



## KAUA'I HISTORIC PRESERVATION REVIEW COMMISSION

SUSAN REMOALDO, CHAIR  
LEE GATELY, VICE CHAIR

CHUCKY BOY CHOCK, MEMBER  
KATHLEEN KIKUCHI-SAMONTE, MEMBER  
CAROLYN LARSON, MEMBER  
SANDI QUINSAAT, MEMBER

Pursuant to Hawai'i Revised Statutes Section 92-3.7, which codified Act 220, SLH 2021, the meetings of the County of Kaua'i Historic Preservation Review Commission will be conducted as follows: 24 SEP 12 A 8:20

- **The meeting location that will be open to the public is:**

**Līhu'e Civic Center, Moikeha Building  
Meeting Room 2A-2B  
4444 Rice Street, Līhu'e, Kaua'i, Hawai'i**

CLERK  
COUNTY CLERK  
COUNTY OF KAUAI

- **Written testimony** indicating your 1) name or pseudonym, and if applicable, your position/title and organization you are representing, and 2) the agenda item that you are providing comment on, may be submitted on any agenda item in writing to [planningdepartment@kauai.gov](mailto:planningdepartment@kauai.gov) or mailed to the County of Kaua'i Planning Department, 4444 Rice Street, Suite A473, Līhu'e, Hawai'i 96766. Written testimony received by the Planning Department at least **24 hours prior** to the meeting will be posted as testimony to the Kaua'i Historic Preservation Review Commission's website prior to the meeting (<https://www.kauai.gov/Government/Boards-and-Commissions/Historic-Preservation-Commission>). Any testimony received after this time will be retained as part of the record, but we cannot assure the Commission will receive it with sufficient time for review prior to the meeting.
- **Oral testimony** will be taken on specific agenda items, **at the public meeting location** indicated on the meeting agenda.
- **IF YOU NEED AN AUXILIARY AID/SERVICE, OTHER ACCOMMODATION DUE TO A DISABILITY, OR AN INTERPRETER FOR NON-ENGLISH SPEAKING PERSONS, PLEASE CONTACT THE OFFICE OF BOARDS & COMMISSIONS AT (808) 241-4917 OR [ADAVIS@KAUAI.GOV](mailto:ADAVIS@KAUAI.GOV) AS SOON AS POSSIBLE. REQUESTS MADE AS EARLY AS POSSIBLE WILL ALLOW ADEQUATE TIME TO FULFILL YOUR REQUEST. UPON REQUEST, THIS NOTICE IS AVAILABLE IN ALTERNATE FORMATS SUCH AS LARGE PRINT, BRAILLE, OR ELECTRONIC COPY.**

KAUA'I HISTORIC PRESERVATION REVIEW COMMISSION MEETING  
NOTICE AND AGENDA

**Thursday, September 19, 2024**  
**1:00 p.m. or shortly thereafter**  
**Līhu'e Civic Center, Moikeha Building**  
**Meeting Room 2A-2B**  
**4444 Rice Street, Līhu'e, Kaua'i, Hawai'i**

24 SEP 12 A8:25

COUNTY CLERK  
COUNTY OF KAUAI

- A. CALL TO ORDER
- B. ROLL CALL
- C. APPROVAL OF AGENDA
- D. MINUTES OF THE MEETING(S) OF THE KHPRC
  - 1. February 15, 2024 Meeting Minutes
  - 2. May 16, 2024 Meeting Minutes
- E. GENERAL BUSINESS
  - 1. **Overview Presentation of the Plantation-Camp Form Based Codes**
- F. COMMUNICATIONS
- G. UNFINISHED BUSINESS
- H. NEW BUSINESS
  - 1. **Jiro Yukimura Trust and Jennie T. Yukimura Trust**  
**Proposed Relocation of a Single-Family Residence and the demolition of accessory structures**  
Tax Map Key: (4) 3-7-006:002  
Hanamā'ulu, Kaua'i  
  
Consideration of a zoning permit for the proposed relocation of a single-family residence and the demolition of accessory structures.
    - a. Director's Report pertaining to this matter.

**2. Gay & Robinson, Inc.**

**Proposed Construction of House #411 in Kaumakani Avenue**

Tax Map Key: (4) 1-7-006:001

Kaumakani Avenue, Kaua'i

Consideration of a zoning permit for the proposed construction of a single-family residence.

- a. Director's Report pertaining to this matter.

**I. EXECUTIVE SESSION:**

Pursuant to Hawai'i Revised Statutes Sections 92-4 and 92-5(a)(4), the purpose of this executive session is to consult with the County's legal counsel on questions, issues, status and procedural matters. This consultation involves consideration of the powers, duties, privileges, immunities, and/or liabilities of the Commission and the County as they relate to the following matters:

**1. Overview Presentation of the Plantation-Camp Form Based Codes**

**2. Jiro Yukimura Trust and Jennie T. Yukimura Trust**

**Proposed Relocation of a Single-Family Residence and the demolition of accessory structures**

Tax Map Key: (4) 3-7-006:002

Hanamā'ulu, Kaua'i

Consideration of a zoning permit for the proposed relocation of a single-family residence and the demolition of accessory structures.

- a. Director's Report pertaining to this matter.

**3. Gay & Robinson, Inc.**

**Proposed Construction of House #411 in Kaumakani Avenue**

Tax Map Key: (4) 1-7-006:001

Kaumakani Avenue, Kaua'i

Consideration of a zoning permit for the proposed construction of a single-family residence.

- a. Director's Report pertaining to this matter.

**J. ANNOUNCEMENTS**

**K. SELECTION OF NEXT MEETING DATE AND AGENDA TOPICS (November 21, 2024)**

**L. ADJOURNMENT**

COUNTY OF KAUA'I  
Minutes of Meeting  
OPEN SESSION

**DRAFT To Be Approved**

Board/Commission:	<b>Kaua'i Historic Preservation Review Commission</b>	Meeting Date	<b>February 15, 2024</b>
Location	Mo'ikeha Meeting Room 2A/2B	Start of Meeting: 1:02 p.m.	End of Meeting: 3:00 p.m.
Present	Chair Susan Remoaldo. Vice Chair Lee Gately. Commissioners: Gerald Ida, Carolyn Larson, Sandra Quinsaat, and Aubrey Summers. Deputy County Attorney Stephen Hall. Planning Department Staff: Director Ka'aina Hull, Deputy Director Jodi Higuchi Sayegusa, Planner Marisa Valenciano, Secretary Duke Nakamatsu, and Program Manager Myles Hironaka. Office of Boards and Commissions: Commission Support Clerk Sandra Muragin.		
Excused	Commissioner Kathleen Kikuchi-Samonte, Commissioner Victoria Wichman, Office of Boards and Commissions Administrator Ellen Ching.		
Absent			
<b>SUBJECT</b>	<b>DISCUSSION</b>	<b>ACTION</b>	
<b>A. Call To Order</b>	Chair Remoaldo called the meeting to order at 1:02 p.m.		
<b>B. Roll Call</b>	Deputy Director Jodi Higuchi Sayegusa verified attendance by roll call; Commissioner Ida replied here. Commissioner Kikuchi-Samonte was excused. Commissioner Larson replied here. Commissioner Quinsaat replied here. Commissioner Summers replied here. Commissioner Wichman was excused. Vice Chair Gately replied here. Chair Remoaldo replied here.	Quorum was established with six commissioners present.	
<b>C. Approval of the Agenda</b>	Chair Remoaldo requested to amend the agenda and move G. Unfinished Business 1. Alexander Baldwin Removal of McBryde Sugar Company Camp 9 (Numila Plantation Camp) to after E. General Business 1. Refresher on Duties and Roles of the Commission; Parliamentary Procedures.	Vice Chair Gately moved to approve the February 15, 2024, agenda as amended. Ms. Summers seconded the motion. Motion carried 6:0.	
<b>D. Approval of the Minute(s) of</b>	1. January 18, 2024		

D.I.  
SEP 19 2024

SUBJECT	DISCUSSION	ACTION
<p><b>the KHPRC</b></p>	<p>Chair Remoaldo requested page 8, number 9 change “wash house” to “washhouse”; page 9, number 14 change “single windows” to “single hung windows”; page 11 number 1 change “was” to “were”.</p> <p>Ms. Larson requested page 4, last paragraph change “construction everyone” to “construction and everyone”; page 5, first paragraph change “geography” to “geographical”; page 6, third paragraph change “second option” to second best option”; page 6, third paragraph change “third option” to third best option”;</p>	<p>Vice Chair Gately moved to approve the January 18, 2024, minutes with the following amendments; page 4, last paragraph change “construction everyone” to “construction and everyone”; page 5, first paragraph change “geography” to “geographical”; page 6, third paragraph change “second option” to second best option”; page 6, third paragraph change “third option” to third best option”; page 8, number 9 change “wash house” to “washhouse”; page 9, number 14 change “single windows” to “single hung windows”; page 11 number 1 change “was” to “were”. Ms. Summers seconded the motion. Motion carried 6:0.</p>
<p><b>E. General Business</b></p>	<p><b>1. Refresher on Duties and Roles of the Commission; Parliamentary Procedures.</b></p> <p>Deputy County Attorney Stephen Hall shared a PowerPoint presentation to provide the commission a refresher on why they met, what their duties were and perimeters of their work. He looked back at the start of historic preservation which resulted in the 1966 Preservation Act. The goal of the preservation act was to get cooperation between the Federal Government, State Government, Local Government and Native Hawaiian Organizations with the task to preserve history and cultural markers, areas, and places. This commission reviews Federal Government projects triggered by Section 106, State Government projects triggered by HRS (Hawai'i Revised</p>	

SUBJECT	DISCUSSION	ACTION
	<p>Statutes) 6E, County level projects defined under ordinance and zoning ordinance and Rules Practice and Procedures of the County Historic Preservation Review Commission. The duty of this commission was to advise and provide feedback.</p> <ol style="list-style-type: none"> <li>1. Mr. Gately asked if there was one area that preserved official historical assets and documents. Ms. Higuchi Sayegusa replied there was the state archives and University of Hawai'i library.</li> <li>2. Mr. Gately asked if there was one on Kaua'i. Ms. Higuchi Sayegusa replied there was the Kaua'i Historical Society. She said Marisa and herself were looking into establishing a website for future projects that could be maintained by the state archives.</li> </ol>	
<p><b>G. Unfinished Business</b></p>	<p><b>G.1. Alexander &amp; Baldwin            Removal of McBryde Sugar Company Camp 9 (Numila Planation Camp)</b>            Tax Map Key: (4) 2-2-001:001            'Ele'ele, Hawai'i</p> <p>Consideration of a zoning permit for the proposed demolition and the proposed relocation of existing dwellings and existing accessory structures located within the former McBryde Sugar Company Camp 9 (Numila Camp).            Director's Report pertaining to this matter.</p> <p>Ms. Higuchi Sayegusa asked if anyone in the audience wanted to testify on this agenda item or any previous agenda item, no response.</p> <p>Planner Marisa Valenciano highlighted areas of the Director's Report dated February 15, 2024; For the record Ms. Valenciano disclosed the following;</p> <ul style="list-style-type: none"> <li>• The applicant provided and corrected some of the points and details that were not included in the initial report.</li> <li>• The number of homes for demolition and relocation listed in the report were based on an initial assessment and subject to change.</li> <li>• The report was looked at from a spatial analysis and evolution of the camp and not to replicate Sean O'Keefe's documentation but provide the commission a summary and</li> </ul>	

SUBJECT	DISCUSSION	ACTION
	<p>independent analysis.</p> <p>Ms. Valenciano disclosed that earlier this week the department discussed the project with SHPD's (State Historic Preservation Division) architecture and archaeological branch and shared the following;</p> <ul style="list-style-type: none"> <li>• The architectural branch conducted an informal review of the agenda packets and director's report and agreed with the documents provided by the applicant and the departments recommended mitigation.</li> <li>• The architectural branch requested the applicant package the existing materials submitted for the agenda packet along with any other materials the applicant would submit for mitigation for a historic context study and submit a copy for the SHPD library.</li> <li>• SHPD requested SIHP (State Inventory of Historic Places) numbers be added as a condition to the zoning permits and each relocated structure would have their own number.</li> <li>• The archaeological branch would review grading permits but because the applicant would only remove structures SHPD may not have an opportunity to review when the applicant applies for the demolition permits.</li> <li>• Outlined the following permits that may trigger SHPD review: Demolition permits for the structures, Relocation permits for the structures to be relocated, Grading permit for the below groundwork.</li> </ul> <p>The commission's action for the project was to;</p> <ul style="list-style-type: none"> <li>• Support for the project as represented.</li> <li>• A recommendation that its approval of the project should incorporate conditions of approval.</li> <li>• A recommendation to consider denial of the permits.</li> <li>• A recommendation to defer action on the permits.</li> </ul> <p>The department recommended KHPRC support the proposed project with conditions on the demolition and relocation listed in the directors' report.</p>	

SUBJECT	DISCUSSION	ACTION
	<p>Secretary Duke Nakamatsu passed out a 22-page document containing colored photos of the structure's exterior and interior.</p> <p>Director of Environmental Affairs Sean O'Keefe of Alexander and Baldwin, Inc. (A&amp;B) and John Gibb of Your Way Homes (YWH) came forward to answer any questions.</p> <p>John Gibb of Your Way Homes said although the structures exterior may look salvageable, they discovered structural integrity issues once they entered the structures and most of the damage was caused by water.</p> <p><u>Questions:</u></p> <ol style="list-style-type: none"> <li>1. Ms. Larson asked if some of the homes could survive if they were repaired in place versus relocating them to another area. Mr. Gibb replied that he could not speculate if that would work or not.</li> <li>2. Ms. Summers said during her site visit she noticed water damaged the canec ceiling which contained asbestos. Mr. O'Keefe jumped in and corrected her saying it contained arsenic not asbestos. She explained that at first glance a structure may look stable, but water damage issues may not be able to be resolved.</li> </ol> <p>Mr. O'Keefe stated in response to a request made at a prior meeting to explain how they determined which homes to be demolished would be documented with HABS (Historic American Buildings Survey) like photography and floor and elevation plans he prepared a one page document Exhibit L-Proposed House Plans to be Prepared for Numila Camp dated January 31, 2024. The document disclosed which homes were selected and why they were selected. He also prepared a 39-page Exhibit M-Numila Camp-Submittal to Kaua'i Historic Preservation Review Commission that contained historic documents which showed the outline of the building and some construction details.</p> <ol style="list-style-type: none"> <li>3. Chair Remoaldo stated she hoped some of the out structures would be documented before demolition in particular house #17 and #18. Mr. O'Keefe replied he had them noted to be included in the documentation along with a washhouse and garage.</li> <li>4. Mr. Gately asked once the homes are relocated what's the vision to add that these homes</li> </ol>	



SUBJECT	DISCUSSION	ACTION
	<p>were part of a community called Numila. Mr. Gibb replied Old Kōloa Town would be the best match for these homes.</p> <p>5. Mr. Gately remembered at a previous meeting they were given a map that showed the location of where the homes would be placed and asked if it was near the Kōloa Neighborhood Center. Mr. Gibb replied yes, there were four vacant lots.</p> <p>Ms. Larson thanked the applicant for providing great documentation. She reiterated the most historic value was to keep the remaining structures in place, which was against the proposal presented before KHPRC. She read the following notes from her phone, "The historic resources that are in the area, by that I mean not just what was being proposed of the Numila camp but the other resources that are outside of that area that are still historic resources of Numila. It's not only important to the history and sense of place of Kaua'i's west side and to the state but its also an asset for continuing that sense of place into future development on Kaua'i. It's my opinion that we should ask instead that BBCP and A&amp;B McBryde preserve historic resources in place or associate them together close to the site adapting them for reuse and that they leverage the historic value into part of the development scheme that honors Kaua'i's history and people. And I think that we should ask BBCP to allow KHPRC and the planning department to work with them to achieve these goals and historic preservation and adapt a free use in an economic viable way."</p> <p>6. Ms. Summers responded and said she valued Ms. Larson's comments and it's a great idea; however, who would step up and purchase the land from BBCP and then spend millions to fix these structures that in her experience many could not be saved. The reality of bringing these structures up to the current code was not viable or economically feasible.</p> <p>Ms. Higuchi Sayegusa stated the director's report was done for the commission to provide a recommendation that they could use and implement in the planning department's capacity when permits are issued. She said the commission had an opportunity to incorporate mitigation conditions to the demolition permit which be the first, grading permit and zoning permits. The demolition permit would deal with the proposed demolition of structures and relocation of structures. She said the commission was free to advise any other actions to further historic preservation which could include communicating with the new owners to consider relocating some of the structures on site.</p>	

