

**URBAN DESIGN REVIEW BOARD  
REGULAR MEETING  
OCTOBER 7, 2008**

*Approved 10-21-08*

**A. CALL TO ORDER**

The regular meeting of the Urban Design Review Board (Board) was called to order by Chair Demetrios Callinicos, at approximately 9:00 a.m., Tuesday, October 7, 2008, in the Planning Department Conference Room, First Floor, Kalana Pakui Building, 250 South High Street, Wailuku, Island of Maui.

Mr. Demetrios Callinicos: I also will go ahead and call this meeting to order. Let me ask a question of Leilani. I see that Item B is administrative approval of the September 16<sup>th</sup> meeting minutes. A couple of meetings back we had a discussion and somebody raised the point that they wanted that to be at the end of the agenda.

**B. ADMINISTRATIVE APPROVAL OF THE SEPTEMBER 16, 2008 MEETING MINUTES.**

Ms. Leilani Ramoran: . . .(Inaudible) . . .

Mr. Callinicos: Well if you look at the instructions for these meetings, it actually is at the beginning, and not at the end. That for a full vote and motion and all the rest of that. I'm not sure. Can I ask – Anthony, you were the one I think that wanted at the end.

Mr. Anthony Riecke-Gonzales: Yeah, all I wanted was to make sure it got on the agenda because apparently we had been administratively approving them without it being on the agenda. And it was raised at one of the meetings that really wasn't the proper way to do it under the sunshine law. So I don't really have a problem whether it's at the beginning or the end. It probably makes sense to have it at the beginning because we could get it out of the way, right away, and then we don't have any members that might have to had to leave early, and so we usually have quorum.

Mr. Callinicos: I was not aware that we had any instances when this did not appear on the agenda.

Mr. Riecke-Gonzales: There was. In fact it came up on a time where they were giving us actually a review of the sunshine law and talking about agendized items. And it was noted, well, we always administratively approved the minutes, but it's not actually listed on the agenda. So that's when I brought it up that it should be listed.

Mr. Callinicos: Well I'm going to suggest that as it's in the format, suggest it for these meetings, that it is at the beginning, and we keep it in the beginning.

Mr. Riecke-Gonzales: I think that's fine.

Mr. Callinicos: Everybody has a chance to review the minutes of the last meeting? Are there any comments or changes or corrections? Seeing none, we'll have it approved administratively then. Thank you.

***The minutes of the September 16, 2008 meeting was approved administratively***

### **C. COMMUNICATIONS**

- 1. MR. LAWRENCE LASUA, President of the MOLOKAI COMMUNITY FEDERAL CREDIT UNION requesting a Special Management Area Use Permit for the 4,000 square foot addition to the bank building, the demolition of the shed roof and a small building used for records storage on the west side of the bank building and related improvements at 135 Puali Place, TMK: 5-3-002: 006 and 012 (por.), Kaunakakai, Island of Molokai. (SMX 2008/0039) (CTB 2008/0003) (SM1 2008/0019) (N. McPherson)**

**The Board may take action on the project design and matters within their purview.**

Mr. Call: Okay, we'll go in to Item C now, communications. We have only one today. Mr. Lawrence Lasua, President of the Moloka'i Community Federal Credit Union, is requesting an SMA Use Permit for the 4,000 square foot addition to the bank building, the demolition of the shed roof and a small building used for records storage on the west of the bank building and related improvements at 135 Puali Place, TMK: 5-3-002:006 and 012 por., Kaunakakai, Island of Moloka'i, and Nancy McPherson will you introduce the applicant please on behalf of the Planning Department?

Ms. Nancy McPherson: Good morning. My name is Nancy McPherson. I'm the staff planner for Moloka'i. I work for the Current Division of the Planning Department, County of Maui. This project is to be an SMA Use Permit, and so we are asking you, respectfully, for your comments for design review because it also in the Business Country-Town County Zoning in Kaunakakai. It's a 4,000 square foot addition to the existing Moloka'i Community Federal Credit Union building with remodeling to make it to a total 5,292 square feet. There will be a removal of 13 space parking lot which is on the street side of the building. And parking will be created in the back. The lot is 25,311 square feet in area. The State Land Use is urban. The Moloka'i Community Plan is B-Business Commercial, and I've said before, the County Zoning is Country-Town Business. So then it is subject to the design guidelines for the Country-Town for Kaunakakai. And I did give a copy of those guidelines to the architect, Art Parr, so he is aware of those guidelines. And with that, if you don't have any questions of the Planning Department, I'd like to introduce – Art, are you going

first? – Art Parr is the architect who's working on the project. And he and I have been working on the SMA Use Permit application also.

Mr. Callinicos: Does anyone have questions at this time? Thank you Nancy.

Mr. Art Parr: My name is Art Parr, and with me this morning, I've got Lawrence Lasua who is President/CEO of the credit union in Kaunakakai; Donald Pactol who is a member of the Board of Directors and also the Chairman of the Building Committee. And what I want to do is to talk about the site, and at the same time, review some of the photographs that we have in the handout.

The project is made a little bit more complex by the fact that we have to remain operational throughout the construction period. And we have a way of doing that, although, it may alienate some of the members of the credit union. This is the existing site. 13 or 14 parking spaces in front on the south side of the property with ingress and egress off of Ala Malama Street. And the property also fronts on Puali Place. And page #5 of the handout is the front of the building on a Sunday afternoon when there's no activity. And you can see the storage shed on the left, the dumpster and the lean to roof on the left also which is the west side by the way. And that lean to roof is used to park one car, maybe for the employee of the month, maybe.

And page #6 is a photograph of pretty much the same shot as page #5 except it's in the afternoon on a Friday. And that's probably their busiest day or busiest part of the day, and people are kind of cued up on Ala Malama Street waiting to get in and do business and get back out.

The building was built in 1973, and it needs a lot of rehab, and of course they need more space. Photograph #7 is the north and west sides of the building. Looking in this direction, again you see the metal storage building, the lean to roof, and on the back of the building, north side, there are two air handler units with some exposed duct work on the outside of the building.

