos: No, there is.

Mr. Riecke-Gonzales: No, there is.

Ms. Loudermilk: There is?

Mr. Riecke-Gonzales: On the L-2 there's some light lines there that show the curving.

Ms. Loudermilk: Excuse me.

Mr. Riecke-Gonzales: And I believe that it does say concrete walkway. And if you look on the pictures –

Ms. Loudermilk: Yeah, there is a concrete walkway, I believe only in that portion of the roadway.

Ms. Berry: My only other question is if these plants are something that will do well if there

is a water shortage and irrigation is not allowed for some reason.

Ms. Loudermilk: Generally yes they are. I'm sure there could be other, maybe trees put in, but they are identified in the Maui County Planting Plan as being appropriate for the area.

Ms. Berry: Okay. Thank you.

Mr. Call: Gary?

Mr. Brauner: Just curious, you don't anticipate any trouble with the natural barb wire that bougainvillea has a lot thorn and shoots?

Ms. Loudermilk: I'll have Karen come up here, introduce herself and respond to your question.

Ms. Karen Shinmoto: I believe we purposely chose bougainvillea with the issues of copper theft and things like that. We don't want people – that might be a psychological barrier too.

Mr. Brauner: That's it.

Mr. Callinicos: That's it?

Mr. Braun: That's it.

Mr. Callinicos: Thank you.

Mr. Riecke-Gonzales: It doesn't show any landscaping on the bank and the bank seems to be indicated as part of the property. Is there already landscaping on the bank?

Ms. Shinmoto: Yes, there's shrubbery on bank all the way the way up to the top.

Mr. Riecke-Gonzales: Ok, to the top. And then you only have two shower trees – how many parking stalls are there on the property? I counted at least nine.

Ms. Loudermilk: There are five customer parkings, and then in the back corner there are two employee parking, for a total of seven stalls.

Mr. Riecke-Gonzales: I think there's four employee.

Ms. Loudermilk: Excuse me. Yeah, four more. Excuse me. I missed that.

Mr. Riecke-Gonzales: The intent of the Maui County Code is to have one shade tree per

five parking stalls. So even though you kind of satisfy that, the employee parking in the back doesn't really have tree to shade those stalls. So I'm wondering if you could add another shower tree in that back corner for those employee stalls?

Ms. Shinmoto: Yeah, we can surely add one.

Mr. Riecke-Gonzales: Okay. And then it looks like right now, from your property line to the side walk there's like a triangular portion and that's in the County right a way and it's not landscaped I guess. There's like a distance of, looks like maybe 10 feet or more, between the sidewalk and your property line where the fence is.

Mr. Callinicos: Anthony, are you referring to the area above, on this drawing, above the two shade trees?

Mr. Riecke-Gonzales: Yes. There's like a portion.

Mr. Callinicos: Very faint on this drawing. It's right above the shower trees.

Mr. Riecke-Gonzales: I know most projects they make or they sign an agreement to at least grass that area so that it is kind of green out in front of the property. I don't think there's a County requirement of that.

Ms. Shinmoto: I'm not sure, but I think that might be all paved.

Mr. Riecke-Gonzales: It is already?

Ms. Shinmoto: Yeah.

Mr. Riecke-Gonzales: I think on the photos that you submitted here, it doesn't look like it's paved. Actually, it looks like on the photos, that the fencing actually comes out to the sidewalk which is not what the drawing shows.

Ms. Loudermilk: Yes, this is a new fence line.

Mr. Riecke-Gonzales: So you're fencing on the County property right now?

Ms. Shinmoto: This is already there.

Mr. Riecke-Gonzales: I see.

Ms. Shinmoto: We'll remove it.

Mr. Riecke-Gonzales: Okay. I see, so you're proposing to move the fence back to your property line. But you're not proposing to do any landscaping, I guess, on the kind of scrubbed ground that's there right?

Ms. Shinmoto: No, not right now because there is like scrub grass growing, so maybe we can improve that.

