

**URBAN DESIGN REVIEW BOARD
REGULAR MEETING
DECEMBER 2, 2008**

Approved 01-06-09

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, December 2, 2008, in the Planning Department Conference Room, First Floor, Kalana Pakui Building, 250 South High Street, Wailuku, Island of Maui.

A. CALL TO ORDER

Mr. Demetrios Callinicos: I'll call the meeting to order. The first item we have this morning under Communications is Ms. Tamara Horcajo, Director, Department of Parks and Recreation, is requesting a Special Management Area Use Permit for the Paani Mai Park Expansion Project in order to construct a restroom, pavilion, skateboard area and related onsite and offsite improvements, at TMK: 1-4-006:025 and 1-4-006: portion of 001, in Hana, Island of Maui. Danny?

B. COMMUNICATIONS

1. **MS. TAMARA HORCAJO, Director, DEPARTMENT OF PARKS AND RECREATION requesting a Special Management Area Use Permit for the Paani Mai Park Expansion project in order to construct a restroom and pavilion, skateboard area and related onsite and offsite improvements, at TMK: 1-4-006: 025 and 1-4-006: portion of 001, Hana, Island of Maui. (SM1 2008/0010) (Danny Dias)**

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

Mr. Danny Dias: Good morning Mr. Chairman, members of the Board. I'll leave the presentation of the project itself up to the applicant. The one thing I wanted to point out though is just the processing and the applications involved with this particular permit. There's quite a few major land use permits involved. There's a Community Plan Amendment, a District Boundary Amendment, a Change in Zoning, a Special Management Area Use Permit, and because it's a public project, there's an Environment Assessment being processed. This project was basically initiated by the County Council and it was referred to the Maui Planning Commission, and so there's three bodies or Commissions that need to review this. And the Ordinance, the law gives us 120-days, so it has to come before this Board, the Hana Advisory Committee, and the Maui Planning Commission all within four-months. And so it's a real tight time line so I just wanted to point that out that we don't really have a lot of time. In a perfect world, we'd prefer that the recommendations from this Board be made today and not deferred or anything like that. So with that, I'll turn it over to the applicant for their presentation.

Mr. Callinicos: Thank you.

Ms. Erin Mukai: Good morning Chair, and Members of the Board. My name is Erin Mukai. I work for Munekiyo & Hiraga here in Wailuku. And I'm here this morning on behalf of the Department of Parks and Recreation to present to you their plans for the proposed 1.907 acre expansion and improvements to Paani Mai Park. Before I get into the presentation this morning, I'd like to just take a few moments to introduce you to a few members from the project team. Representing the Department of Parks and Recreations is Karla Peters, who is here with us this morning. Also, Calvin Higuchi is the project architect from Hiyakumoto and Higuchi Architects. Ron Fukumoto, the project engineer from Ronald Fukumoto Engineering. And Russel Gushi is the project's landscape architect. Also assisting with the presentation is Mich Hirano from Munekiyo & Hiraga. So I'd like to begin the power point at this time.

This is – maybe get the lights – this is a regional location map identifying the project location. You can see here that – the project is located right here on the makai side of Hana Highway. This Hana Highway. If you're heading from Kahului to Hana, you would reach the park before you actually would reach the main Hana Town. This is a TMK map. In white, outlined in black is the existing park which totals approximately 1.039 acres. And the Department of Parks and Recreation is proposing to expand the park by approximately 1.907 acres which is this parcel here shaded in dark gray. Parcel 1 is actually a portion of a larger parcel here.

The existing park is currently fenced and gated. Here's the gate off of Hana Highway. It's used for maintenance purposes. So currently, patrons to the park would park along side of Hana Highway. There is a comfort station where you can find public restrooms, a few park benches and tables, and a tot swing set.

Here's a photo of the comfort station which is this building here. The photo is taken facing in the north direction. You can see an A/C paved walkway which is ADA compliant. It's grassed. Beyond the trees here is the expansion area.

Here's another angle looking at the park. You can a little closer the tot swing set. You can make out in this photo, Hana Highway along this portion right here. The expansion area also would encompass what is beyond this fence. This photo is taken standing on Hana Highway. You can see that this where the public would park right here along the shoulder of Hana Highway.

So at this time, I'd like to pass the presentation over to Calvin Higuchi, the project's architect.

Mr. Calvin Higuchi: Good morning. My name is Calvin Higuchi. I'm with Hiyakumoto & Higuchi Architects. We're the architects on the job. Just for orientation, this is Hana

Highway. So mauka direction is up this way. The land slopes down toward the expansion site. This is the existing park area right here, with the existing restroom, and the play area is in this area right now. Like Erin said the access to the park is basically just from Hana Highway, and there's just a few parking stalls parallel along Hana Highway, and there's an access driveway apron into the site. But there's a pipe gate there and it's basically for the park maintenance people. The Master Plan will incorporate improvements to the existing as well as the expansion site. And major elements of the Master Plan will include a new driveway entrance from the existing subdivision on the side, through Noenoe Place and into a paved parking lot that will have 43-paved parking stalls with two handicap stalls. It will also have a pavilion and restroom building, an open grass play area through this area here. And this will also serve for overflow parking for about 35 cars. The amphitheater – there's an amphitheater planned in this area right above the open pavilion so that they can have some performances along the grass bank or this area here. There's an area for an expansion of the existing tot lot which is the swing set basically right now. But we have this whole area in here which is approximately about 10,000 square feet for expanding the playground area for the kids. And then on top of that, we have the skateboard – an area for the skateboard facility, which is about 5,000 square feet.

Also planned is a jogging path which will probably be about eight feet wide going around the whole park that will also serve as access for the maintenance vehicles. Along the path, we'll have picnic tables throughout the park. And as far as trash collection, the Parks is going for these standard trash and recyclable receptacle units. And those will be set around the park and picked up daily by the parks staff and taken over to the landfill area.

This is the plan for the pavilion and restroom. The pavilion, the building itself is 1,980 square feet, and it's 66 feet long and 30 feet wide. The pavilion area is 30 by 40, and we have a five-foot overhangs and the walkways going around the whole thing so that parties can have a larger capacity. The structure itself is masonry. We're using shadow block to kind of match the existing building at the other end of the park. Metal roof with sky lights over the restroom area, and open beam throughout the structure. That's a section through the park – the building.

The colors basically will be two shades of gray on the walls, and the green for the corrugated metal. Pass that around. And this is basically a section through the expansion site. This is where the pavilion is and the amphitheater and then there will be bank going up to the upper portion of the expansion site. This is a section through the parking area. This goes up to the open play area and the over flow parking, and then above here is the existing site. So basically we'll have some terraces going throughout the site. And this is just a parking section through the parking, going across the parking.

At this point, I'll turn it over to Russel Gushi for the landscape concept.

Mr. Russel Gushi: Good morning Board Members. My name is Russel Gushi, and I'm the

project landscape architect. As Calvin had explained earlier that the project site does slope down from Hana Highway, down to the new expanded parking lot area. What we have is a couple of terraces. We have this one level here, another level here, and then the amphitheater area here. Between the terraces where it would be difficult to maintain the lawn area, it's going to be where you'll have pretty much most of your ground covers. The rest of the park will be grass so that it can maximize the activity areas for the park.