Page #8 is the existing adjacent neighbor here on the west side. Up until a couple of months ago it was Stanley's Coffee Shop, and now the property is owned by Saint Sophia's or Blessed Damien. I'm not sure what the name is right now. Can you tell me? It's Blessed Damien Catholic Parish, and they have recently acquired the property. And then the church itself is just to the west of this building.

And page #9 is a view of the front of Stanley's or Blessed Damien. And then the new church is going to be built directly to the left or the west of the building that is labeled there as Stanley's. And I believe Territorial Architects had a project in here recently and correct me if I'm wrong. No? Anyway, they have a new project. They're building a new church, and the existing, or the Stanley's structure will be used for housing or possibly – there is

a kitchen in it, so it may be used for some sort of food service activity.

Page #10 shows the existing building that is directly to the east. A two-story, wood framed, T-11 siding, painted. Page #11 shows this area back here. Existing 13,000 square feet that will be used for future parking. Page #12 is this area directly across the street. It's the Veteran's Memorial Park. The street on the left and the street on the right as you're looking at the photograph, both of those are Ala Malama. And if you go a little bit farther east, they connect up together.

The credit union and the Catholic Church are going together to develop this parking lot. And I talked with Territorial Architects yesterday and their parking requirement is 52 and the credit union's parking requirement is 18. And in addition to the 13 or 14 parking spaces in front, there are a couple of parking spaces off site on the street. So the building fronts on Ala Malama, and also on Puali Place.

One thing I would like to point out is this is the proposed site plan. And the Blessed Damien Catholic Church property on the west, and the existing wood framed building on the east – both of those properties are built right on the sidewalk. And our project, all of our expansion, is going to occur to the south or the front and to the west, or the left side. And along this property line, we'll still have an 18-foot setback. And on along this building line, we'll have a 37-foot setback. So we'd be setback substantially behind the front of the two adjacent properties.

The shaded areas is all the 4,000 square feet of expansion. The unshaded area with the x in it, that's the existing building. And we have 34 parking spaces. The catholic church then will have 17 parking spaces, which by the way satisfies their total parking requirement. And we have an on-site drainage system for collecting sheet flow. We have a new, a relatively new, storm drainage system in Kaunakakai, but it isn't designed to handle any parking lot or sheet flow from adjacent properties. So we have an on-site system for collecting rain water/sheet flow. Now, we have – the same civil engineer is helping the credit union and the catholic church with the design of all of the civil systems for the project. So right now, there's a gentle slope from east to west, and there's probably a low spot over in here someplace. And we're going to do some fill on this end, and probably a little bit of cut over here so that we'll have a low spot in this area. These are two existing cess pools that will be filled in, and there may have been three cess pools back there – we're not exactly sure. They will be filled in and of course paved over.

These parallel dashed lines represent a legal access that the catholic church has to Puali Place to their portion of the parking lot. The new project include sort of a plaza area out on the south side of the building. We've got benches, bike rack, trash containers, tree, tree, tree, and then there's some trees and planting over on the west side. We have a landscape plan in here also.

In this area, on the north side of the building, we had those two air handlers with exterior duct work. Now we have a screen wall to conceal three new condensing units that will be outside. They're about 30-inches high or something like that, so they will be completely screened from view.

Off of Puali Place we'll have ingress and egress. And on to Ala Malama Street we'll have egress. So we have the capability here of driving down here and dropping off somebody who might be physically challenged. You can drop them off at this point, and they can enter the building here or over here. There will be some sort of a learning curve at least for members of the credit union to have to park back here and walk to get to the entrance of the building. Right now, as I said everybody parks right in front. If you can't find a place to park, you kind out wait, cue up out here on the street until they can get into the parking lot.

And this is our landscape plan. There's two people in my firm. I'm one of them, and my wife is the landscape architect, and she's the other. And in this plaza area, we have four trees, autograph trees, two Hala trees and then some ground covers over here. We're suggesting to the owner that this area be something like rock mulch. We have a barrier here so that there can be no foot traffic on this side of the building, and there's an existing chain linked fence over here. With the previous owner, we were going to replace this chain linked fence and then plant some climbing vine material, plant material, to conceal the fence. And with a new owner, we're a little bit uncertain, you know, what we'll do on this side of the building. Two Hala trees and a series of autograph and Hala trees and a couple of monkey pod trees out here. There are chain linked fences on those two sides of this property, and there's a chain linked fence all the way down this side of the property. Our plan now is to replace those and put some plant material that will conceal the chain link. You can see from the photograph that we looked at previously that this area is overgrown with trees and shrubs. It's completely undeveloped. This is the irrigation plan. We have no lawn area, and so we have drip irrigation to all of the proposed planting areas.

Now for the floor plan of the building, we need to look at page #17 of the handout. And outside of interior partitions and that sort of things, it shows in a little bit more the plaza area on the south side of the building. We have on the east side, excuse me, the west side or the left side of the front elevation, we have like a three-foot overhang. And then at the entrance of the building, the entrance is indented and then we have another three-foot overhang so there's probably 10-feet of covered space at the entrance to the building.

This is the north elevation. This line is the line of the existing building. So the existing roof would be something like this – something like that. This is the screen wall to conceal the three condensing units that would be located on the ground. This is a cross section of the building showing parapet walls. We need – on the west side of the building, we're less than 20-feet from the property line so we need a one hour assembly on this wall which means we need to have a parapet wall and we need 30-inches clear between the top of the wall

and any combustible material. So we have a parapet wall on both sides, on both the east and the west sides of the building.

This is the south elevation, in front of the building, facing Ala Malama Street. This is the east elevation. We have a driveway, an egress driveway, on this side of the building. And this is the west elevation of the building. Our business identification sign, shown there, occurs on this wall. And it is 42-feet from the face of the sign out to the property line.