Mr. Riecke-Gonzales: Yeah, if you could with just a little bit of irrigation. Or you could even do your bougainvillea there, but I think it would look a lot nicer and it would hide the six foot high fence if that area could be landscaped.

Ms. Shinmoto: Well, the County Planning – who was it that we went to? – the Planning Department said to put the bougainvillea behind the fence.

Mr. Riecke-Gonzales: I see.

Ms. Loudermilk: Though they said to the review and approval of this body.

Mr. Riecke-Gonzales: I see. I think it would look much nicer if there was some low shrubbery planting, and I certainly wouldn't object to the bougainvillea. I know crime is a little bit of an issue down in that area, so keeping the guys away is a good idea. And it would certainly look a lot nicer. Those were the only questions I have Demetres.

Mr. Callinicos: Thank you. Susan do you have any questions?

Ms. Liscombe: No. No questions.

Mr. Callinicos: Thank you. Eric?

Mr. Eric Nakagawa: No, no questions.

Mr. Callinicos: If there are no further questions from Board Members, I'll, at this time, open it up for public testimony. Is there anyone from the public who wishes to speak to this project? Seeing none, public testimony is closed. We'll now open it up for discussion by Board Members, and we'll start the other way around. Eric let's start with you.

Mr. Nakagawa: Discussions?

Mr. Callinicos: Any comments?

Mr. Nakagawa: Yeah, just the – I think when they go through permitting process is they'll determine whether or not they need an extra tree in the back. That's parallel parking so

I don't know if they're going to require. They're definitely going to require for that front. And also for planting in front of their property. That is the County's right-of-way, so that will be another thing when they go through permitting that Planning or Public Works will either require them to put in landscaping or not. I don't think it's part of our purview to tell them to put it in. I mean, they're going to be told one way or another if it's acceptable or not.

Mr. Callinicos: So you don't feel that we should make a motion? Make that part of the approvals? In the trees?

Mr. Nakagawa: If they want to. But I'm just stating kind of the facts. I mean, they're going to be required by Planning or Public Works as a requirement when they go through permitting anyway, so I just don't want to –. I mean if they don't want to do it, then they don't have to do it. It's going to be a scrap metal place. We're just giving comments. I just wanted to comment on that.

Mr. Callinicos: Thank you. Susan, any comments?

Ms. Liscombe: Well, my only comment would have been in that area that's going to be between the fence and the sidewalk – if they are in fact moving the fence and there's going to be a space there, they should do something with that, but maybe it's not our purview.

Mr. Nakagawa: It's not their property though, that's the only thing.

Mr. Callinicos: Eric?

Mr. Brauner: No comment.

Mr. Callinicos: I'm sorry.

Mr. Riecke-Gonzales: I think in the SMA area and one of things that the Board is looking at is aesthetics. What does the public see as it drives by the property. So although it is the County's right-of-way, the County typically once the property owner will sign an agreement that they will maintain whatever landscaping they put in the County's right-of-way. It does actually encourage them to do that. I would recommend that we consider approving this with a condition that they put some kind of landscaping such as shrubbery between the sidewalk and their new fence line.

And then the County Code is that you need one shade tree for every five stalls. Unfortunately it doesn't really specify where those go, but the intent usually is that the trees are for shading the parking stalls. So I think, especially since the owner indicated they wouldn't have a problem putting another show tree in the back by those employee parking stalls, it would be nice for those stalls to be shaded. And aesthetically it would look nicer

as we drive by this place.

The fact that it is kind of an industrial use, actually speaks more to trying to put some shrubbery and some trees around to soften that up so when you drive by you don't see the industrial part of it, but you just see that it's kind of a green area that they're using to park stalls. So those would be my comments.

Mr. Callinicos: Thank you Anthony. Gary?

Mr. Brauner: No comments.

Mr. Callinicos: Linda?

Ms. Berry: No comments.