Again, looking at the plan, you'll notice that it's pretty devoid of any shrubs other than for trees and the reason for that is, again, to have high visibility of the park from the adjacent roads as well as neighbors so that they can monitor any activities that go on inside the park for safety or security reasons. However, we'll be working with the neighbors, on this side especially, to see if there's any problems or concerns that they may have as far as noise or – I'm not sure they'll have any concerns about visibility of anything, but mainly, the noise coming from the adjacent park.

Calvin described briefly the jogging path which will also be used as maintenance service road around the park. What you'll notice is that it's broken down into two loop system. One is a large system which will accommodate those who want to go longer distance, and then a smaller loop here for those who want to go shorter, less strenuous type of activity. Also the expanded area of the tot lot, you can see that the walkway cuts right through the tot lot. And if you're concerned about that, the reasoning for that is that we're looking at possibly separating the activities for younger kids as well as for older kids. And sometimes they just don't mix and we like to separate that. So the older kids can maybe have a different type of activity. And again parents can sit around and observe the activity from the side picnic benches tables.

County Ordinance as far as shade tree requirements, we meet that pretty successfully. As far as landscaping – again, the attempt here is to try to use as much native plants as possible, as far as the trees. Grass will be most likely Bermuda grass because of this ability to withstand a lot of foot traffic. Irrigation is going to be just temporary irrigation just to get the plants established. And once it is established, you can see from the earlier photos that you really don't need much irrigation to keep the grounds nice and green in Hana. I'm not sure about lighting. I think I'll leave that up to the Parks Department to talk about lighting. There might not be any lighting, but I don't know. That's about it on the landscaping.

Mr. Callinicos: Thank you.

Mr. Higuchi: Calvin Higuchi again. I just wanted to add a couple of things. On Noenoe Place, we did have a community meeting out in Hana, and there was some concerns by the neighbors in this area about the traffic coming through and the noise. So one of the ideas was to probably have a fence wall along here, the very frontage, because she actually comes off of the other streets, not along Noenoe Place. But she was concerned

about the noise coming through so that might be part of our scope of the work. The other thing that I wanted to mention was there is a pretty wide drainage lot along here that one of the things that came up was to try and improve that. In fact our survey crew is out there right now, in Hana, surveying that channel. And it's pretty wide so as far as, you know, impact on the neighborhood, that serves as a really good buffer between the neighbors in the neighborhood and the park. Any questions?

Mr. Callinicos: Do you have any other speakers? No other speakers? All right. Thank you. Thank you Calvin. At this time I'm going to open up for questions from Board Members, and we'll go anti-clock wise this morning. We'll start with Susan. Any questions?

Ms. Susan Liscombe: Yeah, I have a question as to access to the park. You show the entrance on this Noenoe Street.

Mr. Mich Hirano: Yes.

Ms. Liscombe: But I don't see anything in here that indicates how you get from Hana Highway through the subdivision and back around. What is the access to the park?

Mr. Hirano: My name is Mich Hirano. There's the Hana Ranch Subdivision that is right here, and there is a road that comes off of Hana Highway and it goes through the subdivision, and the new access road will be off of the access off Hana Highway which is right here. This is the subdivision road right here, and it accesses –. This is Hana Highway along here, and this is the subdivision road. The single family lots along this area on the west side. This is the drainage channel. And then the driveway into the park will be at this point which would intersect with Noenoe Place.

Ms. Liscombe: So here on Hana Highway, I understand that the locals know how to get into the park, but if you don't live in Hana, you've got to know somehow to go through a subdivision.

Mr. Hirano: There will continue to be some limited parking along this area with a pedestrian paved access to the comfort station.

Ms. Liscombe: Thank you.

Mr. Callinicos: Darryl?

Mr. Darryl Canady: A couple of questions. Has the Hana City Council, have they looked at this plans?

Mr. Hirano: Yes.

Mr. Canady: And have they approved them?

Mr. Hirano: They have – we had a public meeting in Hana when we were doing the Environmental Assessment, and the community had come out and looked at it. They are very supportive of the plan. Of course, the skateboard park area, that was a priority that was established by the community to have a skateboard park. So that's why the skateboard park had been put in the park facilities. And the community, this subdivision, the park is well used by the people of the subdivision right now. They come. And the comments that we had at the public meeting was that access to the park was limited and they wanted a safer access because as you saw from the slide this right-of-way on Hana Highway is very narrow. There's very little site distance as you come around this corner along this stretch. So they wanted a second safe access and a pedestrian access to the park, so that's why this one also serves that purpose. It provides secondary access to the park. It's a safe access, taking the pedestrians and the children who would use the park from the subdivision off the main highway.

Mr. Canady: One last question. Is the park going to be closed at night or will it be open to activities 24 hours a day?

Mr. Hirano: There will be a gate. There will be a gate at the park entrance. And the parks are generally open from 7 a.m. to 7 p.m.. So it will be closed at night.

Mr. Canady: Thank you very much. I have no further questions Mr. Chair.

Mr. Callinicos: Linda?

Ms. Linda Kay Okamoto: Just following up on that. You've got the pavilion there – would there be times that that would be opened later?

Mr. Hirano: I would imagine so that it's a small a community and usually the park attendant people know, and they'll pick up the key to lock it or keep it open.

Ms. Okamoto: Is it a chain linked fence all around the park?

Mr. Hirano: The existing is chain linked.

Ms. Okamoto: On the pavilion it's lower than the other part. Do you foresee any problem with the new pavilion bathrooms with flooding?

Mr. Hirano: Maybe we can go through that. And Ron Fukumoto is the engineer, and I think the drainage is a fairly important aspect so we'll go over that.

Mr. Ron Fukumoto: My name is Ron Fukumoto with Ronald Fukumoto Engineering. As far

as – the question is regarding the plan.

Ms. Okamoto: With the new bathrooms and the pavilion. One of the slides show that it was quite a bit lower than the rest of the green area above it.

Mr. Fukumoto: Yes, that is correct. In fact the site slopes down. I mean, the high point is here, and it kind of slopes down generally in this direction. The restroom and pavilion building is being planned so that – this is a pad here. Run off will be directed around that pavilion building. It will be collected. The parking lot will generally slope down in this direction. It will be collected at a low point in the parking lot. The site drainage is collected at a couple of points. We have a drainage swell here with inlets that will pick up the site run-offs in this area. And there are other inlets here and here that will collect run off in the upper areas. And we have an underground detention/retention pipes. These are perforated large diameter perforated pipes. One set is located here and other set is located in the parking area.

Ms. Okamoto: Thank you.

Mr. Callinicos: Gary?

Mr. Gary Brauner: Have you made any provisions for exterior lighting if you're going to use the park at night at all?

Mr. Hirano: We meet with the Parks Department on that. Right now there are no plans for lighting for the facility. And if people want, they can bring in portable lights for the performances or their functions. But there may be a need to put in one or two parking lot lights, but that hasn't been decided yet. That's why we haven't provided them for this presentation because at this point it wasn't in the design.