Now the handouts shows some colors that were selected quite awhile ago, and this is a little bit different looking. The colors here are a little bit different, and this is generally what we're talking about. This color, whatever that is, will be – the exterior of the building is going to be cement plaster and this is a knock down dash finish. I thought I would be able to bring a sample of that with me, but it didn't turn out that way. Anyway, this is the texture of the plaster. This is the color. This is the color of metal doors and metal door frames. Here's one of them right and the other one is over here. And we have metal roof over this area, and also on this little eyebrow roof sort of a walkway along this side of the building to get into the entrance. That would be this color for the metal roof. Aluminum store front, which are these openings, will be a product like that. This is dark bronze by the way. Some of these things are still up for grabs. And the existing roof is a composition shingles so we're going to stay with that, and the only metal roof will be over here and over here. And the rest of the building will have composition shingles.

As I said before, this sign is 42-feet from the property line. These letters are eight-inches high with six-inches in between. And I think the total area of the sign has to be 16-feet or less, 16-square foot or less. We have the street number which will be located on the east side, on the front of the building. And the rest of the signs are no-parking, handicap parking, handicap parking, and we have two two-faced pole mounted signs, one at each end of the egress drive on the east side of the building. Are there any questions?  
Comments?

Mr. Callinicos: Mr. Parr, is anybody else is going to testify on this project? Either of these two gentlemen?

Mr. Parr: No.

Mr. Callinicos: That completes your presentation?

Mr. Parr: Yes. That completes our presentation.

Mr. Callinicos: Thank you. Well I'm going to open it up for questions from Board Members. We'll start with you Linda.

Ms. Linda Berry: What are you doing to shade the walk from the parking lot to the entries?

Mr. Parr: Say that again.

Ms. Berry: What are you doing to shade the walk from the parking lot to the entries?

Mr. Parr: We have – this canopy projects out from the wall, six feet. So from the place where they park the car to the canopy, they're one their own. And once they get under this canopy, they'll have some protection. This is the east entrance to the building and then there's the main south entrance coming from this direction.

Ms. Berry: In the parking lot itself, it looks like you have a lot of trees to the north side where there is already a lot of vegetation, what was your thought about leaving the south side of the parking lot empty?

Mr. Parr: There's a giant mango tree right here which we intend to demolish. Existing, there's another big mango tree over here. I guess we don't know what's going to happen over here in the future. This is a narrow lot, probably, less than 80-feet, something like that; and then there's another 80-feet on the other side of that. And they're separate properties. This whole stretch along here is one property. We're just trying to comply with what's required for parking lot trees.

Ms. Berry: I'm just curious why it's loaded more to the north rather than to the south where more people will be walking.

Mr. Parr: Let me think of a reason.

Ms. Berry: Okay, thank you.

Mr. Callinicos: Thank you. Hunton?

Mr. Hunton Conrad: I don't have any questions. Thank you.

Mr. Callinicos: Russ?

Mr. Russ Riley: No questions at this time. Thank you.

Mr. Callinicos: Anthony.

Mr. Riecke-Gonzales: I have several questions on your exhibit #10, the building on the corner looks like a two-story building with people gathered out in front. What is the use of that building?

Mr. Parr: What?

Mr. Riecke-Gonzales: What's the use of that building? Is it an apartment complex?

Mr. Parr: On the ground floor there's two small restaurants, and they're on the extreme east end of the building. I guess, the west of those two spaces is kind of a gathering space for the veterans, Caring for Veterans Organization. And currently the rest of the building and the ground floor is vacant. And I believe there are some apartments on the upper level. You see some air-conditions.

Mr. Riecke-Gonzales: And then it also looks like in the photograph there's like a little green building in the back and a couple of sheds, are those also used as dwellings?

Mr. Lawrence Lasua: . . . (Inaudible. Did not speak directly into a microphone.) . . .

Mr. Riecke-Gonzales: You'll have to state your name and use the microphone.

Mr. Lasua: My name is Lawrence Lasua. They were currently used by Legal Aid. Now it's empty. Legal Aid moved out. So whoever owns this property, and I think Naomi Brath owns it. There's no one in the back currently.

Mr. Riecke-Gonzales: I see. But the second level that we see on the photograph those are apartments?

Mr. Lasua: The top level you're talking about?

Mr. Riecke-Gonzales: Yes.

Mr. Lasua: The top level are offices.

Mr. Riecke-Gonzales: They're all offices.

Mr. Lasua: The whole building was built in the 1950's or early 1960's, but it was an apartment dwelling for single men. Right now the top is being used for office by different organizations.

Mr. Riecke-Gonzales: So there's no one living on the property at this point?

Mr. Lasua: No. No.

Mr. Riecke-Gonzales: Thank you. And then I noticed on the landscape plans a couple of things. One is you have autograph trees. I believe Maui County now has those listed as invasive species. So when you go through the permit process, they're probably not going to allow you to use those. What would you use in there instead?



Mr. Parr: I don't know.

Mr. Riecke-Gonzales: Okay. And then again along that – I guess it's the east boundary where the one-way drive is – and by the way, on our exhibits it actually has conflicting arrows. In one area, it's an ingress and the other it's an egress.

Mr. Parr: I know. It is egress.

Mr. Riecke-Gonzales: Egress. Okay. But along that boundary line, it looks like it's noted that there's Jasmin multi-form or Star Jasmin.

Mr. Parr: Yes.

Mr. Riecke-Gonzales: How high does that grow?

Mr. Parr: Well I think it's a climbing.

Mr. Riecke-Gonzales: I see. So this is a vine.

Mr. Parr: So it will basically climb to the top of the chain linked fence which is a six-foot fence.

Mr. Riecke-Gonzales: And you are irrigating that?

Mr. Parr: Yes.

Mr. Riecke-Gonzales: Staying on your planting plan, I have the same comment or concern that Linda has, that you only have two autograph trees which are small lollipop trees as the entrance to the egress drive thru, but not else shading on that side. And I suspect part of it is the north east trade winds are going to blow all the leaves of any large shade tree that you have on that side onto your roof. But I think it would be a much nicer area and meet the intent of the Maui County Code if you had some large shades trees on those handicap parking stalls and the other six parking stalls over on that side.

Mr. Lasua: On the north side of the property, there's Evergreen trees that's probably about 40-feet high right now.

Mr. Riecke-Gonzales: I see.