Mr. Callinicos: I'd like to just add one comment. I think Anthony hits the nail right on the head. I think you should, if possible, try to achieve what he's laid out. It certainly will help. I mean we understand that it's not requirement, or may not be required, but it's certainly something that the owner could look into in the spirit of being a good neighbor. Thank you. All right if there are no other further comments, I'd like to entertain a motion at this stage.

Mr. Nakagawa: I've got a question.

Mr. Callinicos: You have a question?

Mr. Nakagawa: Yeah.

Mr. Callinicos: I'm sorry.

Mr. Nakagawa: So if they grass the front, let's say in the right-of-way, are they going to maintain it? It's Public Work's property.

Mr. Riecke-Gonzales: Yeah, my understanding is, Eric, actually if they go in for their permit for the landscape and irrigation, they will actually have to sign an agreement with the County that if they do any landscaping in that area that they would agree to basically take care of it from here on out. That's just one of the County's rules. I don't know of any ordinance other than the SMA Urban Design Review Board process that requires you to say landscape on the County's right-of-way. But it has kind of been, in the past, most projects that come through the SMA process, that's often a requirement put on them for the aesthetic reason because it's recognized that in most areas the County doesn't have a program to do landscaping along the right-of-way. And yet, we all want to have landscaping to make the properties look nicer. So, yeah.

Mr. Callinicos: Yes?

Mr. Michael Hopper: I just wanted to make the comment that this isn't an SMA Permit. This is a Special Accessory Use Permit. Is that correct?

Mr. Callinicos: That's correct.

Mr. Hopper: So, it's not that much of a difference because in this case you do actually have the authority to review and approve the landscape planting plans. So it may be a mood issue, but just for the information that it's actually an Accessory Use Permit rather an SMA Permit in this case.

Mr. Riecke-Gonzales: Thank you.

Ms. Shinmoto: Any we do have irrigation sprinkler set up all along the perimeters so we'll water those grass. If we put shrubbery in front of the fencing, it will cover that too. So that will be automatic.

Mr. Callinicos: Before we go off comments, I would like to add one more comment here. When you plant the bougainvillea hedge, are you planning to keep it trimmed to the top of the fence and not just let it –?

Ms. Shinmoto: . . . (Inaudible. Did not speak into the microphone.). . .

Mr. Callinicos: And I think the comment made previously that you should put a few shrubs in that right of way, in and amongst the grass is a good one.

Ms. Loudermilk: Can I take this time to summarize the comments based upon what we have before us?

Mr. Callinicos: Sure.

Ms. Loudermilk: First of all we have a question of where the actual fence line is. And depending on where the actual fence line is, in relation to on the ground, would determine, in addition to the shrubbery, any other type of landscaping that may occur from the concrete sidewalk to the fence line.

Mr. Riecke-Gonzales: I think it was clear to me that as part of their project they're going to be moving the fence to their property line.

Ms. Loudermilk: Yes.

Mr. Riecke-Gonzales: Which would be understandable because I've never heard of the County allowing you to put a fence on their property.

Ms. Loudermilk: Yes, so they will be moving and then the discussion focused on the type of landscaping in that area. And the preference, in relation to the shrub, initially bougainvillea was going to be inside, but the proposal of having it come outside the fence line.

Mr. Riecke-Gonzales: I think that would be perfectly acceptable. What you're looking for is something that would screen the cars beyond.

Ms. Loudermilk: Okay. And then secondly what the applicant has agreed to would be the addition of another shower tree in the back part of the area. And then the other discussions in terms of what can or can not be grown on the County right-of-way, the applicant will work that out with the County Department in charge of that. But they do intend to try to keep it nice and pretty as long as they can.

Mr. Callinicos: I can add yet another comment. This is about the shower trees. I see there is a lot behind this lot. Is it 1-P or something there? I don't know who owns that lot. But if you put a shower tree in that corner, five years from now that shower tree is going to be showering all over the adjacent property. Somebody is going to get a little bent out of shape about it. I'm wondering Anthony would you be in agreement to the third shower tree being put along the front of the property and they re-space these two?