Mr. Brauner: Thank you.

Mr. Callinicos: No other questions?

Mr. Brauner: No, no other questions.

Mr. Higuchi: Calvin Higuchi again. We are considering some security lighting in the parking lot. And the Parks Department right now is going through trying to standardize a lot of their park facilities as far as materials and including the lighting. And so they are looking at these shoe box typed lighting fixtures with the solar power on it. It's just for your information. So it's being considered.

Mr. Hirano: Thank you Calvin.

Mr. Callinicos: Russ, do you have any questions?

Mr. Russ Riley: I have no further questions.

Mr. Callinicos: How about you Linda?

Ms. Linda Berry: What's on the land to the northwest, to the left in that picture?

Mr. Hirano: This is an open field. It's undeveloped. This whole area is owned by Hana Ranch, and it was used for grazing in the old days. And so it's just sort fallow agricultural land and some grazing.

Ms. Berry: And where's the prevailing wind, and how will that impact the open pavilion?

Mr. Higuchi: The prevailing winds come in kind of north east.

Mr. Canady: I can't hear you.

Mr. Higuchi: The prevailing winds come in from the north east so it's kind of coming up hill, and so the restroom will be kind of blocking off the pavilion area.

Ms. Berry: No further questions.

Mr. Callinicos: Thank you. I have a couple of questions. The parking, the existing parking on Hana Highway which you talk about sort of limited. Can you tell me how wide that parking stripe is?

Mr. Hirano: This is a picture of that right here Chair.

Mr. Callinicos: It doesn't look too wide. How wide is it?

Mr. Hirano: What is it - 10 to 12 feet? 10 feet.

Mr. Callinicos: And about how many vehicles you think you can get to accommodate there?

Mr. Hirano: I think about eight.

Mr. Callinicos: Eight?

Mr. Hirano: Yes.

Mr. Callinicos: I don't know Hana. I mean I know Hana from having been there, but I have no idea how many of the community will use this – presuming quite a few. And I'm sure

that the amphitheater, for example, may be used in the evenings for plays and so on. So you're going to come up with some sort of lighting arrangement that will accommodate night performances.

Mr. Hirano: From what Calvin has said, there will be some lighting in the parking lot.

Mr. Callinicos: If I go to sheet SK-2B, and I look at the section through the makai portion of the expansion site at the new parking lot. When you look at the edge of that roof overhang, and then you go back to the plan, and you see that the jogging path actually goes underneath that overhang. Now I don't think you can jog on a 1 to 3 slope. So how do you propose to handle that?

Mr. Higuchi: This section here is actually in the parking lot.

Mr. Callinicos: Yeah.

Mr. Higuchi: So the path is actually over here, at the bottom of the 3 to 1 slope.

Mr. Callinicos: Yeah, but it swings around. It swings around and it goes underneath the canopy. If you look at the plan.

Mr. Higuchi: Basically this area would be fairly flat through here.

Mr. Callinicos: So it would –

Mr. Higuchi: Like this here. Into the amphitheater, and then further towards the parking lot, there will be a bank which is shown right here. So that section is through here.

Mr. Callinicos: And where is the jogging path?

Mr. Higuchi: Right along the edge of the parking.

Mr. Callinicos: Well why isn't it shown here on this section? If you look at the section –

Mr. Higuchi: Actually right here.

Mr. Callinicos: Right on grade with the parking lot.

Mr. Higuchi: Yes. And then the bank is here.

Mr. Callinicos: On the side of it.

Mr. Higuchi: Yes.

Mr. Callinicos: Okay. I had another question but you may have answered it already. All right, what I have are comments so I'll wait until we go into comments. Are there any other questions from Board Members? At this point I'd like to ask if there's anyone from the public here who wishes to give testimony on this project. Seeing none, public testimony is closed. We'll now open it up to comments from Board Members, and we'll start with you Linda.

Ms. Berry: I'm still not clear –

Mr. Callinicos: Excuse me. Let me apologize before I do that. Danny, do you have any questions?

Mr. Dias: No.

Mr. Callinicos: All right, we'll now go into comments. Linda?

Ms. Berry: I'm still not clear why there wasn't access provided from Hana Highway, instead of through the subdivision.

Mr. Hirano: There is access and there will continue to be parking along this area of the park and the gate. But the primary access, because of the parking and the site conditions, and also I think there was concern by the community to make sure that there would be alternative access because this area of Hana Highway is very narrow. There are no sidewalks, limited site distance and very little shoulder space, so they wanted to have access off of, not off of Hana Highway, but a secondary or primary access to the site. So that's why it was designed to come in from the subdivision. And most of the users are from the subdivision. There's very little residential development to the north and to the west of the project.

Ms. Berry: Thank you.

Mr. Callinicos: Russ?

Mr. Riley: I have no further comment.

Mr. Callinicos: Gary?

Mr. Brauner: I'd like to see some provision made for future lighting underground because later on you'll have to dig it up. And it's much cheaper going in now.

Mr. Callinicos: Thank you Gary. Linda?

Ms. Okamoto: I just think it's a great improvement over what obviously was there. It looked

like just a grassy field before. And coming from a small area where our parks don't have lighting and we have evening functions, we'd love to have it built in rather than every time have to go hook up the electric, so I think that's a great suggestion.

Mr. Hirano: Thank you.

Mr. Callinicos: Thank you. Darryl?

Mr. Canady: No additional comment.

Mr. Callinicos: Thank you. Susan?

Ms. Liscombe: No additional comments.

Mr. Callinicos: Thank you. Now it's comments, I'll talk about what I wanted to talk about earlier on and that's the jogging path. I'm not convinced that it's a good idea to run part of the jogging path through the tot lots. And I heard where you're coming from that you're probably separate them according the age of the children and so on. But I don't know how many people in Hana are going to use this path. But there might be an occasion where you have quite a few joggers. Are you comfortable with that? Adult joggers going right through this area?

Mr. Hirano: You mean in this area Chair? This area?

Mr. Callinicos: Yeah. The portion that splits the tot lot.

Mr. Hirano: And you're thinking to have it just not go through there, but just –

Mr. Callinicos: Well I'm just concerned that in some point in time that there may be – God forbid – an accident. Somebody is jogging along and doesn't see a little tot – going from one side to the other – I don't know, you're suppose to keep them separate but it's going to happen that a tot is going to run across that lot. And you're going to have this interaction between an adult jogger and a very young child. It may never happen, but it's something that worries me a little bit.

Mr. Hirano: Well, as you said, these are comments that you make, and we could vindicate that as part of the design process.

Mr. Callinicos: All right. And then the other comment I have is I was recently in D.C. and I have a young grandchild there. She's just turning two. And we would take her quite often to a park which has similar parking situation to your Hana Highway parking, where it has some extra parking, it was very narrow, and the traffic going by. I mean, it's dangerous. It really is dangerous. And fortunately you only have eight vehicles there. You may want

to give some thoughts to perhaps just say no parking at all there.

