

KAILUA VILLAGE DESIGN COMMISSION

MINUTES

MEETING DATE: October 14, 2008
TIME: 5:00 p.m.
PLACE: The Mayor's Office Conference Room, Suite 103
Hanama Place Office Building in Kailua Village

ROLL CALL

1. Members Present: Fanny Collins Au Hoy, Cindy Coats, Fritz Harris-Glade, Stephen Herbert, Ann Kern, Sally Marone and David Ross, Jr. (from 5:07 p.m. to 6:05 p.m.)
2. Absent and Excused: Paul Bleck and Gregory Ogin
3. Applicants: Michael Riehm and Thomas Yamamoto
4. Staff Present: Bennett Mark, Rosalind Newlon and Noriko Sauer
5. Public: None

The Chair welcomed those in attendance, and the Commissioners introduced themselves.

UNFINISHED BUSINESS

None.

NEW BUSINESS

1. Design review of a proposed auto dealership and service center. Applicant: Michael J. Riehm of Riehm Owensby Planners Architects. Land Owner: David De Luz, Hawaii Agribusiness LLC. TMK: 7-5-004:006. Located to the south of Lanihau Shopping Center between Henry Street and Lono Kona Subdivision, Kailua-Kona, HI.

Staff Presentation

Ms. Newlon oriented the Commissioners regarding the subject and surrounding properties on the location map and site plan, and summarized the proposed project and her review of it against the Zoning Code and the Master Plan for Kailua-Kona. She noted that the applicant's misunderstanding of setback rules has been pointed out to the applicant, that some modification must be made on their landscaping plan to comply with Rule 17, and that two more ADA parking stalls are needed based on the total number of 187 stalls, which are 89 stalls more than what the Zoning Code requires. She mentioned that in response to her comments, the applicant has revised the design of the service center building to improve the 150-foot long exterior wall that originally gave the appearance of a warehouse. She also mentioned that there is an archaeological site to be preserved, and the site plan sets aside the site; however, the archaeological report that covers the adjoining parcel as well is not clear as to exactly what is to be preserved within the subject property.

Applicant Presentation

The applicant, Michael Riehm, was present and introduced himself and Thomas Yamamoto who is the project manager and the owner's representative.

Mr. Riehm spoke about a flood issue they were faced with in designing the building. Although the proposed building is outside of the 100-year floodplain or any requirements by FEMA, it is within the 50-foot wide buffer zone required by a new County ordinance. He said that his understanding is that the Department of Public Works and the applicant are in agreement as to how to comply with the County requirements.

Mr. Riehm said that another challenge they had was to design two very different characteristics – the sales element and the service element – as one project, and added that they try to emphasize the sales section as the front house, and try to conceal the service section from the public, using traffic flow and landscaping. He also described the design modification to the service building, which adds six bay windows to the wall facing Henry Street to modulate the façade.

Mr. Riehm also elaborated on anticipated impacts on viewplanes with photos. He said that due to the 15 to 20-foot elevation drop from Queen Kaahumanu Highway to the site, only the rooftop would be visible from the highway, and that the view from Henry Street is mostly blocked by the hill on the parcel in between. He added that they are hoping to be able to work with the owner of that parcel to jointly improve the appearance of the area.

Mr. Riehm mentioned that there would be a conference room with an audio/visual setup on the second floor, which is open for public use and designed to have direct access from outside without going through the sales area.

Mr. Riehm mentioned that the building is designed to be a LEED (Leadership in Energy and Environmental Design) certified project, and that it was requested by the owner despite the additional costs for items such as sustainable materials, rainwater catchment system to supplement irrigation, and photovoltaic, which they hope would satisfy the project's energy needs without HELCO's services.

Public Testimony

There was no one from the public wishing to testify on this agenda item.

Commission Discussion

In response to the Commissioners' inquiries about the archaeological site, Mr. Riehm said that he is almost sure it is a burial site, and that normally treatment for such sites include providing access for the family, a sign with the history, and protective walls. Mr. Yamamoto mentioned that although the archaeological report was done by Paul Rosenberg, Allen Haun is their current archaeologist.

With regard to the color of the building, Mr. Riehm clarified that the actual color looks more like taupe than the color copy provided to the Commission, and added that the paint contains chemicals to reduce the temperature up to 20 degrees.

In response to Commissioner Harris-Glade's observation, Mr. Riehm said that even though the roof is sloping to north, which is not the best orientation for photovoltaic, the slope is only 1 to 12 and it may not be an issue. He added that they might have to make changes to the design elements to meet their budget in which case it would be in their best interest to consult with the Planning Department. The Commissioners commended the owner and the applicant for the direction they are going in the area of sustainability.

In response to Commissioner Herbert's question about the location of their air-conditioning unit, Mr. Riehm replied that condensing units would be set on the ground, hidden by landscaping, and the air handlers would be within the building. He added that they plan to use huge industrial fans in the service area.

Action

It was moved by Commissioner Harris-Glade, and seconded by Commissioner Ross, to recommend to the Planning Director the approval of the proposed project, with the following recommendation:

The applicant shall consult with an archaeologist and implement appropriate preservation plans for the archaeological feature(s) on the subject property, including placing an interpretive sign at the site.

A roll call vote was taken and motion carried with six ayes (Harris-Glade, Ross, Au Hoy, Coats, Herbert and Kern) and two absent and excused (Bleck and Ogin).

ADMINISTRATIVE MATTERS

Minutes of the Meeting of September 23, 2008 – It was moved by Commissioner Coats, and seconded by Commissioner Kern, that the minutes be approved as circulated. The motion was unanimously carried by a voice vote of all Commissioners in attendance.

ANNOUNCEMENT

Kailua Village Business Improvement District (KVBID) – Ms. Newlon reported that the staff consulted with Ms. Amy Self, Deputy Corporation Counsel, about the Commission's powers and duties, and it was clarified that the Commission is responsible to review plans for improvements within the Kailua Village Special District only when there is a requirement for making recommendations to the Planning Director or the Public Works Director; as such, projects that do not require review or approval by the Planning Director or the Public Works Director are not subject to the Commission review. With regard to the proposed holiday banners, she informed the Commission that the KVBID has to have an agreement made up, which would allow the Department of Public Works Traffic Division to take down the banners from light poles if deemed necessary, and that no permit or variance is required for the banners since they would be

up no longer than thirty days. Mr. Mark added that the KVBID is willing to cooperate and share their project status with the Commission.

2009 Kailua Village Design Commission Meeting Schedule – Copies of a departmental memorandum dated September 26, 2008, was distributed to the Commissioners.

ADJOURNMENT

There being no further business, at 6:20 p.m., it was moved by Commissioner Harris-Glade, and seconded by Commissioner Herbert, that the meeting be adjourned. Motion was unanimously carried by a voice vote of all Commissioners in attendance.

Respectfully submitted,

Noriko Sauer, Secretary

A T T E S T:

Sally Marone, Chair
Kailua Village Design Commission