SUBJECT	DISCUSSION	ACTION
	<p>7. Mr. Gately asked Ms. Larson if the new owners were to leave and maintain the structures on site was she envisioning that it would turn into new residences. Ms. Larson replied yes, adaptable use not necessarily new residences.</p> <p>Ms. Larson responded to Ms. Summers comments and stated she appreciated her expertise. She said that as commissioners they should be looking at the historic value and their role was to protect historical resources. Ms. Summers replied to protect within reason.</p> <p>8. mmm</p>	<p>Ms. Larson moved to accept the plans as submitted subject to the following conditions;</p> <ol style="list-style-type: none"> <li>1. Prior to any action on historic resources KHPRC request BBCP and A&amp;B/McBryde to reconsider demotion and removal of historic resources from the site because of significance of the resources integrally tied to the actual location of its history. That the proposed removal of the houses destroys the greatest part of their significance as historic resources.</li> <li>2. That HABS documentation be done on the three extent dwelling styles represented including the variant details in the extent modifications or deviations from those three central designs that in addition to documentation of the residences as stated</li> </ol>

SUBJECT	DISCUSSION	ACTION
		<p>Vice Chair Gately moved to accept the Alexander &amp; Baldwin Removal of McBryde Sugar Company Camp 9 (Numila Planation Camp)            Tax Map Key: (4) 2-2-001:001 'Ele'ele, Hawai'i and request the applicant follow historical components #3 Relocation of Structures in Different Locations and preserve the history through Kaua'i Historical Society, request they preserve the story's, request they provide historical connections to those properties when they are relocated. Ms. Quinsaat seconded the motion.            Roll Call Vote:            Mr. Ida – Aye            Ms. Larson – Nay            Ms. Quinsaat – Aye            Ms. Summers – Aye            Vice Chair Gately – Aye            Chair Remoaldo – Aye            Motion carried 5:1</p>
<b>E. General Business</b>	<b>2. Proposal for Future Historical Markers Project.</b>	
<b>F. Communications</b>	No communications.	
<b>H. Executive</b>	<i>The commission did not need to enter executive session for H.1., H.2., and H.3.</i>	

SUBJECT	DISCUSSION	ACTION
<b>Session</b>	<p><b>H.1. Refresher on Duties and Roles of the Commission; Parliamentary Procedures.</b></p> <p><b>H.2. Proposal for Future Historical Markers Project.</b></p>	
	<p><b>H.3. Alexander &amp; Baldwin            Removal of McBryde Sugar Company Camp 9 (Numila Planation Camp)</b>            Tax Map Key: (4) 2-5-001:001            'Ele'ele, Hawaii</p> <p>Consideration of a zoning permit for the proposed demolition and the proposed relocation of existing dwellings and existing accessory structures located within the former McBryde Sugar Company Camp 9 (Numila Camp).</p> <p>a. Director's Report pertaining to this matter.</p>	
<b>I. Announcements</b>	<p>Ms. Valenciano asked the commission if they would be open to changing the meeting time from 1:30 p.m. to 1:00 p.m. All commissioners agreed and the new meeting start time of 1:00 p.m. would be effective February 15.</p> <p>Ms. Valenciano announced there was a list of grant opportunities.</p>	
<b>J. Selection of Next Meeting Date and Agenda Topics</b>	<p>Next meeting was scheduled for 1:00 p.m. Thursday, March 21, 2024.</p> <p>The staff would be reaching out to the commissioners to schedule the Numila camp site visits.</p> <p>Commissioners were advised to contact Ms. Valenciano or Ms. Higuchi Sayegusa if they wanted an item placed on the agenda; however, the chair would review and approve the recommended agenda item before its finalized.</p>	
<b>K. Adjournment</b>	<p>With no further business to conduct, Chair Remoaldo called for a motion to adjourn.</p>	<p>Mr. Ida moved to adjourn the meeting. Ms. Summers seconded the motion. Motion carried 8:0.</p> <p>Chair Remoaldo adjourned the</p>

SUBJECT	DISCUSSION	ACTION
		meeting at 3:34 p.m.

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

Reviewed and Approved by: \_\_\_\_\_  
Susan Remoaldo, Chair

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

COUNTY OF KAUA'I  
Minutes of Meeting  
OPEN SESSION

**DRAFT To Be Approved**

Board/Commission:		<b>Kaua'i Historic Preservation Review Commission</b>	Meeting Date	<b>May 16, 2024</b>
Location	Mo'ikeha Meeting Room 2A/2B		Start of Meeting: 1:00 p.m.	End of Meeting: 1:59 p.m.
Present	<p>Chair Susan Remoaldo. Vice Chair Lee Gately. Commissioners: Chucky Boy Chock, Kathleen Kukuchi-Samonte, Carolyn Larson (<i>in at 1:03 p.m.</i>), Sandi Quinsaas, and Victoria Wichman.</p> <p>Deputy County Attorney Stephen Hall. Planning Department Staff: Deputy Director Jodi A. Higuchi Sayegusa, Planner Marisa Valenciano, and Secretary Duke Nakamatsu. Office of Boards and Commissions: Boards and Commissions Administrator Ellen Ching and Commission Support Clerk Arleen Kuwamura.</p>			
Excused				
Absent				
SUBJECT	DISCUSSION			ACTION
<b>A. Call to Order</b>	Chair Remoaldo called the meeting to order at 1:00 p.m.			
<b>B. Roll Call</b>	<p>Deputy Planning Director Jodi A. Higuchi Sayegusa verified attendance by roll call:  Commissioner Chock replied here.  Commissioner Kikuchi-Samonte replied here.  Commissioner Larson was excused at the roll call (<i>in at 1:03 p.m.</i>).  Commissioner Quinsaas replied here.  Commissioner Wichman replied here.  Vice Chair Gately replied here.  Chair Remoaldo replied here.</p> <p>Chair Remoaldo reminded Commissioners to state their name prior to making any motion.</p>			<p>Quorum was established with six Commissioners present.</p>
<b>C. Approval of the Agenda</b>	<p>Vice Chair Gately</p> <p>Chair Remoaldo requested to amend the agenda to move item E. General Business to the position of H. New Business and move item H. New Business to the position of E. General Business.</p>			<p>Vice Chair Gately moved to approve the agenda, as circulated. The motion was seconded by Ms. Wichman.</p> <p>Vice Chair Gately moved to amend the agenda to move item</p>

D.2.

SEP 19 2024

SUBJECT	DISCUSSION	ACTION
		<p>H.2. before H.1. Ms. Wichman seconded the motion. Motion carried 6:0.</p> <p>A vote on the main motion as amended was taken and carried 6:0.</p>
<b>D. Approval of the Minutes of the Meeting(s) of the KHPRC</b>	March 21, 2024 Meeting Minutes	Vice Chair Gately moved to approve the March 21, 2024 Meeting Minutes. Ms. Quinsaot seconded the motion. Motion carried 6:0.
<b>E. General Business</b>	There was no General Business on the Commission's agenda.	
<b>F. Communications</b>	There were no Communications on the Commission's agenda.	
<b>G. Unfinished Business</b>	There was no Unfinished Business on the Commission's agenda.	
	There being no objections, item H.2 was taken out of order pursuant to the amended agenda.	
<b>H. New Business</b>	<p>2. <u>HRT Realty LLC/Harry &amp; Jeanette Weinberg Foundation Inc. C/O CBRE Dr. Kuhn's Former Residence Preliminary conceptual plans for the proposed demolition and reconstruction of an existing historic structure</u>  <u>Tax Map Keys: (4) 3-7-001:033 and (4) 3-7-001:034</u>  <u>Property Address: 4460 and 4480 Ahukini Road</u>  <u>Līhu'e, Hawai'i</u></p> <p><u>Consideration of a zoning permit for the proposed demolition of an existing structure and the proposed reconstruction of a structure to a neighboring adjacent site.</u></p>	

SUBJECT	DISCUSSION	ACTION
	<p>Deputy Director Higuchi Sayegusa paused for public testimony. There was no one present in the public wishing to testify on this agenda item.</p> <p><i>Ms. Larson was noted as present at 1:03 p.m.</i></p> <p>Ms. Valenciano welcomed back returning Commissioners and new Commissioner Chock. She further stated that there is no Director's Report for this specific item. This is a preliminary report and the applicant wanted to present an update on the work that they are doing on the property. There are no permits in the queue. This briefing is based on the applicant wanting to receive feedback from the Commission early on in their project. The applicants were present to provide an overview. Meeting packets included conceptual site plans. Omitted from the meeting packets were detailed plans, elevations, floor plans, etc. as the applicant is not at that point in the project. The applicant wanted to provide ideas for their property and to receive some preliminary feedback, reactions, or design considerations that could help to facilitate discussion for the work that they want to formally present at a future meeting of the Commission.</p> <p>Your Commission heard from Ryan Gilbert, Director of Asset Management, Harry &amp; Jeanette Weinberg Foundation, Inc., and Rene Matsumura, Architect and Master Planner, G70. Mr. Gilbert thanked the Commission for their time and provided a presentation for the Commission as follows:</p> <ul style="list-style-type: none"> <li>• The Harry &amp; Jeanette Weinberg Foundation has been in existence for over 30 years to help those most impoverished and in need.</li> <li>• Mr. Weinberg set up the foundation with quite a bit of real estate assets that he held in the state.</li> <li>• The asset base that generates cash flow is what is used to provide for grants that are distributed to various charitable organizations that are carrying out the mission of the Foundation throughout the state.</li> <li>• In Hawai'i, the Foundation has given out over \$400 million to various charities that are doing educational work, addressing housing affordability, healthcare, etc.</li> <li>• Mr. Gilbert has been with the foundation for 5 years and is responsible for the island of</li> </ul>	



SUBJECT	DISCUSSION	ACTION
	<p>Kaua'i.</p> <ul style="list-style-type: none"> <li>• The Foundation started its real estate team in 2018-2019.</li> <li>• Part of the mission of the Foundation was to inject capital into assets under the Foundation to continue to create additional cashflow to carry out the mission.</li> <li>• As part of the process, assets were evaluated based on not having had any upgrades or capital put into them for years.</li> <li>• Mr. Weinberg bought many of the assets he owned in the 1970s or 1980s.</li> <li>• The Weinberg Foundation has approximately 40 assets on Kaua'i. Some assets were sold off leaving the Weinberg Foundation with approximately 30 assets to-date on Kaua'i.</li> <li>• The Foundation owns properties on both sides of the road on Ahukini Road from Kūhiō Highway to Hardy Street.</li> <li>• With the amount of traffic and looking at the Līhu'e Town Core Plan, the Foundation saw that there was an opportunity at this project location.</li> <li>• The Foundation hired Group 70 and Ms. Matsumura, a Kaua'i girl, to help them evaluate various options for improving their Ahukini properties.</li> <li>• After evaluating the options provided by Group 70, the projects stalled for a while as the Foundation sorted through the cost-benefit tradeoffs involved in the various options, including redevelopment, partial removal of buildings, and constructing new buildings.</li> <li>• The Kamani Center Building was an asset that made a lot of sense to address.</li> <li>• The portfolio inherited on Kaua'i included long-term ground leases.</li> <li>• The Kamani Center Building was on a 60-year ground lease that was reclaimed by the Foundation in 2020.</li> <li>• The Foundation is currently evaluating how to preserve the buildings there as they start to deteriorate and fall apart.</li> <li>• Initial cost estimates were in the approximate ballpark of \$1.5 million just to do minor repairs to the buildings.</li> <li>• Any tenant improvements would warrant the need to pull building permits to bring the structures up to current codes and would also trigger the conversion of the cesspool to a septic system.</li> <li>• The Foundation explored the option of possible redevelopment while keeping a replica of the current buildings on the property to satisfy the historic nature of the area.</li> </ul>	

SUBJECT	DISCUSSION	ACTION
	<p>Ms. Matsumura continued with the project briefing and provided the following information:</p> <ul style="list-style-type: none"> <li>• The project was identified as a project that the Weinberg Foundation wanted to focus on.</li> <li>• There are changes in the tenants now in the 5 tenant spaces. Tenant spaces are primarily single-occupancy or offices.</li> <li>• There are a couple of larger multi-tenant spaces. Recently, one of the real estate offices moved out.</li> <li>• It is difficult to lease space that is irregularly shaped for commercial properties and because of the triggering of additional upgrades if permits are pulled.</li> <li>• The Weinberg Foundation is present to share where they are with the property and wants to get the Commission's early feedback on plans moving forward.</li> <li>• The Foundation has commissioned Fung Associates, Inc. to do a historic preservation evaluation (HPE) that is currently underway.</li> <li>• Initial Findings and Observations were shared with the Commission to give background on information Fung Associates, Inc. found to-date. The full report will be available upon completion.</li> <li>• The two-story home was a physician's building that was built for the plantation.</li> <li>• There are a series of additional add-ons, including the single-story element towards the Līhu'e Airport.</li> <li>• The buildings were identified as being built between the 1920s and 1930s and is on the Kaua'i Historic Resource List, though not registered on the State or National Registries.</li> <li>• There was a building assessment done and the number of deferred maintenance projects, including plumbing and electrical work, replacement of windows and doors that have corroded, and termite and moisture damage to the exterior was significant.</li> <li>• Approximately 40% of the exterior of the building would need to be replaced as a part of the renovation.</li> <li>• Any permits that are applied for would trigger upgrades to the infrastructure.</li> <li>• The Weinberg Foundation is at a point in the project planning where it needs to decide how to move forward with providing commercial space for local businesses.</li> <li>• There is currently a \$1.5 million cost estimate for renovations and that does not include costs for the installation of a septic system to remove the cesspool.</li> </ul>	

SUBJECT	DISCUSSION	ACTION
	<ul style="list-style-type: none"> <li>• There is currently no sewer lateral to the site to connect to the County's sewer system.</li> <li>• The building is a major focal point for visitors and residents as they leave the airport area.</li> <li>• Of importance is to keep the kamani tree and to provide open gathering space. The space could potentially serve as a visitor's center that could cater to visitors, including stores, cafés, etc.</li> <li>• The open space that is being proposed is centered around the kamani tree. The kamani tree is not on the property but is on the State's Right-of-Way.</li> <li>• The hope is to recreate a building that is purpose-built and more commercially functional and viable for local businesses to operate within.</li> <li>• For the two-story building, the plan is to not provide a second story of occupiable space due to the need to install an elevator within the structure.</li> <li>• Massing and character are things that will be incorporated in the new building, but in a more commercially viable way.</li> </ul> <p>Vice Chair Gately inquired about the right-of-way and the realignment of Ahukini Road. He asked if that was a remnant of another project. Ms. Matsumura responded that in various community plans, there have been plans to reflect a realignment of Ahukini Road to align with the road that goes towards Isenberg Park between the parcel owned by the Weinberg Foundation and Walmart. She stated that the last discussion that occurred regarding that realignment occurred in 2021 and at that time there were no immediate plans to move forward with that.</p> <p>Ms. Larson expressed her excitement that the applicant has such a great opportunity with that historic building given its location and history. Ms. Larson framed the question before the Commission as one about whether support is for the demolition of the building or whether restoration of the building is preferred. Ms. Larson stated that a replica of the building is not the same as restoring it. She stated that she hears and understands the financial considerations that the applicant has, however, as the building has been in the hands of the same owner for over 50 years, the building owner could have used some of the money made for restoration purposes over time. She further stated that the buildings are some of the few buildings that help to tell the store of the Līhu'e Plantation. Līhu'e Plantation built the town of Līhu'e. Ms. Larson supports the visitor's center concept as it is much needed for the town. The building could be used to interpret</p>	