Mr. Hirano: That could be a possibility. I know Highways as well in their comments they wanted to make sure that there was space for bicycle lane, so it further constricts that barrier. So that would be given some consideration too.

Mr. Callinicos: Danny do you have any comment?

Mr. Dias: No comments.

Mr. Callinicos: Okay then if we have no further comments, I think we'll ask for a motion. Can I have a motion?

Mr. Canady: Mr. Chairman, I so move that we accept the proposal as stated by the County with any additional comments to be added as has been specified by us in our comments period.

Mr. Callinicos: Do you want the comments read back?

Mr. Canady: Yes please.

Mr. Callinicos: Danny, will you read them back please?

Mr. Dias: Okay, I just have one that we can suggest as a condition before the Maui Planning Commission, and that would be a condition that reads along the lines of that prior to initiation of construction, the applicant shall determine and finalize the amount and locations of lighting fixtures throughout the entire park.

Mr. Callinicos: That's under conditions?

Mr. Dias: As a condition. Yes.

Mr. Callinicos: Comments?

Mr. Dias: You want me to read back comments?

Mr. Callinicos: Yes, read back the comments too if you have any.

Mr. Dias: I was trying to draft that condition so I didn't really hear much comments. The only comment I got was why wasn't there direct access from Hana Highway.

Mr. Callinicos: And there was the one about possibly looking at the parallel parking on Hana Highway as being potentially dangerous. And to perhaps have another look at

whether they are comfortable with taking the jogging path through the parking lot, effectively splitting the tot lot into two.

Mr. Dias: Okay.

Mr. Callinicos: Does any one remember any other comments?

Mr. Canady: With those comments, I so include them in my motion.

Mr. Callinicos: Thank you. Can I have a second?

Ms. Okamoto: Second.

Mr. Callinicos: We have a second. Thank you. Any further comments? All in favor, raise your right hand. Thank you.

Mr. Hirano: Thank you Board Members.

It was moved by Mr. Darryl Canady and seconded by Ms. Linda Kay Okamoto, then unanimously

VOTED: To recommend approval of the project with the conditions and comments as noted.

Mr. Callinicos: Thanks very much. We'll take a five minute break while you guys clear the way and the next one gets put up there.

(The Urban Design Review Board recessed at approximately 9:37 a.m., and reconvened at approximately 9:42 a.m.)

- 2. MR. WILL WILLETT requesting a Special Management Area Use Permit for the Keawakapu Beach Lots/ Clapp Residences, the construction of two (2) single family residences at 3180 and 3190 South Kihei Road, TMK: 2-1-010: 011 and 031, Kihei, Island of Maui. (SM1 2008/0002) (SSA 2007/0031) (SSD 2007/0017) (SSD 2007/0016) (Jim Buika)**

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

Mr. Callinicos: – back to order. The next item we have today is Item #2, Mr. Will Willett is requesting a Special Management Area Use Permit for the Keawakapu Beach Lots/Clapp Residences, the construction of two single family residences at 3180 and 3190 South Kihei

Road, TMK: 2-1-010:011 and 031, Kihei, Island of Maui. Jim, do you want to lead us on this one?

Mr. Jim Buika: Good morning Mr. Chair, and Members of the UDRB. My name is Jim Buika. I'm a Planner with the Planning Department. And I would like to provide introductory remarks and then I will allow Mr. Chris Hart of Chris Hart & Partners to introduce his team who's representing Mr. Will Willett who is the applicant. And the owner is Matthew G. Norton, Company Seattle, and they will provide you with the project details.

The matter before you is a straight forward review of two proposed single-family dwellings on adjacent vacant lots on the shoreline at Keawakapu Beach in South Kihei. The applicant and their consultants have been working diligently with the Planning Department to meet the policies and objectives of the Coastal Zone Management Act and the Special Management Area Rules for the Maui Planning Commission. With proper mitigation, the Department concludes that there should be no substantial impacts to the environment. Besides construction of the two proposed single-family residences, there has been one mitigation issue that we've been collectively examining and looking at the mitigation alternatives for. And I would like to reference and I'm sure they will bring it up, but there is an existing 72-inch drainage culvert on the property that will be reinforced and sections will be replaced and actually moved to accommodate the construction of the two single-family dwellings.

The culvert section which does enter the shoreline setback area will not be affected, moved or altered, but it will be strengthened with some high density polyethylene insertion state of the art materials to give it some continued strength. It is over 30-years old, and it pre-dates the owners of this property. And again, it is not public, it's a private culvert so that has been one issue that I think we have looked at and found the best mitigation alternative for. So that concludes my opening remarks, and with the Chair's permission, I would like to ask Chris Hart to come up and continue the presentation on the project itself and the design.

Mr. Callinicos: Thank you Jim.

Mr. Chris Hart: Thank you Jim. My name is Chris Hart with Chris Hart & Partners. Mr. Chairman and Members of the Urban Design Review Board, we're really happy to be here today. As Jim indicated to you, this is a project involving the application for an SMA Permit for two single-family residences along South Kihei Road, in the vicinity of Wailea. And the subdivision of the lot, actually, into two parcels was under taken within the last five years, and it was completed. And the family has actually been designing, working with Mr. Will Willett who is the architect, in designing the residences.

As Jim indicated to you, just a little bit more history about the drain line. When Wailea Resort was being constructed or being built, they apparently constructed the drain line

through this property and there was no easement that was prescribed for the drain line. It's a pretty substantial drain line that drains Wailea Kai which is a mauka subdivision. That practice actually occurred in a couple of other instances through parcels. One is the Wailea Ekolu Condominium project and there was a Court case that established that the County, together with Wailea Ekolu and Wailea Resort, were actually mutually responsible for the upgrade and reinforcement of that drain line. But in this particular case, the Norton/Clapp family is assuming full responsibility for the drain line that's on their property. It an encumbrance, and they are working diligently to basically go through the expense of upgrading it. So we will address that. But because of that, we really felt that the process of basically constructing the homes require that a major SMA Permit be applied for, so we did do that. And as Jim indicated to you that there will be no disturbance of the shoreline setback area and the out fall to the ocean.

So with that, I'd like to introduce our team. Jason Medema is the Planner for the project, and Jason will be doing the bulk of the presentation this morning. Also, Will Willett is here who is the architect, and he'll also share in the presentation. And also Bill Mitchell who is Vice-President of Chris Hart & Partners, will be presenting the landscape architecture. And Stacy Otomo is here as our Civil Engineer because there are some civil engineering issues related to this project. So with that, I thank you and turn it over to Jason.

Mr. Callinicos: Thank you.

Mr. Jason Medema: Thank you Chris. Good morning Mr. Chairman, Members of the Urban Design Review Board. My name is Jason Medema. I'm a staff planner with the firm of Chris Hart & Partners, and I'll be taking you through some of the context, the land use planning, and regional context of the project before turning it over to Will Willett who will address some of the details of the project architecture.