Mr. Lasua: And during the afternoon period that section is blocked from the sun – on the back. So actually the back of the parking lot is mainly covered which shade at a certain time of day.

Mr. Riecke-Gonzales: Right. But does that shade extend all the way to where the new handicap stalls are?

Mr. Lasua: Yeah. It's going to be over to that far. That's how tall the trees are. But the sun will be this side then.

Mr. Riecke-Gonzales: Right.

Mr. Lasua: The only time you'll see the sun is when it's straight up and down to the building. But when it gets over to the west, then there's another tree over there.

Mr. Riecke-Gonzales: Right now the north arrow would say that the sun, especially like this time of the year, is actually coming from the building side towards the parking. It's coming from the south side. So the existing trees that you have on the north side of the parking lot would not be casting shade on the parking lot. They may in the very early morning hours and the very late afternoon when you have a little east and west sun, but during the majority of the day, the sun is going to be coming from the south.

Mr. Parr: We have the option here of putting . . . *(mechanical difficulties with the recording system)* . . . putting some more little planter islands in here or narrowing up the sidewalks and putting some trees along here. And I think –

Mr. Riecke-Gonzales: I think you have lots of planting possibilities. You have that L-shaped planter by the air-conditioning surround that if you put a good size shade tree like a Rainbow Shower tree or something. It doesn't have a lot of litter. It doesn't get huge, but it certainly gets bigger than the autograph trees. And then replacing the two autograph trees say with Rainbow Shower type trees that get to be about four times the size of an autograph tree. You know, that would probably satisfy the concern that we have.

I do have some additional questions. The overall height of the building – I didn't see that noted on any of the exhibits that you have.

Mr. Parr: It's 25 feet.

Mr. Riecke-Gonzales: To the peak?

Mr. Parr: Yes.

Mr. Riecke-Gonzales: Okay. And then looking at your elevations, could you put that A-5 up on the board? Up on, actually, the easel? Yes. I like your front elevation there, but it's deceiving. It looks like this is more of a flattish facade which is what we would expect in like a Country-Town Business District. But if you look at the side elevation that upper portion of your facade is actually back about 20-feet or so.

Mr. Parr: Yes.

Mr. Riecke-Gonzales: Is there any technical reason that that couldn't be pulled forward and actually become a little larger and that sloped roof either gets steeper or becomes smaller so that when you're standing on the street you actually see what you're showing there in your two-dimensional elevation? That faces Ala Malama Street I believe.

Mr. Parr: Yes. This portion of the roof is over the conference room and the entrance over here. And on the north side of those spaces, we've got a good straight barring wall which is this wall. And structurally, it works real well for us.

Mr. Riecke-Gonzales: But is there any reason you couldn't pull that high facade forward? I mean, you can always have just an attic space up inside.

Mr. Parr: I think there's a cost element attached to that which structurally, there's –

Mr. Riecke-Gonzales: That's at the conference room wall right now?

Mr. Parr: Yes.

Mr. Riecke-Gonzales: Okay. And then glass – what type of glass are you proposing in the bronze frames? Is this clear glass? It is bronze glass?

Mr. Parr: No, clear glass.

Mr. Riecke-Gonzales: And it's a low-e, double insulated glass?

Mr. Parr: Yes.

Mr. Riecke-Gonzales: All right, and there were several conflicting exhibits on the roof. There's like a gray asphalt in our packet, and then it was kind of brown asphalt up there.

Mr. Parr: Yeah. We've changed that to what we're showing today.

Mr. Riecke-Gonzales: Okay. So it's the brown.

Mr. Parr: Yeah. We have to replace all of the existing composition shingles, so we're going with the brown toned material. That's proposal now.

Mr. Riecke-Gonzales: And the metal roofing, though, that's the kind of orangish color?

Mr. Parr: Yes.

Mr. Riecke-Gonzales: How close do those two colors come together? You don't have an actual sample of the two materials by any chance right now do you?

Mr. Parr: No. The copper penny is the actual sample of the metal roof.

Mr. Riecke-Gonzales: I see. It's sort of a copper color.

Mr. Parr: I do not have the sample of the composition shingles.

Mr. Riecke-Gonzales: And then is that roofing like a standing seam or is it a corrugated?

Mr. Parr: Standing seam.

Mr. Riecke-Gonzales: Oh, it is a standing seam. Okay. All right, those are the only questions I have. Thank you.

Mr. Lasua: . . . (Inaudible. Didn't speak directly into the microphone) . . .

Mr. Riecke-Gonzales: If you could speak into the microphone.

Mr. Lasua: What was the plant that you mentioned?

Mr. Riecke-Gonzales: There's several different species of shower trees that are commonly used, at least here on Maui, as street trees. I don't know, maybe, Russ could speak to that.

Mr. Lasua: No. You said it was an invasive species.

Mr. Riecke-Gonzales: The autograph tree, I believe, is on the Maui County's list of –

Mr. Conrad: . . . (Inaudible. Didn't speak directly into the microphone) . . .

Mr. Riecke-Gonzales: It's the State – actually? Thank you Hunton. Because I've had on several of my project. It use to be a very common tree that we would put in the parking lots because they don't grow very large and they don't drop a lot of litter. And lately we've been tagged and asked to change those.

Mr. Parr: I'm familiar with the shower trees. There are quite a few of them over at Moloka`i Drive-In parking lot.

Mr. Lasua: And also on the planting, I know you guys expect a lot of the trees around. From previous experience that we had when we were robbed in 1991, the front part of the building where it's next to the street, we had trees over there, but the building was set back which is previously the way it is now. And due to our insurance company, they

recommended that when we do additional building that we move it to the front so that there's more visible for the police to see what's going on around the building, as far on the side and also the back because our parking will be in the back as well. And you'll have access, public access, to the building from the rear side of the building as well.

Mr. Riecke-Gonzales: In my professional view point, a larger tree than an autograph tree would be better on the front, especially when they're younger – and I mean younger for the like the first 20-years. The autograph trees are very small. The branches start at about maybe six or seven feet and then you just get like a lollipop leaf cover that's very low. Whereas with like the Rainbow Shower, you can get those up very quickly to say 12 to 16 feet in height so that all you see the trunk and the rest of the leaves are over the top so you can see through them very easily.

