

COUNTY OF KAUA'I
Minutes of Special Meeting
OPEN SESSION

Board/Commission:	Kaua'i Historic Preservation Review Commission	Meeting Date	April 29, 2021
Location	5438 Kōloa Road, Kōloa, Hawai'i 96756	Start of Meeting: 1:44 p.m.	End of Meeting: 3:03 p.m.
Present	<p>Chair Gerald Ida. Vice Chair Susan Remoaldo. Commissioners: James Guerber, Carolyn Larson, Stephen Long (<i>called into the meeting at 1:49 p.m. by cellphone</i>) and Aubrey Summers.</p> <p>Deputy County Attorney Stephen Hall (<i>Microsoft Teams online video conference</i>). Planning Department Staff: Planning Director Ka'aina Hull, Deputy Planning Director Jodi Higuchi-Sayegusa and Planner Marisa Valenciano. Office of Boards and Commissions: Administrator Ellen Ching and Commission Support Clerk Sandra Muragin.</p>		
Excused			
Absent			
SUBJECT	DISCUSSION	ACTION	
	The meeting was delayed due to offsite setup complications with no electrical outlets and meeting table setup area. Commissioner Guerber called Commissioner Stephen Long who was stuck in north shore traffic and unable to be present at the meeting site.		
A. Call To Order By Chair	Chair Ida called the meeting to order at 1:44 p.m.		
B. Roll Call	<p>Planning Director Ka'aina Hull verified attendance by roll call and requested a verbal response;</p> <p>Commissioner Summers replied here.</p> <p>Commissioner Long was not present.</p> <p>Commissioner Larson replied here.</p> <p>Commissioner Guerber replied here.</p> <p>Vice Chair Remoaldo replied here.</p> <p>Chair Ida replied here.</p>	Quorum was established with five commissioners present.	
C. Approval of the Agenda		Vice Chair Remoaldo moved to approve the agenda, as circulated. Ms. Larson seconded the motion. Motion carried 5:0.	

SUBJECT	DISCUSSION	ACTION
D. Approval of the Minutes	Mr. Hull announced there were no minutes to approve.	
E. Communications	There were none.	
F. Public Comment	Chair Ida announced that any member of the public could testify on any agenda item now. Mr. Hull said seeing no one present, no one called into Teams and no receipt of testimonies, there were none.	
G. General Business Matters	There were none.	
H. Unfinished Business	<p>At 1:49 p.m. Mr. Guerber received another phone call from Commissioner Stephen Long who requested to participate in the meeting by cellphone. Mr. Long stated that he had been to the site, reviewed the packet and had some comments to address. Mr. Hull accepted Mr. Long's request and he attended the meeting by cellphone.</p> <p>H.1. Mucho Aloha Kōloa Brewhouse Lot 4A, Kōloa Road Tax Map Key: (4) 2-8-007:016 Kōloa, Hawai'i Proposed Renovation of Existing Structures for a Brewery Brewhouse Operation.</p> <p>Mr. Hull welcomed the commissioners to the first onsite meeting and shared the following;</p> <ul style="list-style-type: none"> • The commission was required to conduct the meeting under sunshine law. • Requested the commissioners speak louder during the meeting so conversations could be picked up by the one microphone and recorded for the minutes. • Commissioners could take a recess to individually or as a group inspect the area; however, they are not allowed to discuss anything about the project between commissioners or between commissioners and the applicant. All discussions would need to take place at the meeting table once the meeting was in session. 	

SUBJECT	DISCUSSION	ACTION
	<p>Ms. Valenciano briefly shared a summary.</p> <ul style="list-style-type: none"> • At the last meeting the applicant presented alternative plans to the project. Based on comments from that meeting the onsite meeting was planned for the commissioners to further discuss the project and inspect the building and surrounding area. • The department recommended the commission take-action on the project now that they are at the site. The department did not change its original recommendations and requested the commission incorporate their comments. <p>Attorney Ian Jung presented the project to the commission and introduced applicant Gabriel Tennberg, who attended the meeting by Microsoft Teams.</p> <ul style="list-style-type: none"> • Their packet included the second version plans that included updated changes discussed at the prior meeting. • Illustrated proposed changes to the actual building site with orange spray paint that designated the location of the shed roof over the deck and another orange paint mark that designates the corners of the deck width and length. <p>Mr. Jung invited the commission to inspect the markings on the building. The Commission decided to take a recess and allow the group as a whole time to inspect the area. They all left the meeting table and inspected the proposed changes to the area.</p> <p><i>Chair Ida called for a recess at 1:52 p.m.</i> <i>Chair Ida reconvened the meeting at 1:56 p.m.</i></p> <ol style="list-style-type: none"> 1. Ms. Summers asked about the permeable pavers. Mr. Jung replied that the pavers would be used to blend them into the walkway. 2. Ms. Summers asked if all they planned to remove the existing landscaped areas in front of the building except for the tree. Mr. Jung referred to the circled landscaped area in front of the building and said those were the only ones proposed to be removed. 3. Mr. Jung referred to floor plan A101 and asked Gabriel Tennberg if the circle planter with the plumeria tree in front of the building and the other circle planters were going to be removed. Mr. Tennberg confirmed that the two landscaped circle planters would be 	