The project as you've heard is two single-family homes on two adjoining lots that received final subdivision approval in 2006. One, the original lot was approximately 1.44 acres which is the size of the total project site. Now the residence #1 on the northern lot is 5,600 square feet approximately, with two car garage at 590 square feet. The southern residence, #2, is about 7,200 square feet approximately. Guest parking, in addition to the garage, is a total of at least two spaces for each residence. And as has been mentioned, there is an existing 72-inch drain line. It's about 30 to 40 years old approximately. It's corrugated metals and it's in a very deteriorating condition, and the applicant is going to replace the line with high density polyethylene liner, effectively and expand the life span.

The required permits in addition to the SMA Permit which is why we are here before you today, will require grading permit, building permits and then a portion of lot #2 is in the A4 Zone so that home is going to require special flood hazard development permit. The residences have fairly ambitious environmental goals. I won't go into detail about them now

other than just to say that it is specifically with regards to energy efficiency and water efficiency, both in terms of fixtures, landscaping, architectural features and so forth. There's a lot being done for this project to minimize its water demand. It minimize its energy demand. Will and I will be happy to address further questions on that if you have them at the conclusion of the presentation.

The site is located at near the southern terminus of South Kihei, along Keawakapu Beach, at the intersection of Okulani Drive which continues up hill and south into Wailea. Here's an aerial of the site. This Okulani Drive curving up here to Kihei Boat Ramp, which would be just off the top of the picture. The site is in the State Urban District, and its Community Plan is single family development by the Kihei-Makena Community Plan. And it's in the R3 Residential District as denoted by the yellow on the County zoning map. It's in the State Special Management Area. And this is a picture of South Kihei Road, intersection of Okulani Drive, fronting the project site, facing north. In this picture, this would be the view of a pedestrian traveling along the mauka side of South Kihei Road approaching the site from the north, and the site is on the right hand. This again continuing to the southern terminus of South Kihei Road, Okulani Drive continuing up hill.

This is a view of the site from about 50 feet elevation along Okulani Drive. So as you're driving in, this is what you see as you curve and begin to come down hill towards the site. The project is being designed with quite a bit of attention of views because there's a lack of makai views generally throughout this area. There's a view corridor through the site that begins to open up as you come below the tree canopy. This is directly across from the site. Again, you'll see that the most significant makai views are through the center of the two lots. Again, directly across from the site. Residence #2 will be placed approximately here. Residence #1 here, so it's to preserve the greatest possible view corridor between the two residences. This is a view mauka from the beach, fronting the property. And other mauka view facing south east, from the north west corner of the project site.

This is a photo of the neighboring property immediately to the south. It's a massive structure. I don't know how familiar any of you are with this particular home, but large home buried in landscaping. This is the approximate location of the property line. You can see at the property line the view starts and stops. This is a photo of another of the surrounding properties. This is a representative of makai view in the neighborhood. And another of the surrounding properties. At this time, I'm going to turn the presentation over to Mr. Will Willett, design consultant with Frank Stiene Group Architects, and he will talk to you a little bit more about the finer details of the architecture. Thank you.

Mr. Callinicos: Thank you.

Mr. Will Willett: Good morning. Frank Stiene is not with us today. He normally would be here, but he's in Tokyo where his father-in-law is seriously ill, so I apologize for Frank not being here. As you can see what we attempted to create was the spacing of the buildings

pushing the building on lot #1, or the north lot, that building to the north; and the building the south lot to the south to create the view corridor between the buildings. Each of the structures are two-stories. They're stucco and stone exterior, low roofs, wide overhangs, deep features, covered lanais. As Jason mentioned, the building on the north has two car garage with additional guest parking; the building on the south has a three car garage with additional guest parking. The project that is being built for the Clapp family, the property owners, both of the buildings are going to be used by them. They're a Seattle family. They've owned the property in excess of 30 years. On lot #1 was an old structure which we removed during subdivision process. Lot #2 was a wide, big lawn area. So both of these project properties are being built. The one on the south, where the younger members of the family; the bigger house with more of the goodies in, the house to the north, more of a simple house. It is handicap provided in one area because one of the members of the family is handicap. So if you have any questions, I'm happy to answer to them.

Mr. Callinicos: Let me first ask, do you have anyone else who's going to give evidence before us?

Mr. Willett: I'm sorry. Yes.

Mr. Callinicos: No one else? Thank you.

Mr. Bill Mitchell: Good morning Mr. Chair, Members of the Board. My name is Bill Mitchell. I'm the Project Landscape Architect with Chris Hart & Partners. I'll kind of walk you through briefly the landscape concept and design. They're not particular large lots, but as charged by the owner and by the architect, they really wanted to do as much sustainable design as they could. And with that in mind, we've incorporated a couple of things. Of course, we're using native plants, and we're primarily going to be using drip irrigation every where we're not spraying the lawn. There is an existing banyan tree on the corner, the south east corner of the lot. And it was in that photo of the site. We're going to try to preserve that. We have a little bit of a challenge because we are running new drain lines past that banyan tree. So we're hoping to preserve that place. The banyan tree sits about right there. We can root prune that canopy. We're going to keep the banyan tree because it is a nice element on the corner of the lot.

The view corridors Jason mentioned between the lots, we're using that sort of piggy backing a use on that in that we can use that area as bio-swailes for the little bit of rain we do get in Wailea, that we won't dump it into a storm sewer system, but we'll put that actually into the landscape on the sides of each lot and to native ground cover areas. We are also incorporating in the motor courts a new product. You may or may not be familiar with it. It's called aqua paver. If you want to go to the image board to show a picture of that. It's not a very large image. It's an interlocking paver that has slots in it that allows the water to penetrate the pavers and then effectively mitigate any run off from the hard surface. So

we're going to use that in the motor courts. We're beginning to use it on other projects on Maui and it seems to be a pretty successful project. It looks like a normal interlocking paver except for these slots in it. So we think that will be an effective use of that material in the courtyard. Do you want to go back to the site there. Yeah, that's good. I also wanted to mention, there is an existing masonry wall on the south side on that property boundary there. We will be incorporating a new masonry wall on the north boundary up to the shoreline setback which is shown right here. And there will also be a smaller masonry wall separating the two lots with some kind of penetration for access between the two.

If you could flip back to the elevation on the street frontage. You'll see the wall on the front, South Kihei Road, there is called a 4-2 wall. Four feet of masonry and then two feet of wrought iron on top of that will be the treatment across the South Kihei frontage. This being, of course, the view corridor that's been left between the two structures. The other interesting thing to note is if you noticed carefully it looks like that elevation is cut off here and the reason for that is that from South Kihei Road both of these sites, both of the building pads, are about four to six feet below South Kihei Road itself. So the structures themselves are below the South Kihei Road vehicular surface sidewalk elevation. So that's why these are a little bit depressed to represent that in that picture. And of course, we've held back any tall landscaping from the view corridor with low shrubs in front of the wall, and then maintain our palms on either side to soften the elevations of the house.