Mr. Lasua: We had three trees in the front high above the parking which brought shade. And because of those three trees, the Police Department was unable to view the door.

Mr. Riecke-Gonzales: But you are proposing to put four trees right in front right now.

Mr. Lasua: Closer to the street, yeah. The whole point was bringing it towards the street.

Mr. Riecke-Gonzales: Yeah, and I don't have a problem.

Mr. Lasua: I mean, the Police Department will be able to see it more.

Mr. Parr: When the credit union was robbed in 1991, the robber did get some money. And he took it and he went over two doors to the coffee shop to buy a cup of coffee, and that's where he was apprehended.

Mr. Callinicos: Randy?

Ms. Randy Wagner: My question has to do with the side roof. Could that be extended to shade the whole walkway all the way up? The whole length of building or close to the length of the building? Without prohibited extent.

Mr. Parr: You're talking about this structure?

Ms. Wagner: Yeah that little canopy. I'm wondering why it couldn't go to both ends more.

Mr. Parr: . . . (*Changed cassette tapes*) . . . Of course there's a way to do that. But what we're trying to do here is we're going to have water run off from this roof, and we want it to be able to come across this little cricket and come through openings in the wall and down the middle roof. You know, there's a lot of different ways of doing that and this looked to us as being probably being the least expensive.

Ms. Wagner: Well I like how you're doing that. I just wondered if there could be some sort of – it looks like it's just attached to the side of the wall. It's not part of the rafter penetrating.

Mr. Parr: Yeah it is.

Ms. Wagner: If you could just make it longer even though it's not actually extending below the main roof. Even if it had possibly a different profile to indicate that the architectural element of the main roof coming through – just for shade.

Mr. Parr: It extends out now six feet which is the width of that side walk. And there's the danger that if you come through there – highly unlikely – but if you come through there with some kind of high trailer or something, you could damage that little canopy.

Mr. Callinicos: Excuse me. I think there's a bit of confusion here.

Ms. Wagner: Maybe there is.

Mr. Callinicos: Let me make sure that we're all on the same page. I don't think that Randy is talking about you making it any wider. What she's talking about is when you look at the side elevation, if you can not extend the roof a little bit on either side, is there any reason why couldn't extend it, for example, to the end of the elevation? If you could go back to it. The six foot is fine.

Ms. Wagner: Thank you. That's exactly right.

Mr. Callinicos: Right.

Mr. Parr: Sorry about that.

Mr. Callinicos: Now if you look at that, you see on the right hand side, you have, I don't know, probably 15 feet or so that you haven't –

Mr. Parr: That's doable. What we're trying to do is protect these openings basically. Here's employee's entrance – egress and lanai – and then here's an entrance, a customer or member entrance. And yes, it could be done.

Mr. Callinicos: For example, do you see where the parapet roof starts sloping down?

Mr. Parr: Right.

Mr. Callinicos: If you were to extend the left hand side to that line and then the right hand side to the end of the wall, I think that would accomplish what Randy is saying.

Mr. Parr: We can do that.

Mr. Callinicos: Provided there's no other reason that you can not do it.

Mr. Parr: No, we can do that.

Mr. Callinicos: Good. Thank you. Darryl?

Mr. Darryl Canady: Only a couple of questions coming from somebody who's not a real professional in this. You have ingress and egress – I have driven back there and at this particular point, Puali Place is – is it up to County Code, as a road, at this point?

Mr. Parr: It's a public street.

Mr. Canady: Having driven it, it looks a little shabby in all honesty. And there are houses which aren't shown here directly across the other side of the street which would be on the north side, the other side of that street.

Mr. Parr: That would be on the east.

Mr. Canady: Is that road a wide enough road? I'm not an expert in that. I'm just asking the question.

Ms. McPherson: I'm not sure of the status of the maintenance of Puali Place. My understanding is that it is a public road, though, it's not a private road. So if it needs work, then we'll have to direct those comments to the Public Works Department and see what the status is and we could check on that for you and get back to you.

Mr. Parr: I think I know what Darryl is talking about. On the east side of that street there are Ironwood trees I believe, and they drop a lot of needles, and it is kind of messy along there. But the paving is, you know, the proper width. And maybe somebody needs to put a no-parking sign in the street or something like that along there. I don't know if that's necessary, but I agree it could be cleaned up a little bit.

Mr. Canady: I'm just looking at it in having driven back there and gone out on to Puali Place. It's kind of a sharp turn there getting out of the parking area coming out. And it also, if possible, back there, there isn't going to be any barriers for night time parking or that type of thing. It's a pretty wide open area for people congregating in parking areas.

Mr. Riecke-Gonzales: The way this usually works, Darryl, is that when they go in for their building permit because they're going to need to improve the driveway on Puali Place, they'd be responsible for bringing that up to Maui County standards. And it would actually be the Public Works Department that would make a determination whether road widening,

lot dedication needed to be done, and any improvements that would need to be done. But it would be limited to the property portion that front Puali Place. They would not be responsible for improving the road way on the opposite side of the street that fronts the opposite property. And they wouldn't be responsible unless there's some traffic generation from this for improving, say, the intersection.

Mr. Canady: Well there is going to be some traffic obviously that large of a parking area, and it will be served by also the catholic church I understand too.

Mr. Riecke-Gonzales: Yes, and the Planning Commission would be the ones that would deal that issue rather than the aesthetics.

Mr. Canady: It's not our kuleana.

Ms. McPherson: I did want to add that we are going to have an SMA Major Use Permit with a public hearing at the Moloka'i Planning Commission, and there will be plenty of notice and we will get comments from all of the agencies including Public Works on the project. And then the applicant will have to address those comments. So this meeting is mainly to look at the aesthetic design aspects of the project so that they go ahead and incorporate those comments at an early stage before we go from SMA Permit.