Mr. Riecke-Gonzales: I think maybe the applicant could clarify this. I think this lot 1-P is part of this lot as well. The only thing that there's like a fence.

Ms. Shinmoto: Yeah, there's a slope. It's a high lot back.

Mr. Callinicos: Is it part of your lot?

Ms. Shinmoto: So the shower tree wouldn't disturb it or anything. It's just shrubbery growing up and then it's a tall embankment.

Mr. Riecke-Gonzales: And I would say, you know, that shower tree could be anywhere along that employee parking that's at the bottom of that bank, whether it be more towards the middle of your property, I could leave it up to your discretion.

Ms. Shinmoto: We should actually do it in the corner. That would be a perfect place because there's an embankment right up against it and it would disturb that.

Mr. Callinicos: I wasn't clear on that – which makes sense.

Ms. Shinmoto: It doesn't show the elevations but it's a really high embankment.

Mr. Callinicos: So it's one lot and they just put a fence up? You put a fence up? All right at this stage, are there any further comments? Seeing none, would someone please make a motion?

Mr. Riecke-Gonzales: I would move that we approve the project with the understanding that the owner would look at adding low planting between the property line and the walkway, and adding one additional shower tree by the employee parking.

Ms. Berry: I second that.

Mr. Callinicos: Thank you. We have a motion and a seconder. All those in favor say "aye."

Board Members: "Aye."

Mr. Callinicos: Any nos? Then the motion is approved.

Ms. Loudermilk: Thank you.

It was moved by Mr. Anthony Riecke-Gonzales, seconded by Ms. Linda Berry, then unanimously

VOTED: To approve the project with the conditions that the applicant maintain low planting between the proposed fence line and the existing sidewalk; and add one additional shower tree located adjacent to the employee parking area.

- 2. MR. JEFFREY S. HUNT, Planning Director requesting review and comments on the proposed new roof over the outdoor café and stage area at the Maui Arts and Cultural Center as depicted in the building permit application, TMK: 3-7-001:002, Kahului, Island of Maui. (B T2007/2389) (C. Yoshida)**

The Board may take action to provide comments on the proposed design of the proposed structure.

Mr. Callinicos: Does the second applicant need any further time to set up? All right. Thank you. We'll go and move on now to item #2. Mr. Jeffrey S. Hunt, Planning Director requesting review and comments on the proposed new roof over the outdoor café and

stage area at the Maui Arts and Cultural Center as depicted in the building permit application, TMK: 3-7-001:002, Kahului, Island of Maui. Clayton Yoshida.

Mr. Yoshida: Thank you Mr. Chair, members of the Board. The Planning Director, Jeffrey Hunt, upon seeing the building plans for the new roof, asked that this matter be reviewed and commented on by this Board.

The Maui Arts & Cultural Center is located in the Maui Central Park District. It has been open to the public since 1994. I believe Art Vento from the Arts & Cultural Center, General Manager, is here to make a presentation.

Mr. Callinicos: Thank you.

Mr. Art Vento: Thank you Clayton. Mr. newly elected Chairman and Mr. newly re-elected Vice-Chairman, and members of the committee. The Arts & Cultural Center was opened in 1994, culminating –

Mr. Callinicos: Excuse me, you need to state your name for the record.

Mr. Vento: Art Vento, General Manager and Vice-President of the Arts & Cultural Center.

Mr. Callinicos: Thank you.

Mr. Vento: In 1994, the Arts & Cultural Center opened as a 30-year culmination of a dream of many Maui citizens including Pundy Yokouchi our driving force of the Arts & Cultural Center. At the time we opened our doors in 1994, we had a master plan. We were able to complete out the bigger picture, the 1,200 seat Castle Theater, the 250-seat McCoy Theater, the 4,100 square foot Schaefer International Gallery, and the portions of the 5,000 capacity outdoor Alexander & Baldwin Amphitheater, as well as the Pa Hula Dance Studio, classrooms, meeting rooms, and of course parking.