We'll be incorporating some low voltage down lighting in the major canopy trees for landscape lighting in accordance with the new Maui County lighting ordinance. And some low path lighting, low voltage path lighting, here in the walk way entries. And if we go back to image board, we show them a picture of that. It's just a standard low voltage down lights. Some representative plant material that we'll be using on the project – Naupaka Beach, Ilima, Eureka Palms, and Coconut Palms, Luwai Fern and Bougainvillea – fairly typically low water, very drippable kind of plant materials. We will be maintaining the Naupaka hedges out on the beach front. There's a significant Naupaka hedge out there. Look at the back elevation – I guess that would be the best one – that one right there. This is looking from the ocean back to the structures. This existing Naupaka hedge and growth will be maintained. And then you can see the structures in here, this being the view corridor in between the two houses on lot #1 and #2. This being the existing masonry wall that's adjoining the lot to the south and then we'll have a new masonry wall over here, and then you can see the one in the center. With that, I'll turn it over back to Chris for closing words.

Mr. Hart: Thanks Bill. There are three things actually I wanted to bring up. #1, the topography again, you note that the elevation, the first floor elevation of the residence, is actually above the actual elevation of the beach. So there is basically a bank or scarp here that actually probably occurred back in the 1980 storm in Kihei. And of course it's been actually taken over by beach Naupaka. And as Bill indicated to you also that the – go back to the elevation on the street – that the actual elevation of South Kihei Road is higher than

the elevation of the first floor of the residents by about four feet. And also from the point of view of what Bill mentioned about perimeter wall actually facing South Kihei Road. That wall complies with the requirements of the Kihei-Makena Community Plan which establishes that the impervious portion of the wall can not exceed four feet along any public street in the Kihei-Makena Community Planning district. But there is an opportunity to use pervious or wrought iron or other type of metal fence that you can actually see through for the top two feet in order to have a six foot wall. And that's the kind of basically do away with the kind of fortress feeling that exists along let's say old Makena Road, going out towards Big Beach you can see some of that.

With that, I'd like to go back to the drain line, and perhaps ask Stacy to comment a little about that. Again, this drain line was actually installed by the developers of Wailea Resort, about in 1970's and essentially deteriorated. So I'd like to ask Stacy to kind of just comment on that for you.

Mr. Callinicos: Thank you.

Mr. Stacy Otomo: Good morning Mr. Chair, Members of the Urban Design Review Board. My name is Stacy Otomo. As Chris mentioned, if you look at the blue portion of the drain line that's what is existing with a concrete head wall right here on the shoreline. There's no run off really from this property that actually uses this drainage system. There's a huge graded inlet right here, a huge structure, within the South Kihei Road right-of-way, which takes run off from South Kihei Road as well as some of the mauka Wailea properties. Will Willett has been in the drain line as well as some other people that do pipe work and found it fairly deteriorated. It's a corrugated metal pipe which is starting to rust. As part of this plan what we're going to be doing is replacing the corrugated metal pipe with what we call a high density polyethylene which basically has an unlimited life span of the material. We'll be replacing it from the catch basin on South Kihei Road all the way down to where the Green is, mauka of the shoreline setback area. And what would happen, within the shoreline setback to the outlet, we would do what we call a in situ pipe replacement where we won't touch the existing pipe, but we'll put a line on the inside which would prolong the life of the pipe. As far the flow characteristics it won't be altered as far as the capacity of the drain line. And we have met with the Department of Public Works, and they basically concurred with what we want to do here.

Mr. Callinicos: Thank you. Are there any other comments you want to make?

Mr. Hart: Not at this time Mr. Chair. Thank you. We're available for questions. Thank you.

Mr. Callinicos: Thank you. We'll now open it up for questions. We'll start with you Susan. Do you have any questions?

Ms. Liscombe: Yeah, I was just wondering where is the public access to the beach around

this property?

Mr. Hart: The closest public access –

Ms. Liscombe: And is any of this development affecting that?

Mr. Hart: Actually these lots are existing lots. And, no, this development is not affecting public access.

Ms. Liscombe: So the current lots are fenced off?

Mr. Hart: The current lots, yes they are.

Mr. Buika: Aren't there public access both to the north and to the south?

Mr. Hart: And to the south, yeah, right.

Mr. Buika: Yeah, extensive public access. One with a large parking lot to the north, and also a large parking lot to the south where they have the showers and the walkway down, so on either sides.

Mr. Medema: Yeah, the parking lot – this is the southern terminus of South Kihei Road. There's a parking lot and an access to Keawakapu Beach Park right there. That's about 1,500 feet south of the property. And as Jim mentioned, the other one is approximately here, so it's more or less equal distance between the two nearest access points to the beach.

Mr. Callinicos: Thank you. Susan, no other questions?

Ms. Liscombe: No. Thank you.

Mr. Callinicos: Darryl?

Mr. Canady: No questions.

Mr. Callinicos: How about you Linda?

Ms. Okamoto: No questions.

Mr. Brauner: Are the structures outside the flood zone?

Mr. Medema: The southern residence – so lot #2, residence #2, a portion of that lot is in the A4 zone. The portion of the structure that is slated to sit in the A4 zone is going to be

on pilings, elevated above the base flood elevation, and it will require the applicant to apply for and obtain a flood hazard development permit in order to move forward with construction.

Mr. Brauner: Thank you. No other questions.

Mr. Callinicos: Russ?

Mr. Riley: I have no questions.

Mr. Callinicos: Linda?

Ms. Berry: No questions.

Mr. Callinicos: I have a few or a couple because I happen to live just up the road from these sites. I'm very familiar with them, and I'm familiar with the big house that you're talking about on the one side – the one designed by I believe an architect from Mexico. I know these two sites very well. Question #1 goes back to this drain line. What is the invert level of that drain line, current drain line below grade?

Mr. Otomo: Stacy Otomo again. At the structure on South Kihei Road, the diameter pipe is actually six feet. The top of the pipe is 12-feet deep at that particular point. So that box on South Kihei Road is very deep. As you come down through the property it varies anywhere between two to four feet of cover over the pipe.

Mr. Callinicos: And can you tell me how you're going to put a swimming pool over the top of that?

Mr. Otomo: The swimming pool is not going to be on the top of the pipe.

Mr. Callinicos: Can you show me where that drain line actually goes because I'm looking at the lot #2 drainage pipe plan. And it maybe – I don't know. I don't quite understand this because if I look at this, it shows this pool over a portion of the drain line and part of the house is over the drain line.

Mr. Otomo: If you look at this particular slide here, the pool in question, is right here. The green would be the relocated drain line.

Mr. Callinicos: Yes. The line here on this print is very, very faint. So you don't have any structures over it?

Mr. Otomo: No.

Mr. Callinicos: That's fine. That's the one question. And the other question that I have is about this view corridor. Is this view corridor a requirement by the County?

Mr. Hart: It's not necessarily a requirement, but, you know, in the context of the Special Management Area Permit process and the Coastal Zone Management basic policies and guidelines, the issue of the public view from – or the view from the public street nearest the coast is an issue. And we have tried to work together with the Planning Department to essentially identify a corridor that could be unobstructed, that would be available to the public. So in the context of let's say preparing the analysis of the Special Management Area Permit, the issue of views will be discussed by the Planning Department. But there's no specific statement that says you shall provide a public view, especially on a road like this because in reality the way the State statutes read it's the public view from the State Highway nearest the coast which in this case would be Piilani Highway, which it doesn't apply. But in this particular case, because of Okulani Drive coming down, and South Kihei Road and having the opportunity for pedestrians to walk along South Kihei Road, it was felt that it was important to work with the Planning Department to establish a view corridor.