Mr. Canady: Thank you. I'm sorry to interrupt. One last question, I noticed on the signage on the front of the building, it shows up differently in the plan that is given to us as compared to what you are showing up on the board. You're using, on our plans, you're using a semi-circle with the signage inside it, and that is different, I think, than what you're showing there.

Mr. Parr: The design guidelines list a whole number of acceptable type styles, and we're suggesting that we use franklin gothic which is one of those.

Mr. Riecke-Gonzales: I'd like to clarify Darryl's understanding. I think he's seeing the dotted line that's an oval, which is actually your detail call out as actually a border.

Mr. Callinicos: That's not part of the sign.

Mr. Canady: I'm sorry. Yes, that is true. I'll withdraw that question.

Mr. Callinicos: Any further questions Darryl?

Mr. Canady: I'm through. Thank you. I'm more than through.

Mr. Callinicos: Nancy, do you have any questions for the applicant? At this stage, we're still with questions.



Ms. McPherson: Okay, I had one question. There isn't a photograph of the existing monument sign in the front of the building. There's one photograph that kind of shows the side of the stone monument portion that holds the sign. And so I'm understanding that monument sign is going to be removed.

Mr. Parr: That's the plan right now.

Ms. McPherson: And I just wanted to let the committee know that that sign is a carved wooden sign, but it is quite deteriorated at this stage so it's not looking all that great right now anyway. Just to add that in there.

Mr. Callinicos: Nancy, I have a question for you before we move on to the next section in our board meeting. You have been making notes of all the comments and the questions?

Ms. McPherson: Yes.

Mr. Callinicos: Thank you. If we don't have any more questions, I'm going to do this to read it into the record. There's obviously nobody here from the public, but I have to ask the question. Is there's anybody from the public who wishes to give testimony at this time, please come forward? Seeing nobody, public testimony is closed. We're now going to open it up for discussion and comments. We'll start, I think, we'll go around this way this time. We'll start with you Darryl. Do you have any comments or discussions?

Mr. Canady: No comment or questions further. Thank you.

Mr. Callinicos: How about you Randy?

Ms. Wagner: My comments were the notes that Linda – or the questions that Linda and Anthony asked about the trees are also a concern of mine just because it looks like a huge expansive concrete that has been grassed previously. And also they have to walk the great – not that great distance – but the distance from the parking lot to the front. So if you could look at that issue, I think that would be really helpful. And also the thing I mentioned about the canopy. I think that might enhance the experience of being more comfortable to walk along side the building if that canopy extended to the north and south.

Mr. Callinicos: I would usually go on, but I lost track of something. I had a question to ask and I didn't ask it at the end of the run around. So I'm going to step in here now and say I have a question and comment. If I can quickly ask the question. I'm confused about the chain linked fence. The drawings keep saying they're going to be removed. I keep hearing you saying you're going to grow creepers over them. And then I also heard you say you're going to remove them, the chain linked fence. What is actually going to happen with that? Is it going to remain or is it going to be all taken down and replaced? Can you clarify it for us?

Mr. Parr: The plan is, at this time, that we're going to remove and replace all of the chain linked fences.

Mr. Callinicos: All of them?

Mr. Parr: And there may be sections or parts or something that can be salvaged which we would encourage the owner to do that and just indifference the cost. But basically, the finished appearance will be that of the new product.

Mr. Callinicos: A new chain linked fence all the way around.

Mr. Parr: Yes.

Mr. Callinicos: Thank you. And then I wanted to make a comment about the suggestion that you put – what do you call them trees?

Mr. Riecke-Gonzales: The autograph trees.

Mr. Callinicos: No, the one that you would –

Ms. Wagner: The shower?

Mr. Riecke-Gonzales: The shower trees.

Mr. Callinicos: Shower trees. Shower trees at this particular L-shaped corner. Now where I live, we've got many shower trees and it's a mess. They're a mess! I don't care what anybody says. When those petals come down, they're all over the place. And you've got air-conditioning units right there. So I'm not sure that shower trees at that L-shaped piece of yard work there would be the answer because they're going to foul up your fans. They're going to fall in there, and they're going to make an awful mess. It's going to be a lot of maintenance. So, maybe if somebody – I'm not familiar with all of the trees we have here on Maui. Maybe some other trees would be more suitable.

Mr. Riecke-Gonzales: You know, it's funny because that is the problem. That is the reason people started specifying autograph trees is there really isn't a good shade tree whether it be a monkey pod, shower tree – you know, there's a couple others that have been used – Pink Tacoma – that doesn't drop leaves and flowers. That's the nature of a shade tree is that it has a lot of leaves. And when the wind blows, the leaves don't stay on the tree. It's the nature of the beast.

Mr. Callinicos: My comments for what they're worth is I think it would be more of a problem to have shower trees there. I think you're – you say you're wife is the landscape architect? I'm sure she can come up something that will work there.

Mr. Riecke-Gonzales: You know one that you might look at – I don't know, Russ – I've always thought why don't they use Opiuma more. It's like a kiawe tree. It grows where kiawe trees pretty easily. And it use to be all throughout Lahaina. And most of them have gotten cut down. And they don't have the thrones like kiawe, but I don't know that much about them. If they have invasive roots or some other problem.

Mr. Riley: They do drop, the leaves – you can't stay away from it.

Mr. Riecke-Gonzales: Yeah, they do. If it's a shade tree, it has leaves. That's the nature of the beast.

Mr. Riley: Excuse me, for the architect. There's no cover over the air-conditioning is there? You just got a wall around the three air-conditioners?

Mr. Parr: There is no cover over the condensing units.

Mr. Riley: If you think it's a problem, would it be any problem to get a light trellis or something with something over it with shade or a lattice that would catch some of the leaves if it ever turned into a problem?

Mr. Parr: If it turned into a problem, we'd resolve it, yes.

Mr. Callinicos: That would affect the efficiency of your air-conditioning. The whole point of having nothing above the units is for the air to blown up. Now if you're going to put a canopy over it, of any sort, even shade cloth, that would catch the droppings from the trees on it, is eventually going to become a solid mass.

Mr. Parr: I know, there are strict requirements for air circulation around condensing units.