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	<p>features of the town or historical landmarks such as the kamani tree. The building itself has a story to tell and an important story about the history of healthcare and the mill. Ms. Larson encouraged the applicant to pursue the route of historic preservation and to view the buildings as an asset for future commercial use. She stated that history cannot be built.</p> <p>Chair Remoaldo inquired about the costs associated with trying to save the building. She asked whether any consideration was given to moving the building one lot over. She noted that the windows were changed over time, but mention was made about the windows being 6 over 6. She also noted that the Commission was hearing for the first time that a second story was not being considered, and that was what makes the building interesting as there are very few two-story historical buildings. Chair Remoaldo also pointed out that the building also has an iconic fireplace which made the building memorable. She further asked whether there were materials within the interior of the buildings which could be salvaged and reused in the new building, including floors, staircase, bannisters, etc. Chair Remoaldo stated that she has seen photographs of the interior of the building and wondered if there were any knobs, hinges, light fixtures, switch pulls, or light plates that could be salvaged as those did not stand out in the photographs. She further stated that she was glad that the kamani tree would remain and become a focal point of the properties. She also mentioned that the kamani tree was Kaua'i's first exceptional tree on Kaua'i's List of Exceptional Trees.</p> <p>Ms. Larson stated that through her experience, if you get a regular contractor to go to an older building and ask them how much it will cost to restore the building, they do not have the same sense as a historic preservation contractor who has the experience on what to do. She also noted that in general, most contractors want to build new buildings, but historic preservation contractors have tools on how to preserve features of buildings in their toolbox. She recommended that the applicant check with a historic preservation contractor on the cost items. Ms. Larson also mentioned the tax advantages with historic properties, but the applicant stated that those tax relief measures did not pertain to this specific project.</p> <p>Vice Chair Gately asked whether the applicant had gone through the possibility of having the property shut down for restoration. He stated that he understands the work involved in restoring a property which is immense but asked the applicant whether they have had those discussions.</p>	

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	<p>Mr. Gilbert responded that when they received a report of the items that needed to be fixed, they saw a list of items that could be created by looking at the deteriorating building. However, when the Foundation investigated making the various repairs, that was done with the understanding that there would be additional costs for other items necessary to make the initial repairs. He noted the \$1.5 million estimate was strictly for the highlighted items that needed to be done and did not include any of the additional repairs or cost items that could be revealed when making the initial repairs. He further stated that the Foundation had considered just letting the building sit as-is because the building cannot be occupied safely, though the preferred avenue is to use the building as an economic driver for the area by having a visitor's center, create additional parking, be the start of a walkable community, etc.</p> <p>Vice Chair Gately asked if the applicant had a price estimate for the construction of a new facility. Mr. Gilbert responded that they received a bid to construct a new building replica of the old, but without a second floor of occupiable space. Second floor space is not as attractive to commercial tenants, brings in less rental revenue, and triggers the need for elevators or access to the second floor. The concept was to keep the general façade of the building with high bay ceilings without the added costs of second floor space, restrooms, etc.</p> <p>Vice Chair Gately asked if residential units could be constructed on the second floor. Mr. Gilbert responded that the properties are zoned as General Commercial and that it may need a waiver to do so. Vice Chair Gately stated that the Kōloa Village Shopping Center has residential units for residents and shop owners above the storefronts. Ms. Matsumura stated that the space on the second floor is a relatively small space and only approximately 1,000 square feet.</p> <p>Vice Chair Gately stated that he had done research on this particular property approximately four years ago and there is community interest from family members who were related to doctors who worked in that building or who spent their childhood days in the building. The building became a Territorial Office and then a State Office building before it was merged with some of the dispensary structures moved next to it. There is still community memory of the old building. Vice Chair Gately reiterated what Ms. Larson mentioned about losing the history of the building and not being able to simply rebuild it through a replica. Vice Chair Gately asked if the applicant had the intention of putting a chimney in the building. Mr. Gilbert responded that a chimney</p>	

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	<p>could be a part of the design plans. Ms. Matsumura stated that if a replica is built, the building would keep many of the exterior features that it currently has. She further noted that one exterior change may be to clean up the number of accessible ramps around the building. She also noted that adding in a smokestack or false fireplace could be designed into the replica building.</p> <p>Vice Chair Gately inquired whether the cesspool would ultimately need to be changed out. Ms. Matsumura responded that it would have to be changed at some point.</p> <p>Chair Remoaldo stated that a motion can be made to receive the written and verbal report from the applicant for the record. Ms. Larson asked whether the Commission should consider a site visit. Ms. Higuchi Sayegusa stated that a site visit could be conducted as a body or individually. However, this agenda item was meant as a preliminary preview of the project with the applicant returning once plans have been finalized or at a further developmental stage. Ms. Higuchi Sayegusa also noted that a site visit could possibly be planned closer to the time this item returns to the Commission's agenda. Mr. Hall stated that site visits for entire boards or commissions entail a lot of work and given that the Office of Boards and Commissions is short-staffed, that might be a hard ask of the Office of Boards and Commissions.</p> <p>Vice Chair Gately stated that since the building is open to the public for business use, the members could go visit the site and surrounding area at their leisure. Mr. Gilbert noted that a representative from the Foundation would be happy to walk members around the properties.</p> <p>Ms. Matsumura asked whether feedback would be given to the applicant after an Executive Session. Mr. Hall clarified that no Executive Session would be held for this item as those are only done when legal issues arise and for non-public discussions. His understanding is that this is just a preliminary informational briefing so does not anticipate the need to go into Executive Session.</p> <p>Ms. Matsumura stated that the applicant is at a point where they need to decide on which way to proceed in terms of restoring the building or constructing a replica, and whether there is support for either option. She also noted that surveys and studies hinge on the feedback received from the Commission. Ms. Matsumura asked the Commission if they could provide feedback as to</p>	<p>Vice Chair Gately moved to receive the written and verbal report for the record, along with a potential future site visit as a group or individually. Ms. Kikuchi-Samonte seconded the motion.</p>

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	<p>whether there is support for any or all parts of the current planned remediation of the building.</p> <p>Vice Chair Gately stated that it is hard for him to make any concrete recommendations as there are no detailed plans or detailed information to base those decisions off. He noted that he would like the history and details to be preserved as much as possible, but it is difficult to provide any recommendations or feedback as there are no details on what the new replication is going to look like.</p> <p>Ms. Matsumura thanked the Commission and offered to put together more detailed information for the Commission's review, if requested.</p> <p>Ms. Kikuchi-Samonte agreed with Vice Chair Gately. She is not supportive of the demolition of the building and would like to see as many original features restored or reused in the new building. Mr. Gilbert stated that the requests being made are not unreasonable and further noted that the plan is to do a replica of the current building. Mr. Gilbert stated that there may be many items such as light switches or boxes that could be salvaged and put into the replica but was unsure what was salvageable so that the Commission could endorse the plan to construct a replica of the building. He also expressed to the Commission that he had hoped to receive general feedback on the proposal so that he could then get more detailed plans completed, though it does increase the cost of the project should there be no clear direction.</p> <p>Ms. Larson stated that there are contradictions in a replica and the definition of what that means for the building. She noted that moving away from having a second story moves the building far away from being a replica. Mr. Gilbert stated that the roof height would remain the same, the second-floor interior would just not be built out. Ms. Larson responded that the building asset exists, and she would prefer to see the building restored and repaired as opposed to it being demolished for a replica. She noted that the goals can be met with the historic asset left intact, and the goals of the Commission realized. Ms. Larson asked that Vice Chair Gately and Ms. Kikuchi-Samonte withdraw their motion so that she could propose a new motion.</p> <p>Ms. Kikuchi-Samonte laid out the various options including preserving the building or letting the building sit there and fall apart. She stated that she understood the financial considerations that</p>	

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	<p>need to be considered as well. She noted that the investment needs to be viable so that the asset feeds back into the parent company so that they can continue to do good things for the community. She further noted that if the Commission does not make concessions and comes to a middle ground, the building could just sit and fall apart benefitting none of the involved parties. She stated that she would rather see some parts of the building salvaged through a replica than to see nothing saved and the building left to ruins like the Wilcox Building by the Puakea Golf Course. Ms. Kikuchi-Samonte asked whether the applicant considered the option of letting the building fall to the ground if no decision was made to proceed. Mr. Gilbert responded that that is an option, but not one that the applicant hopes to have happened.</p> <p>Chair Remoaldo asked whether the Commission wanted to withdraw the original motion in lieu of a new motion. Mr. Hall stated that the original motion could be amended or withdrawn to give the Commission a clean slate. Ms. Higuchi Sayegusa stated that a vote on the motion could also be called to see where the votes land.</p> <p>Mr. Hall stated that the Commission could provide a letter to the applicant later which outlines what the Commission would like to see from the applicant as a part of the “restoration” of the building.</p> <p>Ms. Larson asked the applicant whether encouragement to embark on the restoration path was helpful to provide them with guidance to move forward and asked if the applicant needed more specific details. Ms. Matsumura stated that they would like to return to share the final HPE that Fung Associates, Inc. was preparing to provide more detail on what elements of the structure are original. There were a lot of pieces that were replaced and additions that were added on. Ms. Matsumura stated that perhaps at that time, the Commission can then provide more specific recommendations on what restoration of the building may look like. Ms. Matsumura noted that the estimated restoration costs of \$1.5 million along with another \$500,000 for the cesspool replacement, the second story of the building will be uninhabitable due to ADA accessibility issues and other structural considerations. Without the restoration, three tenants on the bottom floor would be affected by the reinvestment in the restoration efforts of the building. The leases would have to bear some of the renovation improvements. Ms. Matsumura suggested differing specifics on the definition of restoration and what that may look like until Fung Associates, Inc.</p>	<p>Vice Chair Gately withdrew his motion. Ms. Kikuchi-Samonte withdrew her second.</p>



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	<p>completes the HPE. Ms. Larson concurred that the research is going to inform what features exist and what era restoration will be to. Ms. Larson also mentioned that it would be hard for the Commission to give further details on what they would like to see restored when there are no details of what even exists. Historical appropriateness and adaptive reuse are options and considerations for the Commission and the applicant to review at a future date based on the information received through the HPE. She suggested the applicant return to the Commission once details and the HPE are received.</p> <p>Vice Chair Gately stated that he has materials through his own research that he could provide to the applicant through the Planning Department's staff. Ms. Matsumura stated that she would greatly appreciate that.</p> <p>Ms. Larson asked whether the Wilcox History Book contained information about Dr. Kuhns and the building. Ms. Higuchi Sayegusa stated that the Department can facilitate an information exchange through Ms. Valenciano.</p>	<p>Ms. Larson moved to encourage the applicant to pursue restoration of the building. Ms. Quinsaas seconded the motion. Motion carried 7:0.</p>
	<p>There being no objections, item H.1 was taken out of order pursuant to the amended agenda.</p>	
	<p><b>H.1. <u>County of Kaua'i</u></b>  <u>Former Big Save Building</u>  <u>Proposed Conversion and Alteration of the former Big Save grocery store to a Pi'ikoi Youth Center</u>  <u>Tax Map Key: (4) 3-6-005:027</u>  <u>Property Address: 4444 Rice Street, Suite #301</u>  <u>Lihu'e, Hawai'i</u></p> <p><u>Consideration of a zoning permit for the proposed exterior and interior renovations for the proposed conversion of the former Big Save Space to a Youth Center.</u></p>	

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	<p data-bbox="449 310 1010 342"><u>a. Director's Report pertaining to this matter.</u></p> <p data-bbox="369 370 1251 402">There was no one present from the public to testify on this agenda item.</p> <p data-bbox="369 430 1171 462">There being no objections, the meeting was recessed at 1:56 p.m.</p> <p data-bbox="369 490 1310 522">There being no objections, the meeting was called back to order at 2:00 p.m.</p> <p data-bbox="369 553 1224 586">Ms. Valenciano stated the following in her report to the Commission:</p> <ul data-bbox="415 586 1528 1414" style="list-style-type: none"> <li data-bbox="415 586 1528 675">• The action before the Commission is the consideration of zoning permits regarding the proposed conversion, as well as renovation and alteration, of the former Big Save Shopping Center, into a proposed youth center.</li> <li data-bbox="415 675 1528 764">• The Director's Report went into extensive detail and research summarizing the zoning permit history, as well as analyzing some of the historical photos the Department found in coordination with the Kaua'i Historical Society and Vice Chair Gately.</li> <li data-bbox="415 764 1251 797">• There are both exterior and interior renovations that are proposed.</li> <li data-bbox="415 797 1528 886">• The main exterior renovations will include the addition of the clerestory at the opening of the building with glass windows and doors on the Eiwa Street side of the building and the reroof of a portion of the building with clay shingle roof tiles.</li> <li data-bbox="415 886 1528 951">• The subject property is fifty years of age and maybe eligible as a potential historical district or even contributing building specifically under criteria "A" and criteria "C."</li> <li data-bbox="415 951 1528 1040">• The subject property has had some alterations and additions, but it could be argued that it still has retained some aspects of historical integrity such as the feeling and association that still make it recognizable as the former Lihu'e Shopping Center.</li> <li data-bbox="415 1040 1528 1105">• There may be some materials that may be original based on historical photos that were provided in the exhibits, but that is something to further explore.</li> <li data-bbox="415 1105 1528 1195">• The proposed improvements could be perceived as having an effect on this historic property, especially if the building was to be nominated onto the Register as part of a historic district.</li> <li data-bbox="415 1195 1528 1349">• In the proposal, the applicant has included in the cover letter that the clerestory roof addition was proposed to provide more natural light into the space. Alternative designs were considered such as eliminating the roof addition and utilizing the existing space, or even looking at a proposed open-air courtyard like the Rotunda. For various reasons, those alternative designs were not pursued.</li> <li data-bbox="415 1349 1528 1414">• The building permit is what is provided in the plans. The Department would recommend that the Commission provide comments or any design feedback that could help shape the</li> </ul>	

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	<p>proposed project.</p> <ul style="list-style-type: none"> <li>• Right now, the building permit is in the queue.</li> <li>• Any design feedback or considerations would be most helpful at this point in the process.</li> <li>• Marc Ventura is the applicant's representative and was present to answer any questions from the Commission.</li> </ul> <p>Your Commission heard from Marc Ventura as he shared the following information:</p> <ul style="list-style-type: none"> <li>• When this project was started, it was an interesting project from his perspective.</li> <li>• His firm has done a lot of work over the years on the building, including the "fishbowl" workforce area, hurricane hardening at the Pi'ikoi Building, and years ago, an interior renovation for the IT Division.</li> <li>• The space sat empty for many years.</li> <li>• During a site evaluation, it was determined that there were a lot of roofing problems in the building including drainage and leaking.</li> <li>• The fire separation wall between the Fire Department and the rest of the building is half-done.</li> <li>• Big Save closed in 2011.</li> <li>• The space is close to 20,000 square feet.</li> <li>• The space is a dark cave. The task for his firm was to figure out how to use that space.</li> <li>• The building itself is comprised of a lot of walls and it does not bode well for current codes that mandate natural light getting to the spaces.</li> <li>• The premise is to use the building for daycare, early childhood development, and elderly care.</li> <li>• The firm started with programmatic requirements from the State agencies that oversee the programs prior to designing the interior of the building to ensure that those requirements were met.</li> <li>• There were certain minimum requirements that needed to be met regarding lighting.</li> <li>• Opening the space to more natural lighting was the main driver in the rest of the design for this project.</li> <li>• Details for the spaces for the elderly care component were not provided.</li> <li>• Having budgetary constraints, the main portion of the project was to address lighting and the roof.</li> <li>• The roof is a drastic design element, but the Pi'ikoi Building lobby roof set a precedent to follow. The opening of the roof allowed air and light into the middle area of the space.</li> <li>• The entryway is now focused on the Eiwa Street side of the building as opposed to its current location on the north-side of the building.</li> </ul>	