Mr. Callinicos: I'm skeptical though about this whole thing because as I say I live in the area and have for quite some time. There's hardly any view corridor along that road. You can walk on that sidewalk you won't see a square inch of sea. It just doesn't exist. I mean everybody that has built along that road has built a wall on the street, in accordance with Planning requirements, say four feet – well it's four feet – they've put other fences above it. They've grown all sorts of shrubbery and Areca Palms and anything you can name along that road completing fencing themselves off from South Kihei Road. Now on one hand I'm against that, but on the other hand, I understand that because South Kihei Road is very busy, it's noisy as all heck, and the only way you can do that is to put heavy landscaping along the road. And I think that's going to happen here too. So I don't believe there will be any view corridor. Not for a pedestrian. The only sidewalk along South Kihei Road is on the opposite side of the road. And from that angle, you've got a four foot road on your side or the owner's side which he is entitled to have, he has a fence on top which he is also entitled to have and any landscaping he's entitled to have. I don't think the pedestrian will see anything. We may be making a big issue of something that really is never going to happen.

Mr. Hart: Well it was our intention in the context of again working with the Planning Department to provide a view corridors, and the setbacks are larger than the setbacks that would normally be required in the R3 Residential District as far as the side yard setback. And Will Willett and our office have basically decided that this is essentially what you would see if you were walking along South Kihei Road. And I will say that the Kihei-Makena Community Plan was adopted in 1998, and that requirement of basically limiting the height of the impervious portion of fences or walls along the public street to four feet didn't really become effective until March 1998. So there's probably a lot of houses that have been built in this area, Keawakapu, that have full six-foot high walls in front of them. But, you know,

the intention here is, according to our landscape plan and basically the direction that we've received from our client, in cooperation with the Planning Department, is to basically provide a view corridor. I'm not saying that it will be there forever, but the point is that's what we're doing, and that's the design that's being presented to you today.

Mr. Callinicos: I have no argument with that. I understand that you're doing it within the guidelines, but I'm also being practical in saying that it's not going to happen. It's not going to happen. Down the road, four or five years from now, there's going to be something there, behind that upper level fence you have, some form of landscaping. And if there was any view, which I don't believe there is now, if there was any, it's gone. And it's nobody's fault. I mean this the tragedy of this foresight that we have that we must do this, and do that, and maintain the view line, view corridors, but they disappear very quickly in time.

Mr. Hart: But I will go back to basically what the State Statute says. It talks about the State Highway nearest the coast, and this particular case, Piilani Highway, the view, you know, it's basically across the development of Kihei to the ocean. You know, those are important views. But in this particular instance, the local view is also significant, at least to the Planning Department, and we feel that we want to do our part. I also will say that Jason kind of touched on it. This project is similar as far as context is concerned to most of the residences along South Kihei Road in Keawakapu, except for the residents that's really immediately to the south. That is quite a monumental structure compared to the type of structures that are being proposed here.

Mr. Callinicos: And I agree with that.

Mr. Buika: Excuse me, Chair, may I add from the Planning Department's perspective? Actually, I've been working with Chris Hart and the owner, and the owners have agreed to, as part the Special Management Area Permit to add a condition that will not allow any landscaping to grow into that view corridor. So that will become a condition as part of the SMA Permit to guarantee that view corridor. Certainly it's a limited view corridor when you walk along there, but the architects and the owner have been very conscientious of designing in that view corridor spending up to \$100,000 to relocate the drain line so that view corridor can be obtained and also maintained here. So I think the applicant and the owners have done everything they can and have agreed to work with the local surrounding neighbors and the neighborhood to preserve the view. At least coming down the hill on the roadway, there will be some open ocean views there.

Mr. Callinicos: From eye level on Okulani.

Mr. Buika: Yes.

Mr. Callinicos: Does that also include having some input on what you call impervious fence along the top of the four foot wall? Right now you have a four-foot impervious wall and

then you a pervious fence above it. Now what type of fence is that going to be? Is the Planning Department going to stipulate what is acceptable?

Mr. Buika: No we will not. I mean the wrought iron is –

Mr. Callinicos: There are pervious fences and the impervious fences.

Mr. Buika: And by the Kihei-Makena –

Mr. Callinicos: Is it going to be wrought iron or what is going to be?

Mr. Willett: Yeah.

Mr. Buika: Yeah. It will be wrought iron. It's what they have indicated. And the UDRB certainly can have some input into the composition of the fence. But the Kihei Community Plan does stipulate for shoreline properties is that the fences should be no more than four feet tall in an impervious nature. Yes. Certainly for security, six foot is desirable. As you're saying it's a busy section.

Mr. Callinicos: It's a very busy intersection right there. I have no further questions. Thank you. Do you have any Jim?

Mr. Buika: I do have one – thank you for asking – for Bill. I would just like to ask you, you had mentioned that you will maintain the Naupaka hedge. What do you mean by maintaining the Naupaka hedge along coastline?

Mr. Mitchell: It won't be removed. It will be maintained in place. In terms of how it is maintained, pruning, it will be up to the owners. It's pretty much grown to full height. I think it's four to five feet high now. So I don't know if it's even been pruned. Will, do you know if they go out and prune it? Do they have maintenance that goes out?

Mr. Willett: . . . (Inaudible. Did not speak into a microphone.) . . .

Mr. Mitchell: So it will be maintained as you see it today. So that's what I mean by being maintained.

Mr. Buika: Is it watered?

Mr. Mitchell: No, it's not watered now, so we wouldn't put any additional water on it.

Mr. Buika: So it will be trimmed? It will be kept at that size?

Mr. Mitchell: At that size. Correct.

Mr. Hart: It's interesting. There's a lot of people that get upset about planting along the ocean saying that people are creating encroaching, but this is natural. See how it grows. It thrives in this kind of sea side habitat.

Mr. Buika: Especially if it's watered.

Mr. Hart: Well it's not watered. But the point is is that it's not.

Mr. Buika: That was my question.

Mr. Hart: Yeah, but I mean, it does grow naturally like that. And I think that's important for people to realize too.

Mr. Buika: I mean, it was planted. It was all planted. It just didn't show up there along the coast line. All the Naupaka was there.

Mr. Hart: It is –

Mr. Buika: it's a nice separation. It's a hedge. It makes it a beautiful beach.

Mr. Hart: I don't know how it was installed originally. But after the 1980 storm there was a significant erosion, and that shoreline was pretty bare. And then I'm not sure if they planted it, but because of the fact that it was probably there before, it re-established itself.

Mr. Buika: It's certainly better than the sea wall. And it maintains the dunes, builds the beach so it is beneficial.