At the time of the construction, despite of all of the efforts of the board and Pundy, funds were not completely available to do all of the buildings that we'd like to. Projects like this around the country and including the one here on Maui are a life long dream and they take a long time to get out of the ground, and a lot of times, the funds aren't there to complete everything that you would like to. This is exactly the case in this scenario. We needed to defer some of the buildings and some of items until fund-raising could happen. And in this case, this portion that we're talking about will substantially complete our master plan. And now in 2008, although we started this in 1994, we're hopeful it will bring a substantial completion of many of the visions of the original plans. Now the ones you'll see today that will be in front of you specifically deals with a lot of the items that, although part of the original dreams, we've been actually doing since 1994, which includes food service and

shows in the outdoor amphitheater, utilizing temporary food service locations and temporary tents in order to provide cover over the outdoor stage so that large shows can come in and perform for the people of Maui. And events can happen out there and meet the technical requirements of the events.

Now, we realize that these are two very important parts of the business of the Arts & Cultural Center and the enjoyment of the community. And as we continue to move forward, completion of these two elements will not only increase the viability of the Arts & Cultural Center as a business of which as a non-profit we do need to go and seek over 60% of our budget every year from non-revenue sources in order to – like any arts and cultural center to balance the budget and these are two areas that are very helpful in terms of making great strides in terms of achieving the earned revenue side of the Arts & Cultural Center.

The Arts & Cultural Center in the scheme of the rest of the world of the arts and cultural centers, the fact that we can earn the amount of earned revenue that we do, puts us in the upper percentile of the arts and cultural centers that actually are able to continue to exist through both public, private and earned revenue that we make. So we're doing great. We're in the 90 percentile in terms of how we operate the business of the arts and cultural center.

When it became time to go ahead and make the long term dreams a reality, we turned to John Hara who is the original architect of the Arts & Cultural Center. And John as you know from your material is a fellow in the American Institute of Architects. And John took the original plans and developed some further to come up with what you see today. In doing so, what John needed to take into account, both the rigging requirements of shows, the acoustics, the stringent technical demands of what it takes to do a show, the height requirements that it needs in order to be able to lift lights and be at adequate heights above touring acts – and John has taken several years and we've produced the documents for this project that John will bring you through. In the process of actually doing this project, we were actually pretty honored because as John was completing the plans, the Governor announced that John had received the Governor's award as the distinguished achievement in culture and arts from the State Foundation, which is actually the highest honor that can be bestowed upon any citizen or architect for lifetime contribution. So, we're excited that John has chose to complete Pundy's vision at the Arts & Culture Center, and John will take us through the plans as they are. Thanks.

Mr. Callinicos: Thank you Art.

Mr. John Hara: Good morning. My name is John Hara. I'm very pleased to be here to make this presentation. My involvement with Center begin in 1984. I was a little younger and with black hair. It went through many trials and tribulations as some of you my know, and finally we're here, with one of the last projects. Well not the last project for the Center,

but a very important part – a very important project it does honor Pundy Yokouchi.

The scheme basically is a concert pavilion for the many touring groups that come to Maui. Together with this, there's a renovation of the Founder Courtyard which in many ways in a very pleasant space now, but I think it will be the best improved, made weather proof sort of speak. Also, with regards to additional functions allowing this center to expand its activities.

The components of the Yokouchi Family pavilion on left, the garden in the center, and the gathering hall on the right which is a space which can be used before or after and during functions in the Main Castle Theater. The architecture is such that light is a very important part of the composition and it begins with the sky light roof for the pavilion and the sky light roof over the garden and controlled natural lighting in the gathering space. The intent is still relate to the family of forms in the first increment of the center. The slopes of the roofs are the same particularly in the pavilion, and to still reinforce the concept that this is a center.