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	<p>Ms. Larson stated that the plans provided by the applicant are confusing to her. Mr. Ventura stated that the building itself is a confusing building. Ms. Larson further stated that a visit to the location would be helpful for her to understand where different changes are being proposed. Ms. Larson noted that she is interested in the history of the building, including what portions of the complex are still the original building as opposed to having been renovated. She further noted that she wanted to know what pieces of the original building design still exist and what are the main features being proposed and how will it change the building. Mr. Ventura stated that the building has changed a lot from the original building. The courtyard area is completely different. Mr. Ventura stated that Ms. Valenciano listed the various building permits for the building over the years and those might shine light on the different improvements or renovations that were made. He stated that the changes being proposed with the glass and stone were meant to mimic the coral stone elements that are currently part of the building. Mr. Ventura was uncertain about the roof as various modifications were made over the years. The proposal includes the clay tile, which is more expensive, and this was a part of a recent renovation as there is a stack of leftover material when Beachside Roofing re-did a portion of the roof. The current roofing material over the space is made of brittle material that is breaking apart and is a big part of why the leaks are happening.</p> <p>Ms. Larson inquired whether the original roofing material was known. Mr. Ventura stated that he did not know. He further explained that the entire building will not be reroofed, only the portion over the Big Save space along with a small portion towards the east to try to blend the roofing areas together. From afar, the roof looks like it is made of one material, but there are two different types of roofing material currently that look very similar to each other.</p> <p>Vice Chair Gately stated that having looked at the photographs provided, the edge of the building being re-done used to most likely be a loading zone area for the grocery store. Mr. Gately appreciated the artistic renderings currently on the building, but stated that when the temporary skatepark was added, the view from the Historic County Building drastically changed. The artistic renderings provided by the applicant were very attractive to Mr. Gately, including those on page A.4.2. He also likes the profile of the new roofline as it mimics parts of the old structure. He understands the need for more windows for transforming the space from a grocery store to its proposed use. Vice Chair Gately wondered where the skatepark was going to go if the renovations of the space moved forward. Vice Chair Gately supported the rendering and versions of plans that he has seen as proposed.</p>	

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	<p>Ms. Higuchi Sayegusa stated that there is a new proposal site a new skatepark in the Nāwiliwili area.</p> <p>Ms. Larson asked whether the current plan for the Līhu'e Town Core called for a community center at the proposed location. Ms. Higuchi Sayegusa confirmed that the plan called for the siting of a youth center within the building. Ms. Larson asked whether the youth center was a part of the Līhu'e Town Core Plan. Ms. Higuchi Sayegusa responded that the Līhu'e Town Core Urban Design Plan called for the area to be for civic center uses, and that a youth center could be considered complementary in that it is a civic use. Ms. Valenciano stated that there have been a lot of different plans for the proposed project site. Ms. Valenciano could not recall what the most recent plans called for but did confirm what Ms. Higuchi Sayegusa stated about the location being for civic center uses.</p> <p>Ms. Larson asked what the future use of the space would be. Ms. Higuchi Sayegusa stated that the proposal is for a youth center to occupy the space. Ms. Larson inquired about the likelihood that government offices would need to expand into the space. Ms. Higuchi Sayegusa stated that in the proposed annual budget, there is a proposal to expand office space in the Pi'ikoi Building and in existing buildings to convert storage areas into more office space, including a new space for the Planning Department. Ms. Higuchi Sayegusa also informed the Commission that there is currently a Līhu'e Civic Center Feasibility Study that is currently in the outreach process and was funded through State Capital Improvement Project Transit Oriented Development monies to look at the feasibility of redeveloping the Civic Center. She stated that a part of the plan is to look at the parking areas and whether it is feasible to site and redevelop some of the underutilized parking areas for residential housing.</p> <p>Ms. Larson asked if anyone knew when the Pi'ikoi name was given to the building. Chair Remoaldo mentioned that it might have been done during the Mayor Kusaka Administration. She further stated that the different buildings in the complex have different names.</p> <p>Chair Remoaldo asked if the term white box meant an empty space. Mr. Ventura confirmed that it was just an unfinished or semi-finished space. It could represent an empty pallet which could be designed in different ways. Chair Remoaldo stated that she has questions about tenant improvements since they will be responsible for building the space that they are going to utilize and not knowing what materials or items may have been original or historic in nature. She further stated that from a design perspective, you want everything to look integrated as opposed to very disjointed. Mr. Ventura agreed with Chair Remoaldo's sentiments but stated that the</p>	

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	<p>County will ultimately be in control of the space and does not intend to lease the space to the public. The budgetary constraints for the space were a big factor in how the space was designed, with the need to have space for the various uses incorporated into the final design. There will be a large courtyard and there will not be demising walls between the spaces, so the area will be open.</p> <p>Chair Remoaldo inquired as to whether the clay roofing tiles would be hurricane proof. Mr. Ventura stated that they would be and there is a design specification that will be included to ensure the tiles are designed for high-wind applications. Any design for the County always incorporates hurricane proofing to include windows and other possible hazards.</p> <p>Chair Remoaldo asked if the hurricane proof windows would support the wall structure that is being lost due to the redesign. Mr. Ventura stated that the design of the space was engineered to be stronger than what is currently up with masonry rock and welded steel frames designed to withstand hurricane force winds.</p> <p>Mr. Chock stated that the steel design is inviting and opens the space, which might be a deterrent for the homeless population. Mr. Chock expressed his appreciation for the overall design as he recalls the space being very dark. He further stated that the different buildings in the complex are named after the Hawaiian chiefs such as Pi'ikoi and Mo'ikeha.</p> <p>Ms. Larson expressed that one of the challenges of the Commission is to determine what historical aspects of the island and of Līhu'e are important to perpetuate. Ms. Larson referenced Pat Griffin's recollection of the siting of a shopping center in the middle of Līhu'e town as being a statement of modernization for the town, which prior, had only been about sugar cane. The shopping center area transformed Līhu'e into a town and was beautifully designed to serve its purpose for many years. However, in recent years, the shopping center aspect has disappeared and now the County is wanting to transform the area into a civic center, which is needed at this time. Ms. Larson stated that the question before the Commission is how important is the building and the story is it tells about the history of Līhu'e, and how much should it be allowed to change to fit the needs of the current time period. She further stated that as time progresses, the building and its purpose may continue to change and how much of the historical significance is lost in that transition. She believes the answer is that it is going to change. Therefore, she asked whether there are certain characteristics of the original architecture that are important to salvage and perpetuate.</p>	

SUBJECT	DISCUSSION	ACTION
	<p>Ms. Larson pointed out the significance of the coral rock façade and the hope that the coral rock component was left intact in the design of the space. The more original design components are incorporated, the more contributions are made to perpetuate its history and its architect. Ms. Larson stated that the building has such a rich history, and its development and use reflects a captivating story.</p> <p>Ms. Larson asked whether the area where the windows are going is all coral rock façade right now. Mr. Ventura stated that it is a different pattern block that is covered with graffiti and art. Ms. Larson asked whether that masonry material was the original wall. Mr. Ventura stated that he believes it was the original masonry material. He also noted that the rock will be incorporated below the windowsills along with textured block. All the rock and masonry blocks were a part of the original building. Some of the areas will be replaced with windows, but the portions below the windowsills will be salvaged.</p> <p>Vice Chair Gately stated that in the Director's Report, there is a photograph of the grand opening of the Līhu'e Food Center in the 1960s and it shows the blocks under the signage.</p> <p>Ms. Larson stated that she was focused more on the coral rock and wanted to find out how much of the rock or block pattern would be left. Mr. Ventura stated that the block pattern would be taken out of the front façade and some from the south portion of the building. The north side of the building has a wall that was built by Big Save during their expansion. Mr. Ventura stated that they did not modify the parking areas due to budgetary constraints and had to work within constraints generated by the current layout.</p> <p>Mr. Ventura explained that a portion of the skateboard wall side will be taken down. He also stated that there would be one or two panes of windows on the south side of the building facing the Kaua'i Museum. On the south side, where there is room for a generator, antenna, etc., that portion of the building is newer.</p> <p>Ms. Larson said that the block pattern is an important piece of the history of the building and asked that there be a significant representation of that in the plan. Mr. Ventura said that he would look at that more closely.</p> <p>Mr. Chock stated that he would like to see the integrity of the building kept intact. He thought that the design only affected the steel wall.</p>	

SUBJECT	DISCUSSION	ACTION
	<p>Mr. Ventura stated that large portions of the block wall may be able to be cut out and utilized on the site in the interior or elsewhere. In the front portion, there were discussions about a landscape garden or a playground off the building in safe controlled area for the children, but those could be locations for portions of the block wall. Ms. Larson thanked Mr. Ventura for that consideration and for thinking of those ideas. She mentioned that perhaps landscaping features could incorporate the block walls. Ms. Larson noted that there are ways to incorporate features of the original architectural design to tell the historical story through the redesign.</p> <p>Ms. Higuchi Sayegusa outlined the various options the Commission has in regard to this agenda item. She stated that the Commission could support the project as submitted, support the project but provide additional conditions that the Planning Department should consider for any permits that are forthcoming, consider recommending denial of the permits, or a deferral.</p> <p>Mr. Hall stated that if the Commission decides to support with conditions, he made note of three points during conversation which included:</p> <ul style="list-style-type: none"> <li>• Mr. Chock's request to keep the integrity of the building.</li> <li>• Ms. Larson's request to reflect significant representation of the block pattern in the plan.</li> <li>• Consider using the block pattern walls for some reuse in landscaping features or otherwise.</li> </ul> <p>Chair Remoaldo stated that she would also like to include preserving as much of the coral rock façade as possible or using the same materials elsewhere for representation in the new design. Mr. Ventura stated that the coral rock feature is a part of the new design below the windowsills.</p> <p>Ms. Larson stated that she feels like she is not quite ready to make a recommendation and wanted to possibly ask for a deferral given the many unknowns of the defining features of the original design.</p> <p>Chair Remoaldo asked about the County's deadlines for proceeding with this project. Mr. Ventura responded that the project has been priced and prices are escalating. He was unsure of the exact timeline, but he knows the County is moving forward with it. Ms. Higuchi Sayegusa assured the Commission that Ms. Valenciano did as best a job as possible to scour the plans and history to identify what amendments were done to asses integrity of what has changed over the years and what can be defined as the character defining features of the building. The building has evolved, and it is difficult to pinpoint what happened and when. Ms. Higuchi Sayegusa stated that she is bringing up the point to reflect that she was unsure how much more the Department would be able to decipher based on the documentation and historical records that are available.</p>	



SUBJECT	DISCUSSION	ACTION
	<p>Chair Remoaldo asked what a month deferral would mean to the project timeline. Mr. Ventura responded that he was not able to answer that question.</p> <p>Vice Chair Gately stated that he would invite Ms. Larson to make a motion to defer if she would like to, but if not, would make the motion to move forward.</p>	

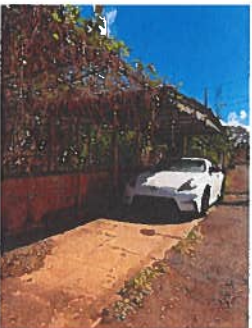
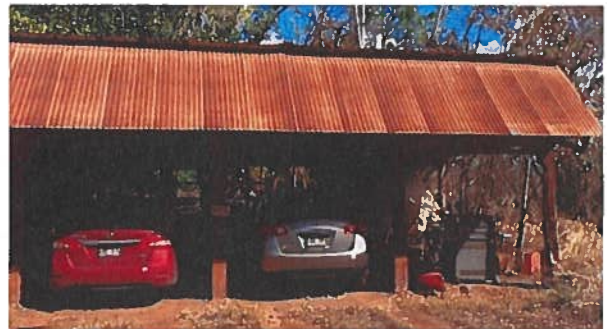
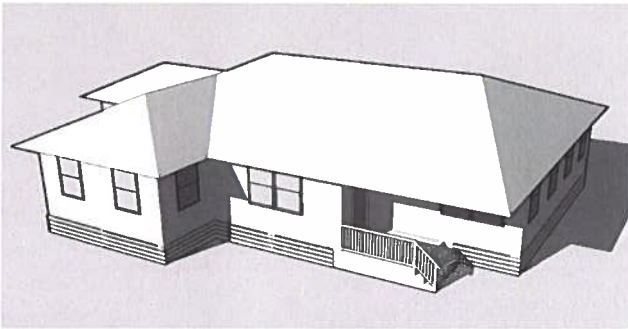
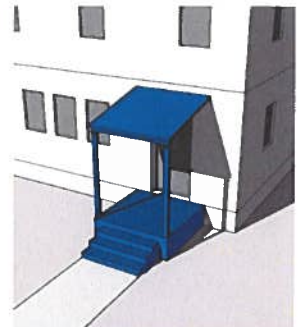
SUBJECT	DISCUSSION	ACTION
		<p>Vice Chair Gately moved to recommend approval of the project with the following conditions: 1) Project keeps the integrity of the building; 2) Project keeps a significant representation of the block pattern in the plan; 3) Consider using the block pattern walls for reuse as features in landscaping or otherwise; and 4) Preserve the coral rock wall and consider reuse as much as possible. Ms. Wichman seconded the motion. A roll call vote was taken, and the motion carried 7:0.</p>
<b>I. Executive Session</b>	<p>There being no objections, item I. Executive Session was taken out of order.</p> <p>There was no Executive Session held.</p>	
<b>J. Announcements</b>	<p>There were no announcements.</p>	
<b>K. Selection of Next Meeting Date and Agenda Topics</b>	<p>Ms. Higuchi Sayegusa stated that June 20, 2024, is the next date for a scheduled meeting. Ms. Larson stated that she may not be present.</p>	

SUBJECT	DISCUSSION	ACTION
<b>L. Adjournment</b>		Vice Chair Gately moved to adjourn the meeting. Ms. Quinsaat seconded the motion. Motion carried 7:0.  Chair Remoaldo adjourned the meeting at 2:50 p.m.

Submitted by: \_\_\_\_\_  
Arleen Kuwamura, Commission Support Clerk

Reviewed and Approved by: \_\_\_\_\_  
Susan Remoaldo, Chair

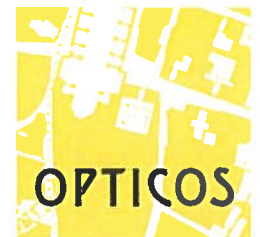
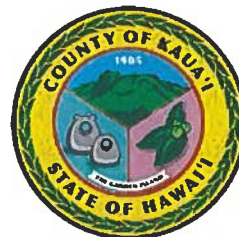
- ( ) Approved as circulated.
- ( ) Approved with amendments. See minutes of \_\_\_\_\_ meeting.



# Plantation Camp Form-Based Code

Prepared For  
The County of Kaua'i

Prepared by the County of Kaua'i in  
Partnership with Opticos Design



**E.I.**  
SEP 19 2024

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# Article 1: Introduction

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# Sub-Article 1.1 Purpose

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## 1.1.010 Purpose and Intent

The West Kaua'i Plantation Camp Form-Based Code (FBC) guides development in a manner consistent with the goals of the West Kaua'i Community Plan and County of Kaua'i General Plan. This Form-Based Code provides a regulatory framework to maintain the region's existing plantation camps— Kamaukani Avenue and Kamaukani Village.

The code is guided by policy which supports preservation of the historic camps while also allowing limited infill development and housing expansion. The intent is that Plantation Camps should remain compact and walkable with well-defined borders and small cottages, surrounded by working agricultural fields and activity. The code:

- A. Promotes, preserves, and enhances existing community design and development patterns that reflect the distinct character of West Kaua'i's historic plantation camps;
- B. Promotes and maintains affordable housing stock, especially for agricultural workers or those with familial connections to the agriculture industry;
- C. Encourages appropriately scaled infill development that is located within or near the historic confines of the camps.