Mr. Callinicos: Well we'll leave that to your wife. I'm sure she'll come up with a solution. You want to chip in?

Ms. McPherson: May I? Nancy McPherson, Staff Planner. I can work with the landscape architect. One thing we do promote as part of the Moloka'i Community Plan implementation is the use of native species. And if a Hala trees doesn't create the most shade in the world, but those leaves are awfully long. It's going to be hard for them to fall into the A/C. So I think we could possibly talk about that also.

Mr. Riecke-Gonzales: Yeah, I think that would be an excellent choice. They don't allow it here, but on Moloka'i, you guys have more leeway I think.

Ms. McPherson: I certainly hope so.

Mr. Callinicos: Thank you. Anthony, you've got –

Ms. Wagner: Can I make one more comment before you move on?

Mr. Callinicos: Sorry.

Ms. Wagner: I just wanted to mention that I like the lights and the bench and the bike stand and the trash cans. I think that they're really nice street stuff that you chose.

Mr. Riecke-Gonzales: And compliments to the architect to providing it. We usually need to struggle to get that information.

Ms. Wagner: They're really a nice design.

Mr. Callinicos: You have any comments?

Mr. Riecke-Gonzales: I do. I had most of the questions and I think we all had really good comments today on how to make this building better. But I would like to say in my own mind that I have to remember that as the Urban Design Review Board what we're looking for here is does this building fit into the context of Moloka'i and Kaunakakai? And even without the improvements that we've mentioned today – it would be wonderful and I hope the architect certainly takes some of them to heart – the building as presented I would support because it's an improvement over the other buildings in the area, and it definitely fits Kaunakakai. And we have to remember, you know, this isn't Wailea. It's not even downtown Kihei. It's Kaunakakai. And our task is does this contextual fit the area that it's proposed in? And I think it definitely does.

Mr. Callinicos: Russ?

Mr. Riley: I have no further comments.

Mr. Callinicos: How about you Hunton?

Mr. Conrad: I have a couple comments. One is that – it's actually a suggestion – that if you are going to replace, and the State and the County require you to replace the autograph trees, you might consider Kou which would satisfy the native issue as well as it's a small parking lot tree. And then I support the Pandanus or the Hala because I just would move it further to the corner. It would also allow you to shade the sidewalk because they do get big canopy after a while, and it would shade the walkway. And so my feeling is that would actually satisfy some of the other people's concerns. And because of the comment the planner made, the leaves are very large so they're not going to screw up any A/C units. It might fall on one, but they're not going to get into the works. So personally, I think, the only replacement should be the autograph trees to Kou.

And then if you should decide to extend your canopy along the side of the building – and I agree with Anthony that the building does suit Kaunakakai quite well. And I personally kind like the shed roof coming off the high point because I feel like it steps up off the street. And that courtyard, I think is a very nice aspect that you provided as well. But if you should decide to extend it, I would extend it so that it has a wrap around corner with the shed roof coming over the building, and not just cut off at the corner of the building. Then I think you'd have these two sheds right on the corner which I don't think would look good.

Mr. Callinicos: Thank you Hunton. Linda?

Ms. Berry: I wanted to tell you that I appreciate you putting the parking lot in the back instead of in the front that that allows a lot of nice things like that plaza in the front. And I also appreciate you sharing the parking with the church so we're not paving any more than we need to. Thank you.

Mr. Callinicos: How about you Nancy, any comments?

Ms. McPherson: No, I think I'm fine for now.

Mr. Callinicos: We have a question here from our Counsel.

Mr. Michael Hopper: Nancy, did the Department do its own review of the Business Country Town Design Guidelines? And do you have any comments on those? I mean, if there's any issues that you see.

Ms. McPherson: No. The only comment I had was that I did also like moving the parking to the back because it's an improvement to the street scape. And even though the buildings on either side are set right up to the sidewalk, what we have is kind of a staggered situation in that area because Saint Sophia's Church is also set back from the sidewalk. And they are going to be creating a courtyard area in the front also, so we'll kind of have courtyard, Stanley's, courtyard, and I think that can work. So just from a street scape stand point, I think it will actually be a big improvement from what we can see with the existing photos, for buildings that were built before the implementation of these design guidelines. I mean, I've been having problems with gas stations and everything else. So this is a step in the right direction.

Mr. Hopper: And the Board's authority is just like with the SMA is to make recommendations on the design guidelines which the Director eventually approves?

Ms. McPherson: Well what we do then is we take your recommendations; we draft a letter which the Director's sign I believe or possibly – Clayton, does the Director sign the letter with the recommendations?

Mr. Clayton Yoshida: For the SMA, the Director would sign on behalf of the Chair.

Ms. McPherson: Well, your recommendations will go to the Moloka'i Planning Commission.

Mr. Hopper: And both the design guidelines and the SMA as well? Because the design guidelines are a separate approval as I understand it right?

Ms. McPherson: Well my understanding is that we get the project commented on for design aspects from your body. The recommendations go to the Moloka'i Planning Commission as part of their SMA review. If the project's design was changed significantly, not based on your recommendations but in some other way due to the SMA review, then my understanding is we would have to come back to Urban Design Review to make sure you folks were okay with those changes.

Mr. Hopper: So basically the Board is making its recommendations to the Commission right now, on the design?

Ms. McPherson: Yes.

Mr. Callinicos: Thank you Michael. Let me ask you Nancy if you'll read back the list of comments or conditions/recommendations that you've noted there, so that we all understand what we will vote on.

Ms. McPherson: Okay. First one that you all seemed to agree on more or less is lengthening the side canopy and extending that to the north and south along the building. There was one comment to make it wrap around the corner. I'm not sure if everyone agrees with that recommendation. The other thing is replace the autograph trees, and we will work on appropriate substitute for the autograph trees. Increasing shade trees where possible. And I'm not sure if locations were identified for those, exactly, or were we leaving that up to the applicant?

Mr. Callinicos: My understanding is we were leaving it up to the applicant.

Ms. McPherson: Okay.

Mr. Parr: My understanding is that it would be primarily on the south side of the parking lot.

Ms. McPherson: – of the parking lot.

