

COUNTY OF KAUAI  
Minutes of Meeting  
OPEN SESSION

**DRAFT To Be Approved**

Board/Commission:		<b>Kaua'i Historic Preservation Review Commission</b>	Meeting Date	<b>June 16, 2022</b>
Location	Mo'ikeha 2A/2B with remote access by Zoom Teleconference and Audio Connection		Start of Meeting: 1:31 p.m.	End of Meeting: 2:44 p.m.
Present	Chair Pro Tem Stephen Long. Commissioners: James Guerber, Gerald Ida, Susan Remoaldo and Aubrey Summers ( <i>attended by Zoom</i> ). Deputy County Attorney Stephen Hall ( <i>attended by Zoom</i> ). Planning Department Staff: Deputy Director Jodi Higuchi Sayegusa, Planner Marisa Valenciano, Planner Myles Hironaka and Commission Support Clerk Duke Nakamatsu. Office of Boards and Commissions: Administrator Ellen Ching ( <i>attended by Zoom</i> ).			
Excused	Chair Carolyn Larson and Commission Support Clerk Sandra Muragin			
Absent				
SUBJECT	DISCUSSION			ACTION
<b>A. Call To Order</b>	Chair Pro Tem Long called the meeting to order at 1:31 p.m.			
<b>B. Roll Call</b>	Deputy Director Jodi Higuchi Sayegusa verified attendance by roll call and requested a verbal response; Commissioner Guerber replied here. Commissioner Ida replied here. Commissioner Remoaldo replied here. Commissioner Summers replied here. Vice Chair Long replied here. Chair Larson was excused.			Quorum was established with five commissioners present.
<b>C. Approval of the Agenda</b>				Ms. Remoaldo moved to approve the June 16, 2022 agenda, as circulated. Ms. Summers seconded the motion. Motion carried 5:0.
<b>D. Approval of the Minutes</b>	Ms. Higuchi Sayegusa said there were no minutes.			

SUBJECT	DISCUSSION	ACTION
<b>E. Communications</b>	Ms. Higuchi Sayegusa said there were none.	
<b>F. Public Comment</b>	Ms. Higuchi Sayegusa opened the floor for anyone present at the meeting to orally testify. Hearing none from the audience, Planner Myles Hironaka said there were no callers and no public persons who joined in by zoom.	
<b>G. Consent Calendar</b>	Ms. Higuchi Sayegusa said there were none.	
<b>H. Unfinished Business</b>	Ms. Higuchi Sayegusa said there were none.	
<b>I. New Business</b>	<p><b>I.1. SMK Inc. (ABC Stores)</b>  <b>Sueoka Market</b>  <b>Demolition of Accessory Structure and Expansion of the Retail Store</b>            Property Address: 5392 Kōloa Road            Tax Map Key: (4) 2-8-008:020; (4) 2-8-008:022; (4) 2-8-0087:023; (4) 2-8-008:024; (4) 2-8-008:025; (4) 2-8-008:026; (4) 2-8-008:027; (4) 2-8-008:028; (4) 2-8-008:029; (4) 2-8-008:034; (4) 2-8-008:035, Yamada Road and River Road            Kōloa, Hawai'i</p> <p>Consideration of a Class I Zoning Permit for the purposed demolition of accessory structures and the proposed expansion of the retail store.</p> <p style="padding-left: 20px;">a. Director's report pertaining to this matter.</p> <p>Planner Marisa Valenciano shared the following;</p> <ul style="list-style-type: none"> <li>• Read portions of the Director's Report dated June 16, 2022.</li> <li>• The commission's action for the project was to;               <ul style="list-style-type: none"> <li>○ Support as represented</li> <li>○ Recommend to approve with conditions</li> <li>○ Recommend to deny</li> <li>○ Recommend to defer</li> </ul> </li> <li>• The Planning Department recommended KHPRC defer action on this item until more information obtained from applicant and State Historic Preservation Division.</li> <li>• If the commission decided to support the project the department listed recommended</li> </ul>	

SUBJECT	DISCUSSION	ACTION
	<p>conditions of approval as listed in the June 16, 2022 directors report.</p> <p>Architect Grant Sumile of ADM Architects and Robyn Pila presented Sueoka Store Preservation &amp; Expansion a power point presentation;</p> <ul style="list-style-type: none"> <li>• Existing Site Plan-TMK Map: View of existing layout of store and detached multiple storage buildings, containers and an unoccupied residence and carport</li> <li>• Existing/Demo Site Plan &amp; Proposed Building Overlay: Design of store and snack shop expansion, and future one story commercial building overlaid over existing layout</li> <li>• Existing/Demo Site Plan: Displayed existing building and five detached accessory buildings colored pink that would be demolished and removed from the property. Colored in a lighter pink the unoccupied residence and carport that was pending permits and would be removed at a later date. Included five colored photos taken from different angles of the property.</li> <li>• Proposed Site Plan &amp; First Floor Plan: Projection of the 14-foot expansion of the snack shop into the current parking area would cause a significant visual impact from Kōloa Road.</li> <li>• Proposed Second Floor/Roof Plan: View of two-story storage structure located behind the main building</li> <li>• Kōloa Road Elevation: Outlined in red, the air condition structure and walk in cooler proposed to be removed</li> <li>• Kōloa Road Elevation: Proposed 14-foot expansion of the snack shop in green</li> <li>• Right Elevation: View from Waikomo Stream and outlined in red the air condition structure and walk in cooler.</li> <li>• Right Elevation: Proposed 14-foot expansion of the snack shop in green and new two-story storage structure in red</li> <li>• Rear Elevation: Outlined in red air conditioner structure</li> <li>• Rear Elevation: New two-story storage structure in red</li> <li>• Left Elevation: Existing building</li> <li>• Left Elevation: New two-story storage structure in red</li> <li>• Kōloa Storefront – Existing colored picture</li> <li>• Kōloa Storefront – Proposed: Colored rendering once proposed project is completed</li> </ul>	