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## 1.1.020 Using Zoning to Reinforce West Kaua'i's Places

The Plantation Camp Form-Based Code is a tool that implements County policy to enhance and revitalize plantation camps. The 2018 General Plan identifies place types to describe where certain types and intensities of development are appropriate on Kaua'i. Place types also support the "pedestrian shed" or neighborhood, which is the fundamental building block of communities. Pedestrian sheds include spaces for living, working, and recreation that are typically within a 5-to-10 minute walk of each other.

In addition to supporting and strengthening the pedestrian shed, the West Kaua'i Plantation Camp Form-Based Code emphasizes the physical form and character over the separation of use. This provides an alternative approach to Euclidean zoning, which is the type of zoning in the CZO (Kaua'i County Code 1987, as amended, Chapter 8). Kaua'i has five distinct place types based on historic settlement patterns. They include the following:

- A. Rural crossroads;
- B. Plantation camps;
- C. Small village;
- D. Large village;
- E. Town.



---

### 1.1.030 Plantation Camp Place Type

During the Plantation era, workers lived in plantation camps located near or adjacent to the sugar mills and cane fields. These camps were built to a pedestrian-oriented scale that made it possible to traverse by foot to work and services. The fields that surrounded the towns provided a *de facto* greenbelt. The relationship between the plantation camps and agricultural lands reinforced the region's rural identity. Even with the rise of the automobile and the trend of suburban development patterns, the legacy of these camps remains in West Kaua'i.

The 2018 General Plan identifies existing plantation camps in the Future Land Use Map. The Plantation Camp is defined as a historic remnant of former plantation housing that is not connected to an existing town and is surrounded by the agricultural district. It should be noted that some plantation camps were demolished and have since reverted to agricultural uses. Today's remaining plantation camps are clusters of houses with little or no retail or public facilities. Five plantation camps are designated in the General Plan and include Numila, Kaumakani Village, Kaumakani Avenue, Ka'awanui Camp, and Pakala Camp. Plantation camps are important vestiges of Kaua'i's sugar plantation history. Each camp maintains a unique sense of identity and has features and qualities that its residents would like to see preserved.

Until recently, the County zoning for these areas was "Agriculture". The 2021 West Kaua'i Community Plan (WKCP) updated the County zoning for those plantation camps within the SLUD-Urban District, which include Kaumakani Village, Kaumakani Avenue, and Pakala Camp. Two new zoning districts were created in the WKCP: Plantation Camp District and Special Treatment – Coastal Edge District. The West Kaua'i Plantation Camp Form-Based Code is a zoning overlay on the Plantation Camp District in Kaumakani Village and Kaumakani Avenue.

#### **Kaumakani Village:**

Kaumakani Village was developed in 1946 by the Olokele Sugar Company to house agricultural workers. The village included small-footprint single family residences, community garages, a church, stores, civic spaces, and a power station. The camp is laid out in a grid pattern with regular-sized blocks. The village replaced a nearby plantation camp that was subsequently demolished. The existing homes remain good examples of plantation architecture from the 20<sup>th</sup> century.

#### **Kaumakani Avenue:**

Kaumakani Avenue was developed in the late 19<sup>th</sup> century. A social hall, hospital, store, and post office lined the street, along with housing for administrative staff. The Olokele Mill is located at the bottom of the Avenue. Historically, Kaumakani Avenue was the center of the region's plantation activity.

The community today, apart from the main office, is predominantly residential. It is one of few tree-lined avenues on Kaua'i and is shaded by mature royal poinciana and monkey pod trees. Homes along the avenue are set back from the street by open lawns. On a parallel side street to the east sit thirteen houses. Historically, a similar number of homes (now demolished) also lined a parallel street to the west.

---

## 1.1.040 The West Kauai Plantation Camp Transect

The Rural-to-Urban Transect is the organizing principle used in form-based code that establishes a hierarchy from rural to urban. This hierarchy of places is the framework for the County's form-based codes, replacing use as the organizing principle. The traditional Hawaiian ahupua'a has parallels with the Rural-to-Urban Transect, as land use intensity was historically related to the location of the land within the watershed (i.e., mauka areas were typically forested and sparsely populated, while lowland makai areas were used for cultivation and habitation).

Typically, the model transect is divided into six transect zones or T-zones: Natural (T1), Rural (T2), Sub-Urban (T3), General Urban (T4), Urban Center (T5), and Urban Core (T6). Kaua'i only has four transects (T1 to T4). However, the West Kaua'i Plantation Camp Transect is considered a special district due to its unique pattern.

The West Kaua'i Plantation Camp Form-Based Code uses transect zones to reinforce existing character and to create new, compatible neighborhoods. The designation of each zone within a transect is determined by the character and form, development intensity, and place type. Transect zone standards provide a method for differentiating the character of various areas within each community. The zones are primarily classified by the community's grid pattern, the physical intensity of the built form, and the historic nature of the buildings in each area.

Each zone designates a unique area within one of the two distinct communities. They are Kaumakani Village and Kaumakani Avenue.

### The West Kauai Plantation Camp Transect Zones:

- A. T3 Kaumakani Village – Plantation Camp (T3KV-PC). This Zone reinforces and maintains the pattern of the established neighborhood with tight massing (building separation), small setbacks and historic buildings. The Kaumakani cottage building type is defined by its height, small Lānai /carport, small footprint, and roof pitch and style.
- B. T3 Kaumakani Village Flex – Plantation Camp (T3KVF-PC). This Zone supports a limited amount of new development that is compatible with the historic neighborhood. New development will provide a transition between the existing rows of Kaumakani cottages and new multifamily, two-story buildings. This will integrate compatible, medium-density residential building types such as a multiplex.
- C. T4 Kaumakani Village Commercial – Plantation Camp (T4KVC-PC). This Zone integrates appropriate commercial, retail, and service uses with civic space.
- D. T3 Kaumakani Avenue – Plantation Camp (T3KA-PC). This Zone preserves the existing and historic residential single-family building types (Avenue Cottage) and the distinct character of the tree-lined avenue with spacious setbacks. Minor infill development is anticipated on previously occupied but vacant areas. The Avenue cottage building type is defined by its height, roof pitch and style.

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**1.1.040 The West Kauai Plantation Camp Transect**

- E. T3 Kaumakani Avenue Flex – Plantation Camp (T3KAF-PC). This Zone supports development at the same intensity of the surrounding neighborhood, which also includes vacant areas that were previously developed.
- F. T3 Kaumakani Avenue Administration – Plantation Camp (T3KAA-PC). This Zone maintains the historical pattern and intensity of the Kaumakani Avenue Administrative Office area while allowing new construction to occur on the site that was previously demolished.

**1.1.050 Lack of Lot Lines**

Design standards for form-based codes generally promote and facilitate orientation of structures to public roads and civic spaces that facilitate an interface between the private and the public realm. In particular, form-based codes rely on setbacks and build-to-lines in relation to lot lines to orient proposed structures with public areas. Unique to the subject Plantation Camp Form Based Code Transects is that they overlay one large single lot of record. The subject Plantation Camp Transects and their corresponding dwellings and structures are not separated by individual lot lines. Without individual lot lines, the subject Code utilizes building-to-building and building-to-thoroughfare standards to establish the interface between the private and public realm. This approach is unique but necessary to achieve a high-quality public realm inherent within the existing plantation camp environment.

# Sub-Article 1.2 Transect Maps

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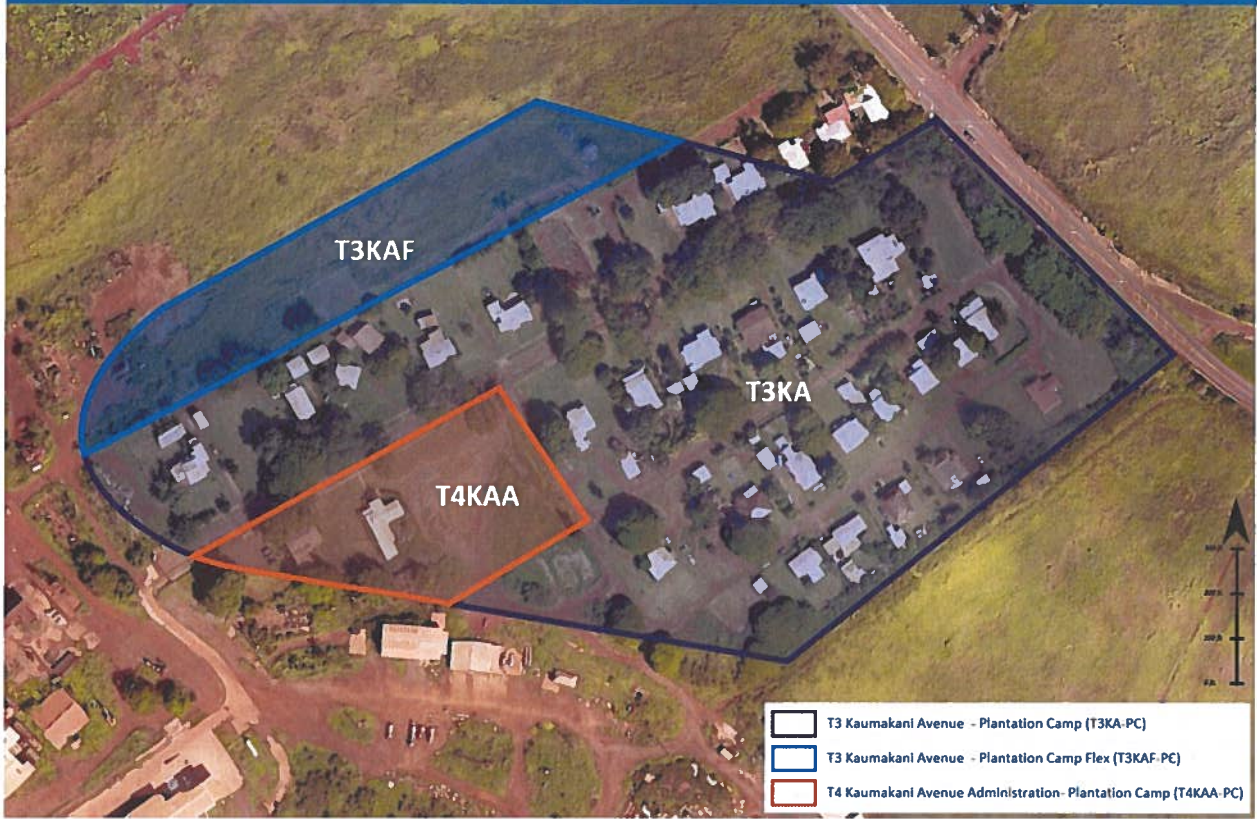
## 1.2.010 Transect Maps

The transect zones established in this Article are mapped on the Transect Maps on the following pages:

Figure 1.2.010 Kaumakani Village Transect Map



Figure 1.2.020 Kaumakani Avenue Transect Map



# Article 2: Transect Descriptions and Building Types

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<b>Sub-Article 2.1: Plantation Camp Transect Zone Descriptions</b>		<b>12-26</b>
2.1.010	T3 Kaumakani Village – Plantation Camp (T3KV-PC)	13-15
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2.1.060	T3 Kaumakani Avenue Administration – Plantation Camp (T3KAA-PC)	25-26

2.1.010 T3 Kaumakani Village - Plantation Camp (T3KV-PC)



General note: the illustration above is intended to provide a brief overview of the transect zone and is descriptive in nature.

**A. Transect Zone Intent and Description**

This transect zone maintains the historical pattern and intensity of the Kaumakani Village while allowing new construction to occur on sites that were previously demolished.

**B. Building Types**

1. Permissible Building Types	Standards
i. Kaumakani Cottage, Vertical	2.2.010
ii. Kaumakani Cottage, Horizontal	2.2.010

- With the exception of accessory structures, all other building types are prohibited.

**C. Use Table**

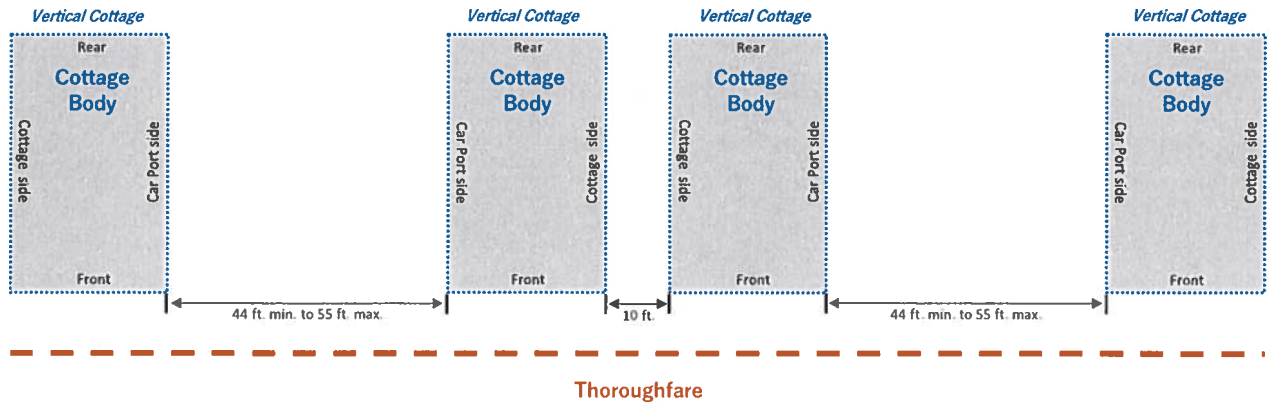
i. Residential Uses	Permitted Use
ii. Home Businesses	Permitted Use

- Residential use within the Kaumakani Cottage building type is the only permissible use within this transect. Home businesses are a permissible residential use within a Kaumakani Cottage. All other uses are prohibited.

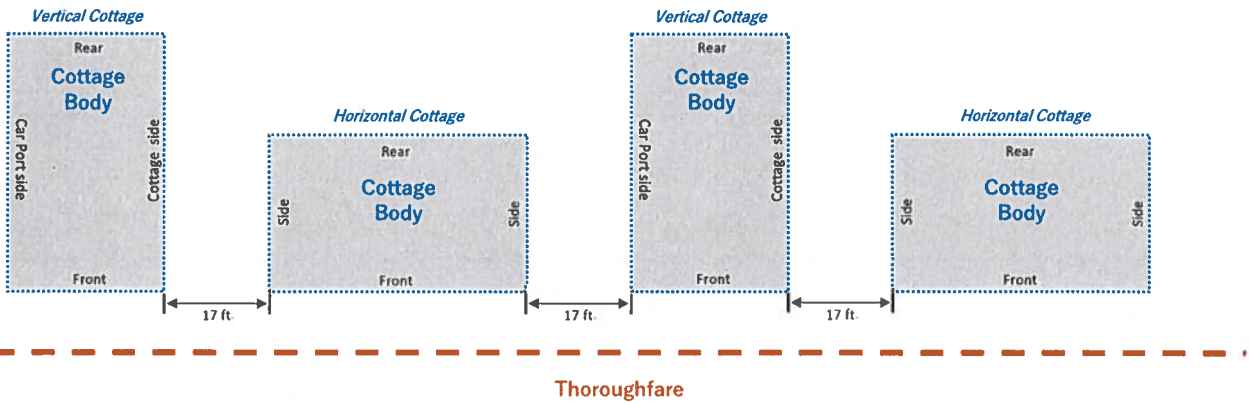


T3 Kaumakani Village - Plantation Camp (T3KV-PC)

**Kaumakani Village Cottage: Vertical Orientation**



**Kaumakani Village Cottage: Horizontal Orientation**



**D. Building Placement**

**1. Front Thoroughfare Setbacks**

- i. The Kaumakani Cottage front shall be set to align with the facade of the body of the front most immediately adjacent cottage's front.
- ii. Frontages on a Kaumakani Cottage, Horizontal may encroach up to the front thoroughfare.
- iii. When a Cottage is proposed adjacent to more than one thoroughfare the Director shall determine the respective front and side thoroughfares.