The program requirements for the pavilion generates a height of appropriately 20 feet to the bottom. There are incredible technical demands with cat walk all the way around on four sides of the scenario lighting, et cetera, et cetera. It's a very complicated kind of structure. We have the best consultants in the country working on these things – Shudocks of New York City, Fisher Ranch Stone also out of New York City and Jeffrey Holden Acoustics out of Connecticut. Again, the space demands of the pavilion were generated by the program requirements from these various groups.

This is the photo of the existing pavilion which began as a temporary pavilion. And it has been temporary for approximately eight years or nine years – 14 – all right. And Pundy felt the need to improve upon this since the Center is experiencing an incredible amount of growth. It was a temporary pavilion and I think it looks like a temporary pavilion. This was the original Founder's Courtyard which is very, very pleasant during the day – very pleasant during the intermission activities and et cetera, but not very pleasant when it rains and the wind blows. So one of our thoughts and part of what we tried to do was to make all of these things work in a way which is more functional, more appropriate for the center.

The idea of the glass roof for the pavilion is not only to introduce light in a very large space – during the day it's approximately 60 feet by 60 feet – but to glow at night. And the intention is not to – it maybe overstated in this rendering, but the intention is to have a very soft, quiet glow when there are activities in the pavilion. And again, the rendering is overstated but it shows you the nature of the kind of equipment which is required for the shows. And we'll be happy to answer any questions.

Mr. Callinicos: Thank you Mr. Hara. I just want to remind Board Members that we are not

looking to approve this project or disapprove it. This project is before us for comments and comments only. So with that in mind, I'll open it up right now for questions and/or comments, and we'll start with Linda.

Ms. Berry: Excuse me are we discussing the roof over the gathering place as well as the pavilion? I'm not clear from the section how that works. Can you go back to that?

Mr. Hara: Sure. The form of the roof for the gathering hall echos the form of the glass roof over the courtyard. The difference is being the amount of natural lighting introduced into the gallery hall is much less because of the fact that in Hawaii sky light spaces can be very uncomfortable. So what we have done in the gathering hall is to control the amount of natural lighting which is introduced into the space still making people aware of the presence of natural light. So it's a naturally lite space.

Ms. Berry: So the larger triangle is the roof and shapes below are something to mediate the light?

Mr. Hara: Right. The sky light – that's the sky light there. . . (inaudible) . . .

Mr. Callinicos: If you're going to move away from the microphone, to take the portable microphone if it's there. It's in front of you. Thank you.

Ms. Berry: Is there an elevation that shows that roof?

Mr. Hara: There's a section I think –

Mr. Vento: There's a plan where you can see –

Mr. Callinicos: Art that's working I believe.

Mr. Hara: It's not really visible in elevation.

Ms. Berry: Okay. I would like to comment that I think the glass pavilion over the stage is a beautiful interpretation of traditional form in modern materials and very appropriate.

Mr. Hara: Thank you.

Ms. Berry: Thank you.

Mr. Callinicos: Thank you Linda. Gary?

Mr. Brauner: It kind of reminds me of the Louvre. I have two feelings about the roof. One

is with the proximity of the Center to the ocean and the prevailing winds, that glass is going to be dirty all the time because I live right here and that's one of the problems that we encounter. I think you need to consider that you're going to have to clean it quite a bit.

Mr. Hara: We're looking and have found various coatings which protects the glass from keeping salt particularly on the surface. And theoretically when it rains, because of this coating, the rain will wash the salt off, theoretically – we're still working on that – but we are aware of that problem.

Mr. Brauner: And the other thing is that I would not like to be in there on a Sunday afternoon in the summer – glass also does something to heat.

Mr. Hara: That too we have considered it, and we are going to a translucent thermally controlled glass. Sky lights in Hawaii have a notorious disadvantage of heating tremendously and we are aware of that.

Mr. Brauner: That's it.

Mr. Hara: It's a good comment.

Mr. Callinicos: Anthony?

Mr. Riecke-Gonzales: I'd like to go back to the scope of the work a little bit. So you're actually adding a second floor on the existing kitchen and bathroom facilities. Is that correct?