SUBJECT	DISCUSSION	ACTION
	<ul style="list-style-type: none"> <li>• Side Elevation – Existing colored picture: View from Waikomo Stream</li> <li>• Side Elevation – Proposed: Colored rendering once proposed project is completed</li> <li>• Building Rear – Existing: Existing colored picture</li> <li>• Building Rear – Proposed: Colored rendering once proposed project is completed.</li> <li>• Three-dimensional colored view overhead, outside and inside once proposed project is completed</li> <li>• Overhead three-dimensional view</li> </ul> <p>Questions</p> <ul style="list-style-type: none"> <li>• Mr. Ida asked if the vehicular entrance to the parking lot from Kōloa Road was one-way or kept two ways. Mr. Sumile replied it was not finalized but most likely two ways.</li> </ul> <p>Mr. Sumile stated that they have designed the back area with additional parking that would replace the front parking stalls.</p> <ul style="list-style-type: none"> <li>• Mr. Ida asked about the resident building and carport. Mr. Sumile replied there were no set plans, but it could turn into a commercial building.</li> <li>• Mr. Ida asked if demolition of the resident building and carport was included in this proposal. Ms. Valenciano replied it was a separate permit and would be done later.</li> <li>• Chair Long inquired about the property zone of the resident building and carport. Ms. Valenciano did not have the information, but the property was transit, and the code was T4 and T4N, she would follow-up.</li> <li>• Chair Long asked if a commercial building would require a use permit. Ms. Valenciano said not necessarily.</li> <li>• Mr. Ida asked if the name Sueoka would change to the ABC Store. Mr. Sumile responded it would remain in the Sueoka name.</li> <li>• Mr. Ida asked if the snack shop would continue to sell hamburgers. President and CEO ABC Stores Mr. Paul Kosasa replied yes, the hamburgers and cheeseburgers were iconic, and the name of the store would remain in honor of the Sueoka family.</li> <li>• Chair Long asked for the height of the existing store. Ms. Robyn Pila responded the height of the storefront marquee was 27-feet high.</li> </ul>	

SUBJECT	DISCUSSION	ACTION
	<ul style="list-style-type: none"> <li>• Chair Long asked for the height of the proposed new two-story storage structure in the back. Ms. Pila replied the height would be 29-feet high.</li> <li>• Chair Long stated the main purpose of the second floor of the new two-story storage structure was storage and inquired the use of the first floor. Mr. Sumile replied storage, meat pre area and walk-in cooler.</li> </ul> <p>Chair Long commented that the two-story storage building lacked architecture articulation and detailing. He suggested they include more detail compatible to the neighborhood and that it was important to separate the new from the old.</p> <ul style="list-style-type: none"> <li>• Ms. Remoaldo referenced page 8, figures D and E, in her handout packet and that it noted the roofline and roofing would be preserved. She asked if there was a difference and what it meant. Mr. Sumile replied it was the roofline preserved not the roofing. Ms. Remoaldo was concerned about the roofing material. Mr. Sumile said it would be replaced with similar materials.</li> <li>• Ms. Remoaldo asked if there were plans for solar panels on the roof. Mr. Sumile said there were existing solar panels on the roof of one of the back buildings. Ms. Remoaldo stated the solar panels would raise the height and if it would make it more visible. Mr. Sumile replied they have not developed the plans to include research if the solar panels would remain in the same area or relocated.</li> <li>• Ms. Remoaldo referenced the front sign was titled Sueoka Market and the back sign on the new addition had a sign that said Sueoka Store. She said it was important to differentiate between the old and new and asked that they dedicate an area on site to share the story of the store with photographs and history. Mr. Sumile replied that it was a great suggestion.</li> </ul> <p>Chair Long commented that the old structures have a nice historic palette and requested that they include those historic elements and materials into the new structures. Mr. Sumile agreed that the character and detail was important to preserve.</p> <ul style="list-style-type: none"> <li>• Ms. Remoaldo asked if they would continue the chain link fence installed along the</li> </ul>	