**D. Building Placement (continued)**

**2. Side Thoroughfare Setbacks**

- i. A Kaumakani Cottage's side abutting a side thoroughfare shall be set to align with the most immediately adjacent cottage's side that also abuts the side thoroughfare.
- ii. When a Cottage is proposed adjacent to more than one thoroughfare the Director shall determine the respective front and side thoroughfares.

**3. Building-to-Building Setbacks**

**a. Horizontal-to-Horizontal Cottage Orientation**

- i. A Horizontal Cottage's side walls shall be setback 17 feet minimum from an adjacent Horizontal Cottage's side walls.

## T3 Kaumakani Village - Plantation Camp (T3KV-PC)

**D. Building Placement (continued)****3. Building-to-Building Setbacks****b. Vertical-to-Horizontal Cottage Orientation**

- i. A Vertical Cottage's non-carport side wall shall be setback 17 feet minimum from the adjacent Horizontal Cottage's side wall.
- ii. A Vertical Cottage's Carport side wall shall be setback 17 feet minimum from the adjacent Horizontal Cottage's side wall.
- iii. A Horizontal Cottage's side wall shall be setback 17 feet minimum from the adjacent Vertical Cottage's non-carport side wall.
- iv. A Horizontal Cottage's side wall shall be setback 17 feet minimum from the adjacent Vertical Cottage's carport side wall.

**c. Vertical-to-Vertical Cottage Orientation**

- i. A Vertical Cottage's non-carport side shall be setback 10 feet from an adjacent Vertical Cottage's non-carport side.
- ii. A Vertical Cottage's Carport side shall have a minimum setback of 45 feet or a maximum of 55 feet from an adjacent Vertical Cottage's Carport Side.
- iii. Carports shall encroach into the Cottage's Carport Side to Cottage's Carport Side setback.

**4. Additional Building Placement Standards**

- i. 10 feet minimum setback from all structures (i.e., from Cottages or other accessory structures).

**E. Accessory Structures**

- i. Non-habitable accessory structures do not require a building type and shall be located behind the rear of the Kaumakani Cottage body or Lānai Carport.
- ii. Accessory structures are allowed throughout this transect.
- iii. Accessory structures shall not exceed 200 square feet in size.
- iv. Accessory structures shall be limited to no more than two per cottage.

**F. Building Form****1. Height**

- i. All structures shall have a maximum height limit of nine feet from the finished floor to the top of wall plate. Up to four additional feet is provided to elevate the structure on post-on-pier.
- ii. Finished grade at main entry shall not be greater than four feet above existing grade.

**2. Roof Pitch****a. Cottage**

- i. Roof pitch lines shall be set at a 5:12 ratio.
- ii. Gable roofs are the only permissible roof type.

**b. Accessory Structure**

- i. Gable, Hip, hip gablet, flat, and single-sloping shed roofs are permissible roof types.

**G. Parking****1. Required Spaces**

- i. One off-thoroughfare parking stall is required per Cottage.

**2. Parking Setback**

- i. All off-thoroughfare parking areas shall be setback a minimum of 10 feet to the rear of the respective Cottage's building front.

**3. Miscellaneous**

- i. Garages and detached carports are prohibited.

**2.1.020 T3 Kaumakani Village Flex - Plantation Camp (T3KVF-PC)**



General note: the illustration above is intended to provide a brief overview of the transect zone and is descriptive in nature.

**A. Transect Zone Intent and Description**

This transect zone continues the historical pattern and intensity of the West Kauai communities to allow new construction to occur in the southeast quadrant of Kaumakani Village.

**B. Building Types**

<b>1. Permissible Building Types</b>	<b>Standards</b>
i. Kaumakani Cottage, Vertical	2.2.010
ii. Kaumakani Cottage, Horizontal	2.2.010
iii. House Village	2.2.020
iv. House Cottage	2.2.030
v. Duplex	2.2.040
vi. Multiplex: Small	2.2.050
vii. Dormitory	2.2.090

- With the exception of accessory structures, all other building types are prohibited.

**C. Use Table**

i. Residential Uses	Permitted Use
ii. Home Businesses	Permitted Use

- Residential use within the above building types is the only permissible use within this transect. Home businesses are a permissible residential use within the above building types. All other uses are prohibited.

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**T3 Kaumakani Village Flex - Plantation Camp T3KVF-PC)****D. Accessory Structures**

- i. Non-habitable accessory structures do not require a building type and shall be located behind the rear of the Building, Wings or Lānai Carport.
- ii. Accessory structures are allowed throughout this transect.
- iii. Accessory structures shall not exceed 200 square feet in size.
- iv. Accessory structures shall be limited to no more than two per building.
- v. There shall be a 10 foot minimum setback from all structures (ie from buildings or other accessory structures).

**E. Building Form****1. Height**

- i. No building shall be greater than two stories in height maximum.
- ii. All buildings shall be 30 feet maximum in height from the finished grade to the top of the peak of the roof. Up to four additional feet is provided to elevate the structure on post-on-pier.
- iii. Finished grade at main entry shall not be greater than four feet above existing grade.

**2. Roof Pitch****All Building Types**

- i. Roof pitch lines shall be set at a 5:12 ratio.
- ii. Hip, Hip Gable, or Gable roofs are permissible roof types. Flat or Single-Sloping shed roofs are prohibited on Cottages.

**Accessory Structure**

- i. Gable, Hip, Hip Gable, Flat, and Single-Sloping shed roofs are permissible roof types.

### 2.1.040 T4 Kaumakani Village Commercial - Plantation Camp (T4KVC-PC)



General note: the illustration above is intended to provide a brief overview of the transect zone and is descriptive in nature.

#### A. Transect Zone Intent and Description

This transect zone integrates appropriate commercial, retail, and service uses with civic space.

#### B. Building Types (Choose one.)

1. Permissible Building Types	Standards
i. Multiplex Small	2.2.050
ii. Multiplex Large	2.2.060
iii. Main Street Mixed Use	2.2.070

- With the exception of accessory structures, all other building types are prohibited.

## T4 Kaumakani Village Commercial-Plantation Camp (T4KVC-PC)

C. Use Table		C. Use Table (continued)	
<b>1. Residential</b>		<b>5. Transportation &amp; Infrastructure</b>	
i. Multiple Family Dwelling Units	P	Private and Public Utilities and Facilities	U
ii. Accessory Structures	P	Transportation Terminals and Docks	P
iii. Adult Family Boarding and Family Care Homes	P	<b>6. Telecommunications Facilities</b>	
iv. Home Businesses	P	Communication Facilities	U
v. Dormitories and Boarding Houses	P	<b>7. Key</b>	
vi. Residential Care Homes	P	P	Permitted Use
vii. Adult Family Group Living Home	P	U	Use Permit Required
<b>2. Recreation, Education, &amp; Public Assembly</b>		<b>8. Notes</b>	
i. Public and Private Parks	P	• Any other unlisted use that the Planning Director finds to be similar in nature to those listed in this Section as requiring a Use Permit may also be allowed with a Use Permit in this Transect Zone.	
ii. Mortuaries and Crematoriums	U		
iii. Churches, Temples, and Monasteries Clubs, Lodges, and Community Centers	P		
iv. ≤3,000 square feet	P		
v. >3,000 square feet	U		
vi. Museums, Libraries, and Public Service and Facilities	P		
vii. School	U		
viii. Day-Care Center	P		
ix. Studio: Dance or Exercise	P		
x. Theater	P		
<b>3. Retail</b>			
Bar	U		
Nightclub	U		
Retail Shops and Stores, except with the following features:	P		
Alcoholic beverage sales	P		
On-site Production of Items Sold >5,000 square feet	U		
Floor Area >10,000 square feet	U		
Restaurants and Food Services	P		
<b>4. Services</b>			
Medical and Nursing Facilities	P		
Household Services	P		
Personal Services	P		
Professional Offices	P		
Animal Hospital	U		

## T4 Kaumakani Village Commercial- Plantation Camp (T4KVC-PC)

**D. Building Placement****1. Front Setback from Civic Space**

- i. There is a 25 foot minimum setback for all structures from the closest civic space.

**2. Structure-to-Structure Setback**

- i. There is a 10 foot minimum setback between structures.

**E. Building Form****1. Height**

- i. No building shall be greater than two stories in height maximum.
- ii. All buildings shall be 35 feet maximum in height from the finished grade to the top of the peak of the roof. Up to four additional feet is provided to elevate the structure on post-on-pier.
- iii. Finished grade at main entry shall not be greater than four feet above existing grade.

**2. Roof Pitch****All Building Types**

- i. Roof pitch lines shall be set at a 5:12 ratio.
- ii. Gable, Hip, Hip Gable, Flat, and Single-Sloping shed roofs are permissible roof types.

**Accessory Structure**

- i. Gable, Hip, Hip Gable, Flat, and Single-Sloping shed roofs are permissible roof types.

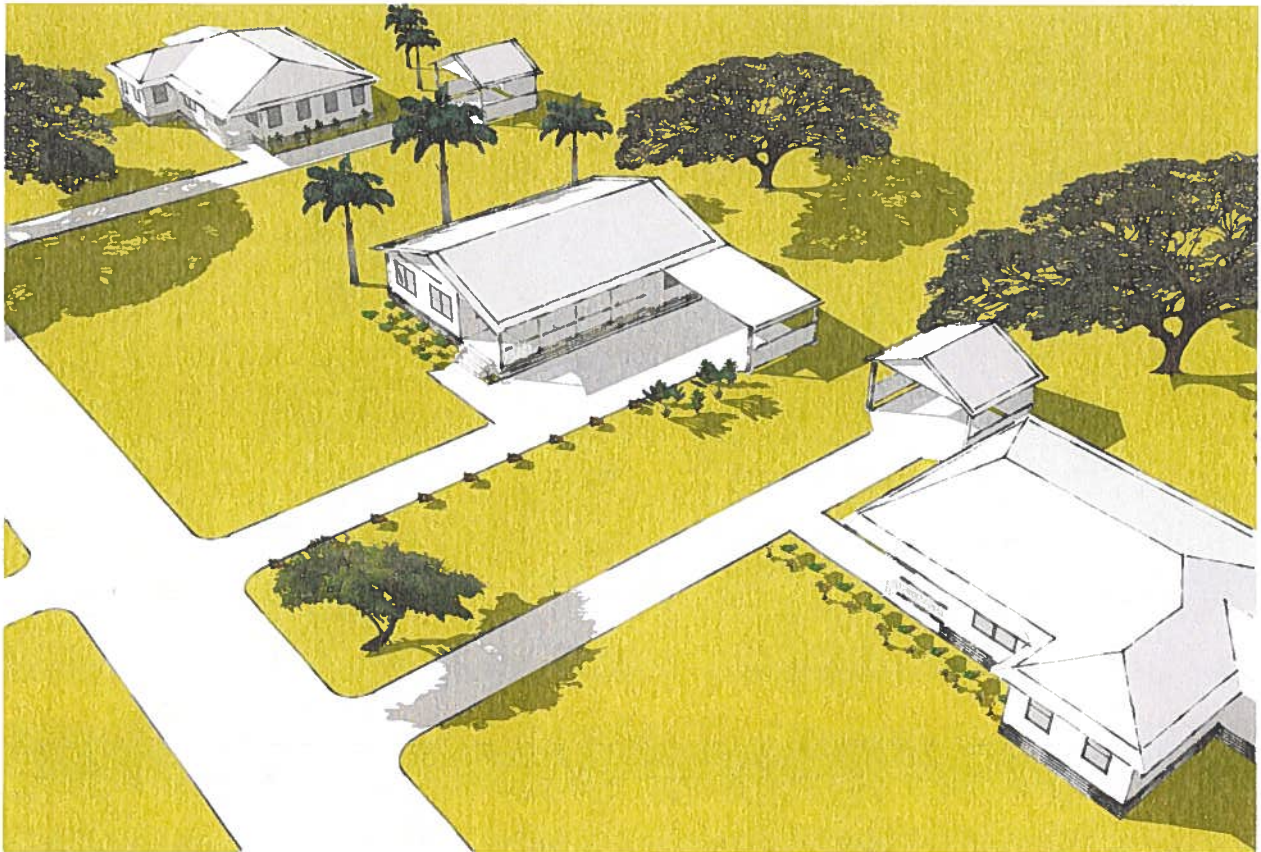
**F. Accessory Structures**

- i. Non-habitable accessory structures do not require a building type and shall be located behind the rear of the respective building.
- ii. Accessory structures are allowed throughout this transect.
- iii. Accessory structures shall not exceed 200 square feet in size.
- iv. Accessory structures shall be limited to no more than five per building.
- v. There shall be a 10 foot minimum setback from all structures (ie from buildings or other accessory structures).

**G. Parking****Required Spaces**

- i. For residential use, one parking space for each 1,500 square feet of gross floor space.
- ii. For all other allowed uses, two parking spaces for each 1,000 square feet of gross floor space.

2.1.040 T3 Kaumakani Avenue - Plantation Camp (T3KA-PC)



General note: the illustration above is intended to provide a brief overview of the transect zone and is descriptive in nature.

**A. Transect Zone Intent and Description**

- This transect zone maintains the historical pattern and intensity of the Kaumakani Avenue while allowing new construction to occur on sites that were previously demolished or do not contribute to the historical integrity of the Avenue area.

**B. Building Types (Choose one.)**

**1. Permissible Building Types Standards**

- i. Avenue Cottage 2.2.080
- With the exception of accessory structures, all other building types are prohibited.

**C. Use Table**

i. Residential Uses	Permitted Use
ii. Home Businesses	Permitted Use

- Residential use within the Avenue Cottage building type is the only permissible use within this transect. Home businesses are a permissible residential use within an Avenue Cottage. All other uses are prohibited.



## T3 Kaumakani Avenue - Plantation Camp (T3KA-PC)

**D. Building Placement****1. Front Thoroughfare Setbacks**

- i. The Cottage front shall be set to align with the façade of the body of the front most immediately adjacent Cottage's front.
- ii. Any new Cottage is prohibited from not aligning its front with the façade of the front most immediately adjacent Cottage's front.

**2. Side Thoroughfare Setbacks**

- i. The Cottage's side shall be set to align with the most immediately adjacent Cottage's side street side.

**3. Building-to-Building Setbacks**

- i. There is a 40 foot minimum setback between Cottages.

**4. Additional Building Placement Standards**

- i. Fences and encroachments are prohibited in the front setback area.

**E. Building Form****1. Height**

- i. All structures shall have a maximum height limit of nine feet from the finished floor to the top of wall plate. Up to four additional feet provided to elevate the structure on post-on-pier.
- ii. Finished grade at main entry shall not be greater than four feet above existing grade.

**2. Roof Pitch****a. All Building Types**

- i. Hip, Hip Gable, or Gable roofs are permissible roof types. Flat or Single-Sloping shed roofs are prohibited on Cottages.

**b. Accessory Structure**

- i. Gable, Hip, Hip Gable, Flat, and Single-Sloping shed roofs are permissible roof types.

**F. Accessory Structures**

- i. Non-habitable accessory structures do not require a building type and shall be located behind the rear of the Kaumakani Avenue Cottage body or Lānai Carport.
- ii. Accessory structures are allowed throughout this zone.
- iii. Accessory structures shall not exceed 250 square feet in size.
- iv. Accessory structures shall be limited to no more than three per Cottage.
- v. There is a 10 foot minimum setback for accessory structures (ie from Cottages or other accessory structures).