Mr. Callinicos: That's correct.

Ms. McPherson: Okay. And that's actually all I have.

Mr. Callinicos: Does anybody recall any other suggestion or condition that should be included in this?

Mr. Riley: I just have one comment or maybe it's just an observation that this has been one of the better presentation that we've had in a long time. More complete. All the information that we asked for has been presented so thank you for that.

Mr. Callinicos: That's a statement about our chairs right there. Everybody has these chairs with the wheels on, they're pretty horrible.

Mr. Canady: I have one further comment if I may?

Mr. Callinicos: Yes, you did raise your hand Darryl, go ahead.

Mr. Canady: This will make a major change, I think, in that area in Kaunakakai Town which is an area where there's a lot of traffic and intersections around the park area and everything. And this will be a major change for the positive in that area for sure. Thank you.

Mr. Callinicos: Thank you. All right, based on that list of comments and suggestions and recommendations, can I have a motion to approve?

Mr. Canady: I so move.

Mr. Callinicos: Can I get a second?

Mr. Conrad: I second.

Mr. Callinicos: Thank you Hunton. All in favor, raise your right hand. Thank you. It's approved unanimously. Any further discussion? All right. I'm sorry, I should've asked for that before. I'm a little sleepy still. All right. Thank you. It's been approved with those comments which you'll forward to the applicant.

**It was moved by Mr. Darryl Canady, seconded by Mr. Hunton Conrad,  
then unanimously**

**VOTED: To recommend approval to the Moloka'i Planning  
Commission with two recommendations.**

Ms. McPherson: Yes, and I did want to mention that this Urban Design Review Board check list and meeting format information was forwarded to Art and I'm sure that helped things. So thank you so much for your feed back and we can use all the guidance we can get, so

thank you.

Mr. Callinicos: Nancy, on behalf of this Board, I want to thank you for doing that because so often we have been faced in the past with information that is severely lacking and we either have to defer it or sit here and crystal ball gaze to try to figure out exactly what they have in mind. You did a good job!

Ms. McPherson: Well we don't have a lot of communities where we can do design review on Moloka'i so we have to get the most bang for our buck sort of speak.

Mr. Callinicos: Thank you. Well, we'll move now on to the Director's report.

#### **D. DIRECTOR'S REPORT**

##### **1. 2009 Meeting Schedule.**

**The Board may act to approve or modify the meeting schedule.**

Mr. Yoshida: Thank you Mr. Chair and Board Members. First of all, we've circulated polls meeting schedule for calendar year 2009. And some action on this would assist the Department, one, in reserving the meeting space; two, in notifying staff that this is the meeting schedule of this Board. So we have only one meeting scheduled in December. I don't believe in 2009 we have any conflicts with holiday's like we will have in November when the first Tuesday of the month is the General Election Day. So the Board meeting was moved to Monday. So anyways, if the Board wants to take an action on the meeting schedule for calendar year 2009. So shall we proceed with the schedule as presented?

Mr. Callinicos: Yeah, that's fine.

Mr. Riecke-Gonzales: Do we need to vote on it Clayton or can we just accept it administratively?

Mr. Callinicos: We have never voted on it before.

Mr. Yoshida: Well I guess by consensus if you agree to this then we can start to reserve the room and we can start to notify staff that this will be the meeting schedule for the Board.

Mr. Callinicos: Do you have anything perhaps about the next meeting? Are there any projects that are coming through that looks like we're going to have a meeting?

#### **E. NEXT MEETING DATE: October 21, 2008**



Mr. Yoshida: The next meeting is scheduled for –

Mr. Callinicos: October 21.

Mr. Yoshida: October 21<sup>st</sup> and tentatively we are bringing back the Maalaea Harbor Ferry System Improvement SMA that was deferred from your last meeting. And also the Kula Lodge Phase II Project District Plans which was deferred from your last meeting.

Mr. Callinicos: So we should all bring lunch boxes?

Mr. Yoshida: Also, I guess we're thinking of bringing the Kihei Town Center Improvement Project. This is with the Foodland and Sansei Restaurant – that shopping complex. They want to do some upgrading of the facility.

Mr. Canady: Is that the one we heard before?

Ms. Wagner: No.

Mr. Callinicos: The Kihei Town Center?

Mr. Canady: Yeah.

Mr. Callinicos: We've heard about a year or two back.

Mr. Yoshida: I guess we still have the strength of the 15 SMA Major Applications that were submitted in the first half of the year. Since June 30<sup>th</sup>, we fell back to five. So the pace has slowed down significantly, although the economy has slowed down significantly with Maui Land and Pine layoffs and other financial –

Mr. Callinicos: And the economy.

Mr. Yoshida: Anyway, those were the three projects we're thinking of bringing to the Board.

Mr. Callinicos: So it will be a long meeting?

Mr. Canady: It will be an all day?

Mr. Callinicos: We'll take these out and give it to them if they want them for the next meeting.

Mr. Riecke-Gonzales: I think they actually need to update them though when they go before the Planning Commission because there were quite a few conflicts in them.

Mr. Callinicos: Anything further Clayton?

Mr. Yoshida: That's all we have to report Mr. Chair.

**F. ADJOURNMENT**

Mr. Callinicos: Thanks. Thank you very much. If there's no further business, this meeting is now adjourned.

There being no further business brought forward to the Board, the UDRB meeting was adjourned at approximately 10:17 a.m..

Respectfully transmitted by,

LEILANI A. RAMORAN  
Secretary to Boards and Commission I

**RECORD OF ATTENDANCE:**

Demetrios Callinicos, Chair  
Anthony Riecke-Gonzales, Vice-Chair  
Russ Riley  
Hunton Conrad  
Darryl Canady  
Randy Wagner, Alternate Member  
Linda Berry, Alternate Member

**EXCUSED:**

Eric Nakagawa  
Gary Brauner  
Susan Liscombe  
Linda Kay Okamoto

**OTHERS:**

Clayton Yoshida, Planning Program Administrator  
Nancy McPherson, Staff Planner  
Michael Hopper, Deputy, Corporation Counsel