Mr. Hara: That's correct.

Mr. Riecke-Gonzales: But you see that actually from the roadway, Lower Main, which travels past this facility don't you, but you don't have an elevation that shows what that looks like?

Mr. Hara: We do –

Mr. Riecke-Gonzales: You know, actual surface area?

Mr. Hara: It's not in the presentation.

Mr. Riecke-Gonzales: I see. I'd love to see what that looks like.

Mr. Vento: We can bring one up on the slide.

Mr. Riecke-Gonzales: I think that would be helpful. And then a question on the glass – it looks like in the rendering, this isn't really clear glass, this is more as you mentioned translucent?

Mr. Hara: Yes, that's correct.

Mr. Riecke-Gonzales: So it's more like a call-wall type material?

Mr. Hara: No, it's glass – laminated glass.

Mr. Riecke-Gonzales: okay, but when you look at it, it's not clear, it has kind of a whitish hue to it?

Mr. Hara: Yes. Yes.

Mr. Riecke-Gonzales: We did have a recent ordinance passed for light, and I think of one of the provisions of that ordinance is you're not allowed to have any light going up. I think you'll need to look at that when you go through the permitting process on this depending on how much it glows. It may not meet that ordinance.

Mr. Hara: Right. Is this a fairly recently passed ordinance?

Mr. Riecke-Gonzales: I think within the last six to nine months or so.

Mr. Hara: Okay, we are aware of the lighting ordinances in the Big Island.

Mr. Riecke-Gonzales: This is similar to that, so if it would meet the Big Island, I would suspect that it would meet Maui's.

Mr. Hara: Right, and we have the same lighting designers who are working on both islands for us, so they're aware of these kinds of restrictions.

Mr. Riecke-Gonzales: Okay. I think those were the only comments that I have.

Mr. Hara: The elevation of the gathering space is in the center there.

Mr. Riecke-Gonzales: What are the materials that would be on that space that we're looking at?

Mr. Hara: It's copper roof.

Mr. Riecke-Gonzales: Okay, and are those windows that we're looking at on the second

level?

Mr. Hara: That's correct.

Mr. Riecke-Gonzales: Okay. And then the wall below is already existing.

Mr. Hara: Right.

Mr. Riecke-Gonzales: What is the horizontal line that goes through the windows?

Mr. Hara: It's a sun shade.

Mr. Riecke-Gonzales: Okay. It's like a metal screen material?

Mr. Hara: No, it's concrete right now, but that's subject to change.

Mr. Riecke-Gonzales: I see. And all the colors would match the adjacent buildings that already exists?

Mr. Hara: That's correct. That's correct.

Mr. Riecke-Gonzales: And then it looks like you're putting some kind of sky bridge or connection?

Mr. Hara: No.

Mr. Riecke-Gonzales: I did have one other question. In covering up the existing courtyard, it looked like you were keeping the trees.

Mr. Hara: We're going replant the trees.

Mr. Riecke-Gonzales: Replanting them outside the courtyard?

Mr. Hara: No within the courtyard. We have to remove the trees for construction and put it back in.

Mr. Riecke-Gonzales: I see.

Mr. Hara: That's an important part of the existing courtyard right now.

Mr. Riecke-Gonzales: Yeah, it is.

Mr. Hara: It's a desire to keep the feeling of the landscaping in tack. To go back to your previous question, the two linkages on either side are some what recessed.

Mr. Riecke-Gonzales: Okay.

Mr. Hara: On one side is a stair and the connection into the main theater. The other side is a service connection to the downstairs, to the second level of the gathering space.

Mr. Riecke-Gonzales: And then the post it says on the drawings there, stone up to about 12 feet or so and then it's cement plaster above that?

Mr. Hara: That's correct. And the reason for that is in order to prevent damage when sets are moved and out of the pavilion. We wanted something fairly durable. It's a steel structure for other reasons. In other words, to have spaces within the columns to run conduits, pipes, et cetera. And to protect these spaces, we selected the granite.