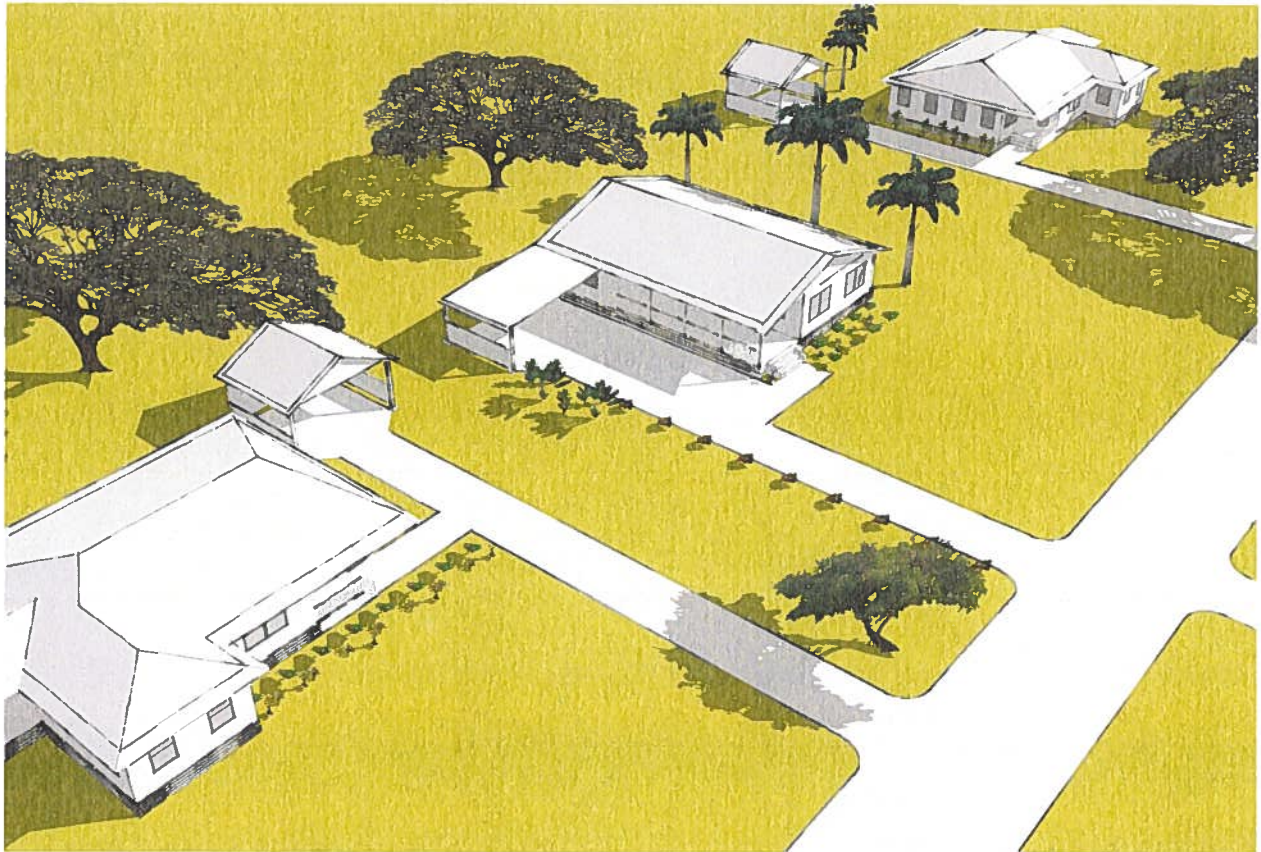
**G. Parking****1. Required Spaces**

- i. Two off-thoroughfare parking stalls are required per Cottage.

**2. Parking Setback**

- i. All off-thoroughfare parking areas shall be setback a minimum of 10 feet to the rear of the respective Cottage's building front.

2.1.050 T3 Kaumakani Avenue Flex - Plantation Camp (T3KAF-PC)



General note: the illustration above is intended to provide a brief overview of the transect zone and is descriptive in nature.

**A. Transect Zone Intent and Description**

This transect zone continues the historical pattern and intensity of the Kaumakani Avenue to allow new construction to occur in a previously occupied but currently vacant land west of the existing Avenue area.

**B. Building Types (Choose one.)**

**1. Permissible Building Types Standards**

i. Avenue Cottage 2.2.080

- With the exception of accessory structures, all other building types are prohibited.

**C. Use Table**

i. Residential Uses	Permitted Use
ii. Home Businesses	Permitted Use

- Residential use within the Avenue Cottage building type is the only permissible use within this transect. Home businesses are a permissible residential use within an Avenue Cottage. All other uses are prohibited.

## T3 Kaumakani Avenue Flex - Plantation Camp (T3KAF-PC)

**D. Building Placement****1. Front Thoroughfare Setbacks**

- i. There is a 30 foot minimum setback from the front thoroughfare.

**2. Side Thoroughfare Setbacks**

- i. There is a 30 foot minimum setback from the side thoroughfare.

**3. Building-to-Building Setbacks**

- i. There is a 40 foot minimum setback between cottages.

**4. Additional Building Placement Standards**

- i. Fences and encroachments are prohibited in the front setback area.

**E. Building Form****1. Height**

- i. All structures shall have a maximum height limit of nine feet from the finished floor to the top of wall plate. Up to four additional feet provided to elevate the structure on post-on-pier.
- ii. Finished grade at main entry shall not be greater than four feet above existing grade.

**2. Roof Pitch****a. All Building Types**

- i. Hip, Hip Gable, or Gable roofs are permissible roof types. Flat or Single-Sloping shed roofs are prohibited on Cottages.

**b. Accessory Structure**

- i. Gable, Hip, Hip Gable, Flat, and Single-Sloping shed roofs are permissible roof types.

**F. Accessory Structures**

- i. Non-habitable accessory structures do not require a building type and shall be located behind the rear of the Kaumakani Avenue Cottage body or Lānai Carport.
- ii. Accessory structures are allowed throughout this zone.
- iii. Accessory structures shall not exceed 250 square feet in size.
- iv. Accessory structures shall be limited to no more than three per cottage.
- v. There is a 10 foot minimum setback for accessory structures (i.e.,e from Cottages or other accessory structures).

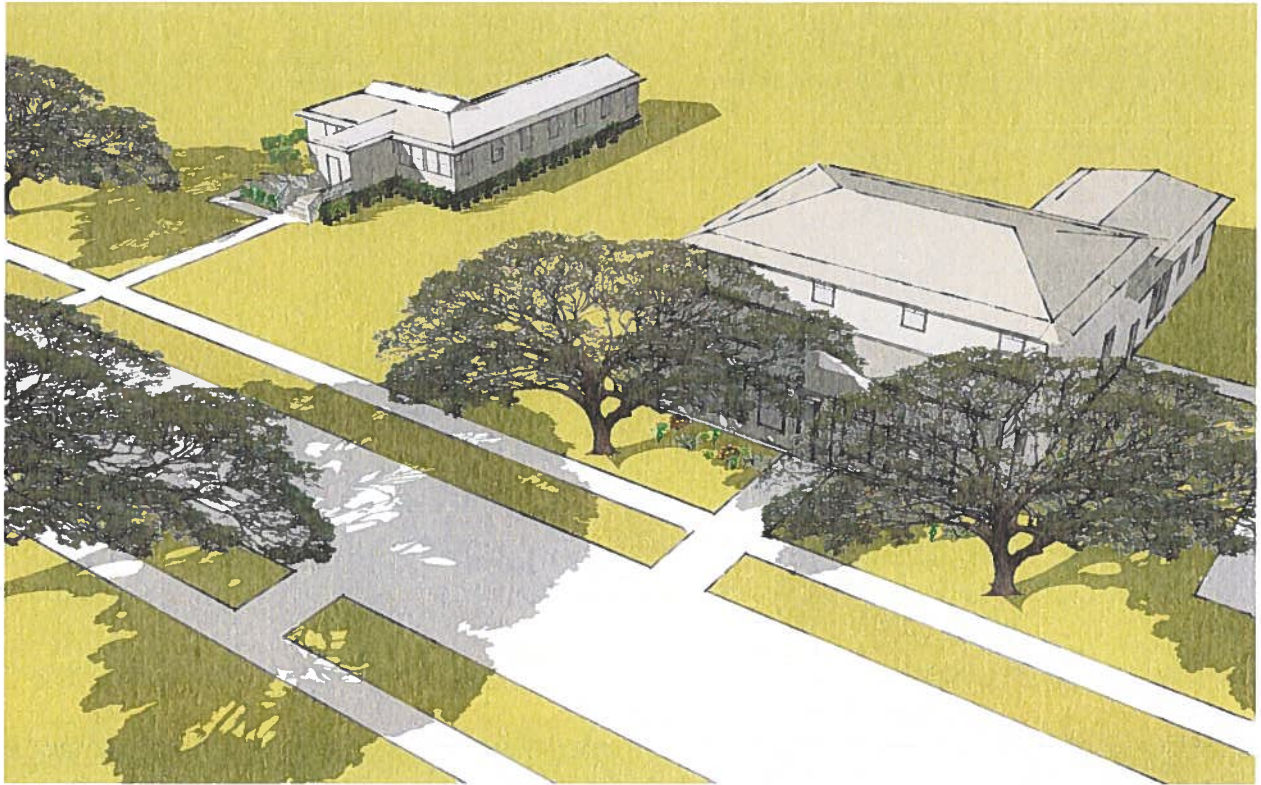
**G. Parking****1. Required Spaces**

- i. Two off-thoroughfare parking stalls are required per Cottage.

**2. Parking Setback**

- i. All off-thoroughfare parking areas shall be setback a minimum of 10 feet to the rear of the respective Cottage's building front.

2.1.060 T3 Kaumakani Avenue Administration - Plantation Camp (T3KAA-PC)



General note: the illustration above is intended to provide a brief overview of the transect zone and is descriptive in nature.

**A. Transect Zone Intent and Description**

- This transect zone maintains the historical pattern and intensity of the Kaumakani Avenue Administrative Office area while allowing new construction to occur on previously demolished sites.

**B. Building Types (Choose one.)**

**1. Permissible Building Types Standards**

i. Avenue Cottage	2.2.080
ii. Administrative Building	2.2.090
iii. Dormitory	2.2.100

- With the exception of accessory structures, all other building types are prohibited.

**C. Use Table**

i. Administrative Office	Permitted Use
ii. Dormitory	Permitted Use
iii. Residential Uses	Permitted Use
iv. Medical & Nursing Facilities	Permitted Use
v. Professional Offices	Permitted Use
vi. Day-Care Center	Permitted Use
vii. Museums, Libraries, and Public Service and Facilities	Permitted Use

- With the exception of the permitted uses listed above, all other uses are prohibited.

## T3 Kaumakani Avenue Administration - Plantation Camp (T3KAA-PC)

**D. Building Placement****1. Front Thoroughfare Setbacks**

- i. The building's front shall be set to align with the façade of the body of the front most immediately adjacent building's front.
- ii. Any new building is prohibited from not aligning its front with the façade of the front most immediately adjacent building's front.

**2. Side Thoroughfare Setbacks**

- i. The building's side shall be set to align with the most immediately adjacent building's side street side.

**3. Building-to-Building Setbacks**

- i. There is a 20 foot minimum setback between building's.

**E. Building Form****1. Height**

- i. No building shall be greater than two stories in height maximum.
- ii. All buildings shall be 30 feet maximum in height from the finished grade to the top of the peak of the roof. Up to four additional feet provided to elevate the structure on post-on-pier.
- iii. Finished grade at main entry shall not be greater than four feet above existing grade.

**F. Accessory Structures**

- i. Non-habitable accessory structures do not require a building type and shall be located behind the rear of the respective building type.
- ii. Accessory structures are allowed throughout this zone.
- iii. Accessory structures shall not exceed 250 square feet in size.
- iv. Accessory structures shall be limited to no more than two for each respective building.
- v. There is a 10 foot minimum setback for accessory structures (ie from Cottages or other accessory structures).

**G. Parking****1. Required Spaces**

- i. Dormitories shall provide a minimum of one stall per 1,500 square feet of gross floor space.
- ii. All other allowed uses shall provide a minimum of one stall per 1,000 square feet of gross floor space.

**2. Parking Setback**

- i. All off-thoroughfare parking areas shall be setback a minimum of 10 feet from the rear of the respective building's front.

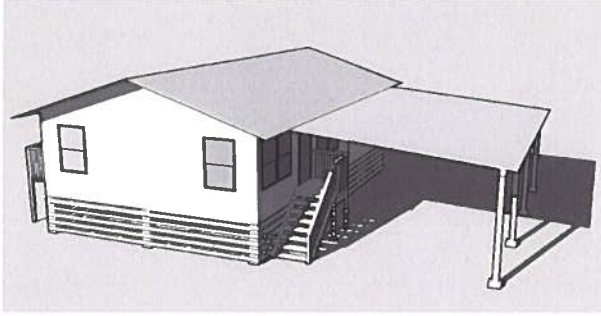
# Article 2: Transect Descriptions and Building Types

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<b>Sub-Article 2.2: Plantation Camp Building Types</b>		<b>27-37</b>
2.2.010	Kaumakani Village Cottage	28
2.2.020	House Village	29
2.2.030	House Cottage	30
2.2.040	Duplex	31
2.2.050	Multiplex Small	32
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2.2.080	Kaumakani Avenue Cottage	35
2.2.090	Kaumakani Avenue Administrative Building	36
2.2.100	Dormitory	37

## 2.2.010 Kaumakani Village Cottage



General note: the illustration above is intended to provide a brief overview of the building type and is descriptive in nature.

### A. Description

**Kaumakani Cottage:** This building type is a small detached residential structure. There are two types of Kaumakani Cottages: Kaumakani Cottage, Vertical and Kaumakani Cottage, Horizontal.

### B. Building Size and Massing

#### 1. Massing

- i. The Kaumakani Cottage shall have one main body section.
- ii. No more than one main body is permissible for each Kaumakani Cottage.
- iii. Except for Lānai Carports, up to two stoops, and one mechanical equipment storage area is allowed.

#### 2. Main Body

- i. The width of the main body shall be 25 feet.
- ii. The depth of the main body shall be 41 feet.

### C. Siding

- i. Except for foundations and posts, all siding material shall be wood-based material.
- ii. All siding shall be vertically aligned.

### D. Height

- i. The Kaumakani Cottage shall have a nine feet maximum height limitation from finished floor to top of wall plate.
- ii. Up to four additional feet is permissible to elevate the Cottage on post-on-pier.

### E. Lanai Carports

#### 1. Kaumakani Cottage, Vertical

For Kaumakani Cottages that are vertically aligned perpendicular to the throughfare, the following rules apply:

- i. One attached Lānai carport is required. Additional attached Lānai carports are prohibited.
- ii. The Lānai carport shall be located on the Carport Side of the Kaumakani Cottage. The Lānai carport shall not be located in the front or rear of the Cottage.
- iii. The Lānai carport shall be located in line with or to the rear of the exterior body's front wall.
- iv. The Lānai carport shall be located in line with or in front of the exterior body's rear wall.
- v. The Lānai carport shall have a minimum width of 10 ft.

#### 2. Kaumakani Cottage, Horizontal

For Kaumakani Cottages that are horizontally aligned with the thoroughfare, the following rules apply:

- i. One attached lanai carport is required. Up to two Lānai carports are permissible.
- ii. The Lānai carport shall be located on either the front or rear of the Cottage.
- iii. The Lānai carport shall not extend beyond each of the Cottage's respective side walls.
- iv. The Lānai carport shall have a minimum depth of 10 ft.