Mr. Callinicos: No other questions? Thank you. At this time, I'd like to open it up for public testimony. Is there anyone here from the public who wishes to give testimony on this project? Seeing none, public testimony is closed. We'll open it up now for comments from Board Members. We'll start with you Linda.

Ms. Berry: I'd like to thank you for the good presentation. You hit all the points that we needed to hear. I'm skeptical also of the maintaining the site line, but I appreciate your efforts in doing so. Thank you.

Mr. Callinicos: Thank you Linda. Russ?

Mr. Riley: No comments. I think it's a terrific job for that site and knowing the Clapps personally myself, I trust their judgement and the people that they have with them to live up to their agreements.

Mr. Callinicos: Thank you. Gary?

Mr. Brauner: No comments.

Mr. Callinicos: Linda?

Ms. Okamoto: No comments.

Mr. Callinicos: Darryl?

Mr. Canady: No comments.

Mr. Callinicos: Susan?

Ms. Liscombe: No comments.

Mr. Callinicos: I don't have any comments. I think you've answered all of my worries. They're not going away Bill, you know that. I'm sorry, your landscape, Chris, they're not going away. But I agree with what Linda said. I think it's a very admirable design. I think you guys put a lot of work into it and I think it's going to be a very nice project. And I don't know the owners, but I trust Russ here, with what he just said. I'm sure these people will do a good job.

Mr. Hart: They're a pretty conservative family. And they just wanted to basically do nice homes. They love Maui. And basically we feel that the homes, as far as their scale and design, will fit into the character and the context of Keawakapu and South Kihei Road in that area.

Mr. Callinicos: I have one thing that's been niggling me and I'm going to ask and I hope you'll forgive me in asking this question. Why are you putting a wall between these two properties if it's a family compound?

Mr. Hart: That's an interesting question. I have to refer to the architect.

Mr. Callinicos: It seems to me that somewhere down the line, somebody is thinking, well maybe we want to sell one of these off.

Mr. Willett: That is a good question, but the reason for it is that the south property is that it is going to be used by the younger members of the family. They're concerned with the pool being right associated with that on the north side that they wanted to wall it off so the kids couldn't get out there. The pool, they're going to have on their property, they feel as though they can take care of the kids there. But they didn't want to have it open between the two so they can just wander across.

Mr. Callinicos: Thank you. All right, are there any other comments?

Mr. Canady: One quick one. Having been in business in Seattle, Washington, and my wife is from there, we're quite familiar with the Norton/Clapp family and all of their holdings and they are an extremely fine, fine family from the Seattle area. Thank you.

Mr. Callinicos: Thank you Darryl. All right, at this point, I'd like to – Jim, if you wouldn't mind reading back the comments from the Board or any conditions that we've discussed.

Mr. Buika: I didn't come up with any conditions. The comments, I think they were all positive comments except for skepticism regarding the view corridor. And I think we adequately addressed that. There were questions on the drain line and the pools and the structures above it, and I think those were adequately addressed also.

Mr. Callinicos: Thank you Jim. With that in mind, will someone give me a motion here to approve it subject to those comments.

Mr. Canady: I so move that we accept the recommendations of the Planning Commission and with the other recommendations that they added. Period.

Ms. Berry: Second.

Mr. Callinicos: We have a second. Thank you very much. All in favor raise your right hand. It's unanimous. Thank you.

Mr. Buika: I'll change that to recommendation of the Planning Department as oppose the Planning Commission.

Mr. Canady: Sorry.

Mr. Hart: Thank you Mr. Chairman and Members.

Mr. Buika: Thank you very much.

Mr. Callinicos: And give my regards please, Mr. Architect, please give my regards, personal regards to Frank. I know Frank and his wife very well, and I'm disturbed to hear that she's so ill again. Please give him my regards and wish for a speedy recovery. Thank you.

It was moved by Mr. Darryl Canady, seconded by Ms. Linda Berry, then unanimously

VOTED: To recommend approval of the project to the Planning Commission.

C. DIRECTOR'S REPORT

1. 2009 Meeting Schedule

Mr. Callinicos: All right, we'll finish off with the Director's Report. Clayton, thank you.

Mr. Clayton Yoshida: Thank you Mr. Chairman and members of the Board. As you recall at the last meeting, the Board decided to have one meeting a month instead of two, starting from January. I'm just wondering on the starting time. Do you still want to start at nine o'clock or do you want to start a little earlier?

Mr. Riley: Nine o'clock is fine.

Mr. Canady: Unless you were to change to afternoons, and I know you're not going to do it that way, then keep it the way it is.

Mr. Yoshida: So nine o'clock.

Mr. Callinicos: Nine o'clock, everybody seems to be in agreement.

Mr. Canady: Six o'clock airplane is the only reason, but I'm one out of nine.

Mr. Yoshida: I guess we would encourage – if you know of people that might want to serve on the Board, I think the Mayor's Office is actively would want to receive any sort of information for people to nominate to fill Boards and Commission vacancies. Normally she would probably submit a list around the end of January, early February, and I think the forms are on line. So I guess now would be the time to do that.

With that, we come to the end of our meeting schedule for 2008. We thank you for your hard work during this year. We thank you for your understanding regarding the current fiscal conditions and coping with them. And we wish you all a happy holiday season.

Mr. Canady: Question?

Mr. Yoshida: And we see you in 2009.

Mr. Callinicos: Darryl?

Mr. Canady: You submitted to us with this last packet a schedule for next year of two meetings. Is that going to continue that way or we going to –?

Mr. Yoshida: We've scaled it back to one meeting which will be the first Tuesday of the month.

Mr. Canady: Then will we get another schedule in another packet showing that?

Mr. Yoshida: We could that.

Mr. Canady: Or I can take your word for it.

Mr. Yoshida: We'll do that. But the understanding is it's one meeting a month, first Tuesday of the month.

Mr. Canady: Fine thank you.

Mr. Callinicos: I think we can just scratch out the second meeting.

Mr. Canady: Thank you Mr. Chair.

Mr. Callinicos: Thank you Darryl. On behalf of the Board, Mr. Director, we wish you all the best of the holiday season. Thank you for leading us through this year, and we'll see you again in the new year! Hopefully there will be something for us to look at.

Mr. Yoshida: Okay, we'll see you in 2009.

D. NEXT MEETING DATE: January 6, 2009

E. ADJOURNMENT

Mr. Callinicos: Well thank you all. This meeting is adjourned.

There being no further business brought forward to the Board, the UDRB meeting was adjourned at approximately 10:31 a.m..

Respectfully transmitted by,

LEILANI A. RAMORAN-QUEMADO
Secretary to Boards and Commission I

RECORD OF ATTENDANCE:

Demetrios Callinicos, Chair
Russ Riley
Gary Brauner
Susan Liscombe
Linda Kay Okamoto
Darryl Canady
Linda Berry, AIA

EXCUSED:

Anthony Riecke-Gonzales, Vice-Chair
Hunton Conrad
Eric Nakagawa

OTHERS:

Clayton Yoshida, Planning Program Administrator
Jim Buika, Staff Planner
Danny Dias, Staff Planner
James Giroux, Deputy, Corporation Counsel (from 9:05 a.m.)