SUBJECT	DISCUSSION	ACTION
	<p>property line and parking area. Mr. Sumile replied it was not finalized and would discuss with the owner.</p> <ul style="list-style-type: none"> <li>• Chair Long asked about landscaping. Mr. Sumile replied Minatoishi Architects recommended they not do a lush or resort style landscape. The area looked rural, so they recommended grass and minimal landscape with native plants. Chair Long suggested a selection of endemic and terrascape plantings.</li> <li>• Ms. Remoaldo inquired about the various roof pitch. Mr. Sumile referenced an overhead view on the smart board located in the meeting room (<i>Ms. Muragin could not see what he was referring to as he pointed to the pictures for the commission in the room</i>).</li> </ul> <p>Ms. Valenciano requested they review the site visit photographs to give the commission an idea of the area and buildings. They reviewed 42 photos.</p> <p>With no further questions to the applicant, Chair Pro Tem Long asked for a motion.</p>	<p>Mr. Guerber moved to defer SMK Inc. (ABC Stores) Sueoka Market Demolition of Accessory Structure and Expansion of the Retail Store Property Address: 5392 Kōloa Road, Tax Map Key: (4) 2-8-008:020; (4) 2-8-008:022; (4) 2-8-0087:023; (4) 2-8-8:024; (4) 2-8-008:025; (4) 2-8-008:026; (4) 2-8-008:027; (4) 2-8-008:028; (4) 2-8-008:029; (4) 2-8-008:034; (4) 2-8-008:035, Yamada Road and River Road, Kōloa, Hawai'i Consideration of a Class I Zoning Permit for the purposed demolition of</p>

SUBJECT	DISCUSSION	ACTION
		<p>accessory structures and the proposed expansion of the retail store, to a future meeting and return to review more plans. Mr. Ida seconded the motion. Motion carried 5:0.</p>
	<p><b>I.2. For initial presentation on possible amendments to the Rules of Practice and Procedure of the Kaua'i Historic Preservation Review Commission (2017) pertaining to Rule 2.17 (a), and set a future date on which to hold public hearing on the matter in accordance with Hawai'i Revised Statutes.</b></p> <p>a. Rules of Practice and Procedure of the Kaua'i Historic Preservation Review Commission (2017)</p> <p>b. Proposed Draft Amendment to Rule 2.17 (a)</p> <p>Deputy County Attorney Stephen Hall explained that a cleanup of the language in rule 2.17 (a) was important to clearly define the language and align with the language in the Kaua'i County Charter.</p> <p>The current rules for recusal were as follows;</p> <ul style="list-style-type: none"> <li>• Commissioner announces the conflict of interest and the commission votes on the matter.</li> <li>• If quorum was needed to vote on the matter the recused commissioner was allowed to vote</li> </ul> <p>The amended rules for recusal were proposed as follows;</p> <ul style="list-style-type: none"> <li>• The conflict of interest would include the commissioner's immediate family</li> <li>• Commissioner announces the conflict of interest, and then recuse themselves</li> <li>• Commissioner announces the conflict of interest and the commission votes on the matter</li> <li>• If quorum was needed to vote on the matter the recused commissioner was allowed to vote</li> </ul>	

SUBJECT	DISCUSSION	ACTION
	<p>DCA Hall said the commission had the following options;</p> <ol style="list-style-type: none"> <li>1. Defer the matter</li> <li>2. Not amend the rules</li> <li>3. Amend the rules using the proposed language</li> <li>4. The commission amend the rules and come up with new language</li> </ol>	<p>Mr. Ida moved to amend the Rules of Practice and Procedure of the Kaua'i Historic Preservation Review Commission (2017) pertaining to Rule 2.17 (a), and include the changes proposed in the draft amendment by Deputy County Attorney Stephen Hall and set the Public Hearing date on October 20, 2022. Mr. Guerber seconded the motion. Motion carried 5:0.</p>
<p><b>J. Executive Session</b></p>	<p>Ms. Higuchi Sayegusa announced there was no need to discuss any of the agenda items in executive session; however, if the commission felt there was a need, they would have to make a motion to enter executive session.</p> <p>The Commission agreed to not enter executive session and Chair Pro Tem Long moved on to the next agenda item.</p>	
<p><b>K. Announcements</b></p>	<p>Ms. Higuchi Sayegusa announced the following;</p> <ul style="list-style-type: none"> <li>• Meetings scheduled July, August, October, and November</li> <li>• No meetings in September and December</li> </ul>	
<p><b>L. Selection of Next Meeting Date and Agenda Topics (July 21, 2022)</b></p>	<p>Next meeting was scheduled for Thursday, July 21, 2022</p>	

SUBJECT	DISCUSSION	ACTION
<b>M. Adjournment</b>	With no further business to conduct, Chair Pro Tem Long called for a motion to adjourn.	Mr. Guerber moved to adjourn the meeting. Mr. Ida seconded the motion. Motion carried 5:0.  Chair Pro Tem Long adjourned the meeting at 2:44 p.m.

Submitted by: \_\_\_\_\_  
Sandra M. Muragin, Commission Support Clerk

Reviewed and Approved by: \_\_\_\_\_  
Stephen Long, Chair Pro Tem

- ( ) Approved as circulated.
- ( ) Approved with amendments. See minutes of \_\_\_\_\_ meeting.