SUBJECT	DISCUSSION	ACTION
	<p>removed and replaced with permeable pavers so outdoor seating/picnic tables could be placed in that area. They plan to incorporate more landscape around the courtyard with sugar cane and laua'e leaf. Mr. Jung suggested that if the commission had concerns on the lack of landscaped areas, they would be able to enhance other areas and redirected the discussion to the proposed changes to the building.</p> <p>4. Vice Chair Remoaldo expressed concern that the permeable pavers placed in the planter circles would create an uneven surface if the existing concrete was left untouched. Mr. Jung replied that for liability purposes the circle planters would be leveled out to create a flat surface with the existing concrete.</p> <p>5. Vice Chair Remoaldo asked if the shed roof would extend beyond the end of the deck width. Mr. Jung referred to floor plan A101 and said the shed roof would extend one foot over the deck width.</p> <p>6. Mr. Guerber stated that floor plan A200 showed the shed roof extended a foot over the deck. Mr. Jung replied that the overhang was needed to mitigate rain entering onto the deck area where outdoor seating was planned.</p> <p>7. Vice Chair Remoaldo asked what the roof material would be used for the shed roof. Mr. Tennberg replied the building had plastic corrugated roofing and they would use the same for the shed roof.</p> <p>8. Vice Chair Remoaldo asked how they planned to repurpose the lava rocks once they remove the concrete lava rock planters in front of the building. Mr. Jung said they would work with the contractor to find a way to repurpose the lava rocks.</p> <p>9. Ms. Larson shared concerns on the size of the deck which had now impacted the removal of two nearby circle planters to accommodate outdoor seating. She also expressed concern on the louvered windows on the westside that were proposed to be replaced. Mr. Jung replied that the owners would keep the original louvers if it could be fixed, and only replace if the louvers could not open and close.</p> <p>10. Ms. Summers inquired if the little buildings to the side were proposed to be removed. Mr. Tennberg replied that pending approval from the owners the little buildings on the southside of the building would be removed and replaced with landscaping.</p> <p>11. Mr. Guerber asked why they need the outdoor seating when they already had the deck area. Mr. Jung replied that the outdoor seating was for patrons to wait to be seated in the restaurant.</p>	

SUBJECT	DISCUSSION	ACTION
	<p>12. Ms. Larson agreed with recreating the use in the area and agreed with the deck outdoor seating; however, her only concern was that the size of the deck would encroach on the walkway and remove the landscaped circle planters. Mr. Guerber stated a reduction from 13 feet to 10 feet would still allow outdoor seating and keep the circle planters. Mr. Tennberg could not confirm the reduction of three feet, due to seating revenue and would need to discuss the effects it could have with the architect.</p> <p>The commission decided to take a break and inspect the westside louvered windows.</p> <p><i>Chair Ida called for a recess at 2:24 p.m.</i> <i>Chair Ida reconvened the meeting at 2:29 p.m.</i></p> <p>13. Mr. Long commented that he visited the site on Tuesday and thought the pavers were a good idea and the additional landscaped area in place of the little buildings were excellent. He asked for the color of the corrugated shed roof. Mr. Tennberg said would match the buildings current corrugated roof color, which was white.</p> <p>14. Mr. Long asked they incorporate and reuse the lava rock element, reduce the width of the deck and maintain the original louvered windows on the westside of the building.</p> <p>They discussed the demolition of the small sheds and was advised by Mr. Hull that removal of a non-historic structure within a historic context would not trigger a KHPRC review.</p> <p>15. Ms. Summers commented that the lava rock feature was not historic. Vice Chair Remoaldo replied that its representative of similar features in the area.</p> <p>16. Mr. Tennberg said wood box planters would be placed in the surrounding interior courtyard area and the length of the deck was shortened on both ends to accommodate additional landscaping features. Ms. Summers suggested to reuse of the lava rocks in those areas.</p> <p>Ms. Valenciano suggested the commission review the recommendations provided in the packet and amend as needed to incorporate conditions from the commission.</p>	

SUBJECT	DISCUSSION	ACTION
	<p>Mr. Hull shared that KHPRC is an advisory body to the applicant, advisory body to the department of planning for class one zoning permit and planning commissions use permit and public hearing level permits. He plans to fold in as many recommended conditions from the commission as mandated or advised for conditions of approval.</p>	<p>Ms. Larson moved to approve the Department of Planning recommendations as written in the Director's Report dated April 15, 2021, for Mucho Aloha Kōloa Brewhouse Lot 4A, Kōloa Road, Tax Map Key: (4) 2-8-007:016, Kōloa, Hawai'i, Proposed Renovation of Existing Structures for a Brewery Brewhouse Operation and incorporate the following recommendations from the commission; #1 applicant retain the existing casement and transit window on the west side of the building and recommendation #3 to include reduction of protrusion of the deck width, reuse lava rock feature in surrounding landscape and avoid paving over existing landscaped areas. Mr. Guerber seconded the motion. Motion carried 6:0.</p>
<p>I. New Business</p>	<p>There were none</p>	
<p>J. Announcements</p>	<p>There were no announcements</p>	

SUBJECT	DISCUSSION	ACTION
K. Selection of Next Meeting Date and Agenda Topics (June 17, 2021)	Mr. Hull announced the next meeting would be scheduled June 17, 2021.	
L. Adjournment	With no further business to conduct, Chair Ida called for a motion to adjourn.	<p>Vice Chair Remoaldo moved to adjourn the meeting. Ms. Larson seconded the motion. Motion carried 6:0.</p> <p>Chair Ida adjourned the meeting at 3:03pm</p>

Submitted by: _____
 Sandra M. Muragin, Commission Support Clerk

Reviewed and Approved by: _____
 Gerald Ida, Chair

- () Approved as circulated.
- (X) Approved with amendments. See minutes of 10/21/21 meeting.