Mr. Riecke-Gonzales: The colors, though, match the colors of the adjacent building?

Mr. Hara: Yes they will. And the intent here, particularly with regards to the copper roof is to depart from the gray tile roof. Of course the scale of the building is much smaller. Therefore tile would probably not be appropriate.

Mr. Riecke-Gonzales: All right. Those are only the comments and questions I have.

Mr. Callinicos: Thank you Anthony. Susan, any comments or questions?

Ms. Liscombe: One question I would have on the kitchen area, the new kitchen area – you're actually increasing the footprint of the building towards the back driveway?

Mr. Hara: Yes.

Ms. Liscombe: Because it almost looks like you're actually entering through the driveway so you planning to change that?

Mr. Hara: No. We are – that line there to right is the existing driveway.

Ms. Liscombe: Okay. Thank you.

Mr. Callinicos: No other questions Susan?

Ms. Liscombe: No.

Mr. Callinicos: Thank you. Eric?

Mr. Nakagawa: No.

Mr. Callinicos: No questions or comments. I just have one question Mr. Hara and that is in the Yokouchi Family pavilion, do you have a catwalk all the way around?

Mr. Hara: Yes we do.

Mr. Callinicos: I don't see how you get up to that cat walk. Could you just enlighten me?

Mr. Hara: We have a ladder that folds down.

Mr. Callinicos: Okay.

Mr. Hara: And the catwalk is indicated on the left and the right side.

Mr. Callinicos: I was just curious because it's virtually an open pavilion.

Mr. Hara: Right. It was a challenge, and we even thought of putting a stairway and column, but then the size of that became very large.

Mr. Callinicos: Okay, thank you. Are there no other comments or questions from Board Members? Well seeing we're not going to be proposing a motion or taking any vote on this –

Mr. Michael Hopper: In order to make even comments, there's no comments by individuals, it's actually comments of the Board, so you would have to vote to approve comments as the comments of the Board.

Mr. Callinicos: Okay, that's new. We haven't had that before. We need to have a motion to approve the comments and the questions of the Board. Would someone like to make that motion?

Ms. Berry: I move that we approve the comments and questions previously stated.

Mr. Callinicos: Thank you. Do we have a seconder?

Mr. Brauner: I'll second.

Mr. Callinicos: Thank you Gary. We have a motion and a second. All those in favor say aye.

Board Members: "Aye."

Mr. Callinicos: Any nos? Motion is approved. Thank you.

Mr. Hara: Thank you very much.

**It was moved by Ms. Linda Berry, seconded by Mr. Gary Brauner, then
unanimously**

**VOTED: To approve the comments and questions provided by the
Board Members for said project.**

D. DIRECTOR'S REPORT

Mr. Callinicos: In moving on, we have the next item on the agenda is the Director's Report. Clayton?

Mr. Yoshida: Yes, Mr. Chairman, members of the Board. Our next meeting is scheduled for May 20th. At this point we don't have any firm items to bring forward.

E. NEXT MEETING DATE: MAY 20, 2008

F. ADJOURNMENT

Mr. Callinicos: Thank you. Any other questions? Seeing none, we are going to adjourn this meeting.

There being no further business brought forward to the Board, the UDRB meeting was adjourned at approximately 9:55 a.m.

Respectfully transmitted by,

LEILANI A. RAMORAN
Secretary to Boards and Commissions I

RECORD OF ATTENDANCE:

PRESENT:

Demetrios Callinicos, Chair
Anthony Riecke-Gonzales, Vice-Chair
Eric Nakagawa
Susan Liscombe
Gary Brauner
Linda Berry, AIA, Alternate Member

EXCUSED:

Hunton Conrad
Russ Riley

OTHER:

Clayton I. Yoshida, AICP, Planning Program Administrator
Robyn L. Loudermilk, Staff Planner
Michael Hopper, Deputy, Department of Corporation Counsel