### F. Building Frontages

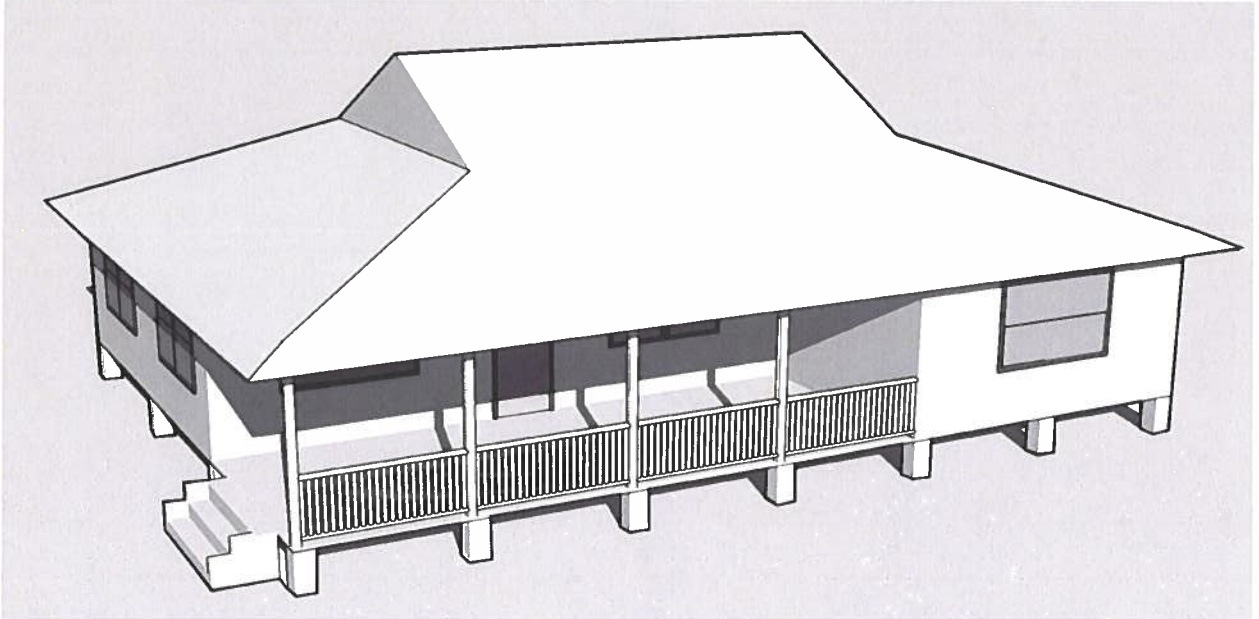
#### 1. Vertical Cottage

- i. A Vertical Cottage shall have a Front Yard. All other frontage types are prohibited.

#### 2. Horizontal Cottage

- i. A Horizontal Cottage that does not have a Lānai carport located at the front of the body shall have one frontage type. The permissible frontage types are: Lānai, Projecting; Lānai , Engaged; and Stoop. All other frontage types are prohibited.

## 2.2.020 House Village



General note: the illustration above is intended to provide a brief overview of the building type and is descriptive in nature.

### A. Description

**House Village:** This Building Type is a medium sized detached structure. It is typically located within a primarily single-family residential neighborhood in a walkable urban setting potentially near a neighborhood main street.

### B. Building Size and Massing

#### 1. Massing

- i. A House Village shall have one main body.
- ii. No more than one main body is permissible for each House Village.
- iii. A House Village may have a maximum of two wings attached to the main body.
- iv. Wings shall not be attached to each other.

#### 2. Main Body

- i. The width of the main body shall be no more than 50 feet maximum.
- ii. The depth of the main body shall be no more than 40 feet maximum.

#### 3. Wing(s)

- i. The width of the wing shall be no more than 30 feet maximum.
- ii. The depth of the wing shall be no more than 30 feet maximum.
- iii. Where multiple wings are proposed, each wing shall have at least 10 feet of separation from each other respective wing.

### C. Building Frontages

- i. A House Village shall have at least one frontage type. The permissible frontage types are: Lānai, Projecting; Lānai, Engaged; and Stoop. All other frontage types are prohibited.

### D. Pedestrian Access

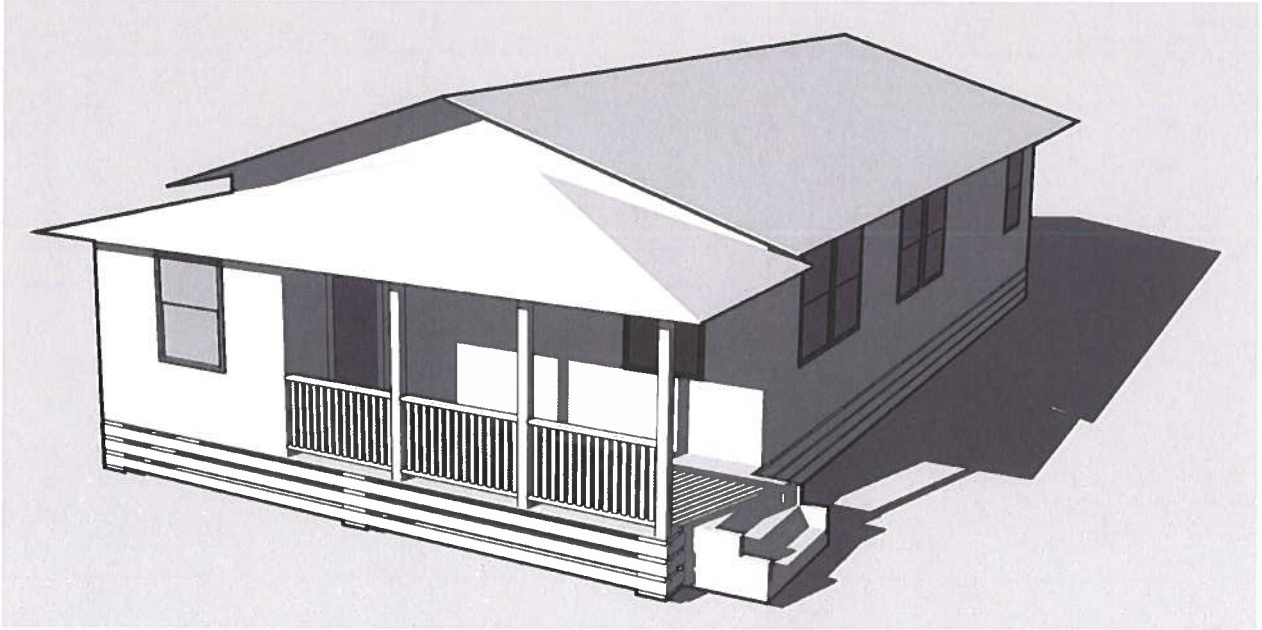
- i. Main entrance location shall be located in the front of the House Village.

### E. Vehicle Access and Parking

- i. Parking may be accessed from the front only when there is no adjacent alley or side street.



## 2.2.030 House Cottage



General note: the illustration above is intended to provide a brief overview of the building type and is descriptive in nature.

### A. Description

**House Cottage:** This Building Type is a small detached structure. It is typically located within a primarily single-family neighborhood in a walkable urban setting, potentially near a neighborhood main street. This Type enables appropriately well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.

### B. Building Size and Massing

#### 1. Massing

- i. A House Cottage shall have one main body.
- ii. No more than one main body is permissible for each House Cottage.
- iii. A House Cottage may have a maximum of two wings attached to the main body.
- iv. Wings shall not be attached to each other.

#### 2. Main Body

- i. The width of the main body shall be no more than 36 feet maximum.
- ii. The depth of the main body shall be no more than 36 feet maximum.

### B. Building Size and Massing (continued)

#### 3. Wing(s)

- i. The width of the wing shall be no more than 20 feet maximum.
- ii. The depth of the wing shall be no more than 20 feet maximum.
- iii. Where multiple wings are proposed, each wing shall have at least 10 feet of separation from each other respective wing.

### C. Building Frontages

- i. A House Cottage shall have at least one frontage type. The permissible frontage types are: Lānai, Projecting; Lānai, Engaged; and Stoop. All other frontage types are prohibited.

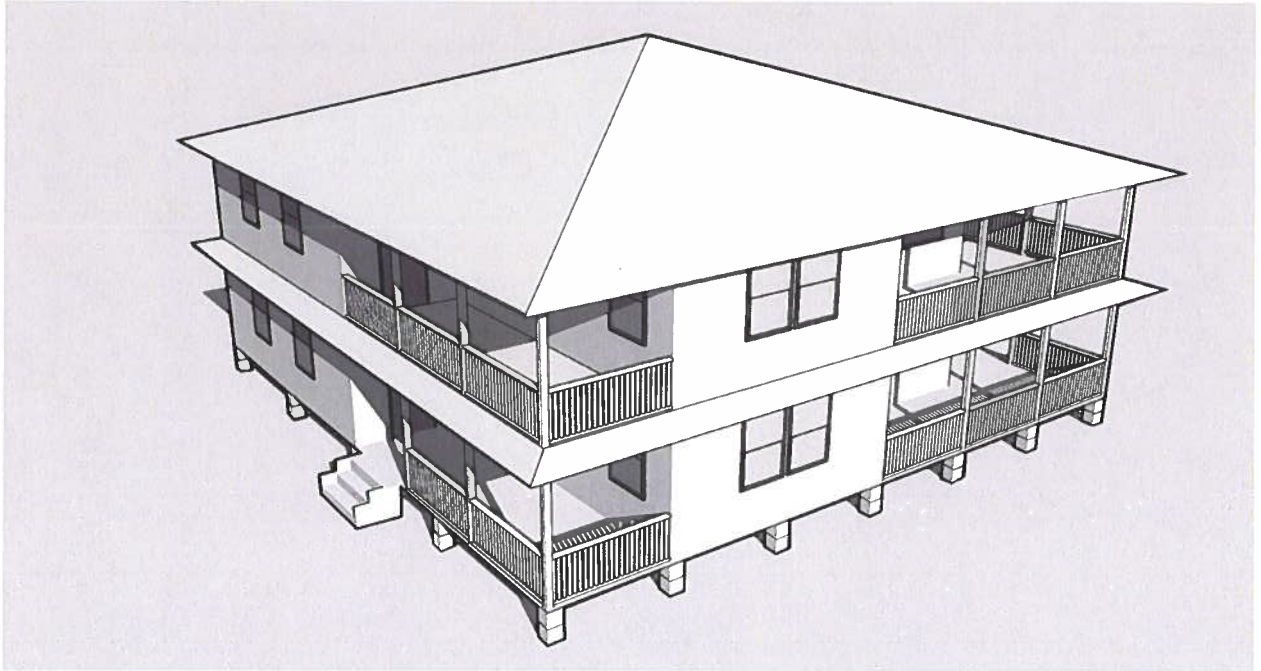
### D. Pedestrian Access

- i. Main entrance location shall be located in the front of the House Cottage.

### E. Vehicle Access and Parking

- i. Parking may be accessed from the front only when there is no adjacent alley or side street.

## 2.2.040 Duplex



General note: the illustration above is intended to provide a brief overview of the building type and is descriptive in nature.

### A. Description

**Duplex:** This Building type is a small-to-medium sized structure that consist of two side-by-side or stacked dwelling units, both facing the street and sharing one common party wall. This type has the appearance of a medium to large single-family home and is appropriately scaled to fit within primarily single-family neighborhoods or medium density neighborhoods. It enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.

### B. Building Size and Massing

#### 1. Massing

- i. A Duplex shall have one main body.
- ii. No more than one main body is permissible for each Duplex.
- iii. A Duplex may have a maximum of two wings attached to the main body.
- iv. Wings shall not be attached to each other.

#### 2. Main Body

- i. The width of the main body shall be no more than 48 feet maximum.
- ii. The depth of the main body shall be no more than 40 feet maximum.

### B. Building Size and Massing (continued)

#### 3. Wing(s)

- i. The width of the wing shall be no more than 15 feet maximum.
- ii. The depth of the wing shall be no more than 20 feet maximum.
- iii. Where multiple wings are proposed, each wing shall have at least 10 feet of separation from each other respective wing.

### C. Building Frontages

- i. A Duplex shall have at least one frontage type per unit. The permissible frontage types are: Lānai, Projecting; Lānai, Engaged; and Stoop. All other frontage types are prohibited.

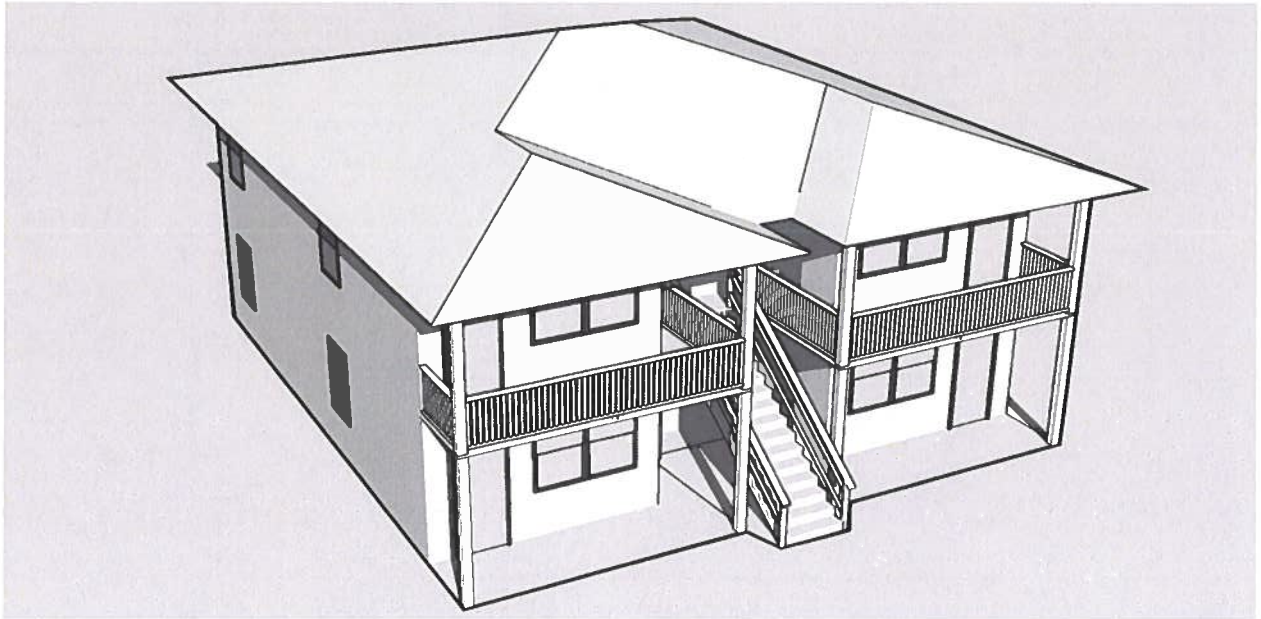
### D. Pedestrian Access

- i. Main entrances' locations shall be located in the front of the Duplex.
- ii. Each unit shall have an individual street-facing entry on the front façade.

### E. Vehicle Access and Parking

- i. Parking may be accessed from the front only when there is no adjacent alley or side street

## 2.2.050 Multiplex Small



General note: the illustration above is intended to provide a brief overview of the building type and is descriptive in nature.

### A. Description

**Multiplex Small:** This Building type is a medium structure that consists of three to six side-by-side and/or stacked dwelling units, typically with one shared entry or individual entries along the front. This type has the appearance of a medium-sized family home and is appropriately scaled to fit in sparingly within primarily single-family neighborhoods or into medium-density neighborhoods. This type enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.

### B. Number of Units

- i. The minimum number of units in a Multiplex Small building is three.
- ii. The maximum number of units in a Multiplex Small building is six.

### B. Building Size and Massing

#### 1. Massing

- i. A Multiplex Small building shall have one main body.
- ii. No more than one main body is permissible for each Multiplex Small building.
- iii. Wings shall not be attached to each other.

### B. Building Size and Massing (continued)

#### 2. Main Body

- i. The width of the main body shall be no more than 48 feet maximum.
- ii. The depth of the main body shall be no more than 36 feet maximum.

#### 3. Wing(s)

- i. The width of the wing shall be no more than 24 feet maximum.
- ii. The depth of the wing shall be no more than 24 feet maximum.
- iii. Where multiple wings are proposed, each wing shall have at least 10 feet of separation from each other respective wing.

### C. Building Frontages

- i. A Multiplex Small building shall have at least one frontage type. The permissible frontage types are: Lānai, Projecting; Lānai, Engaged; and Stoop. All other frontage types are prohibited.

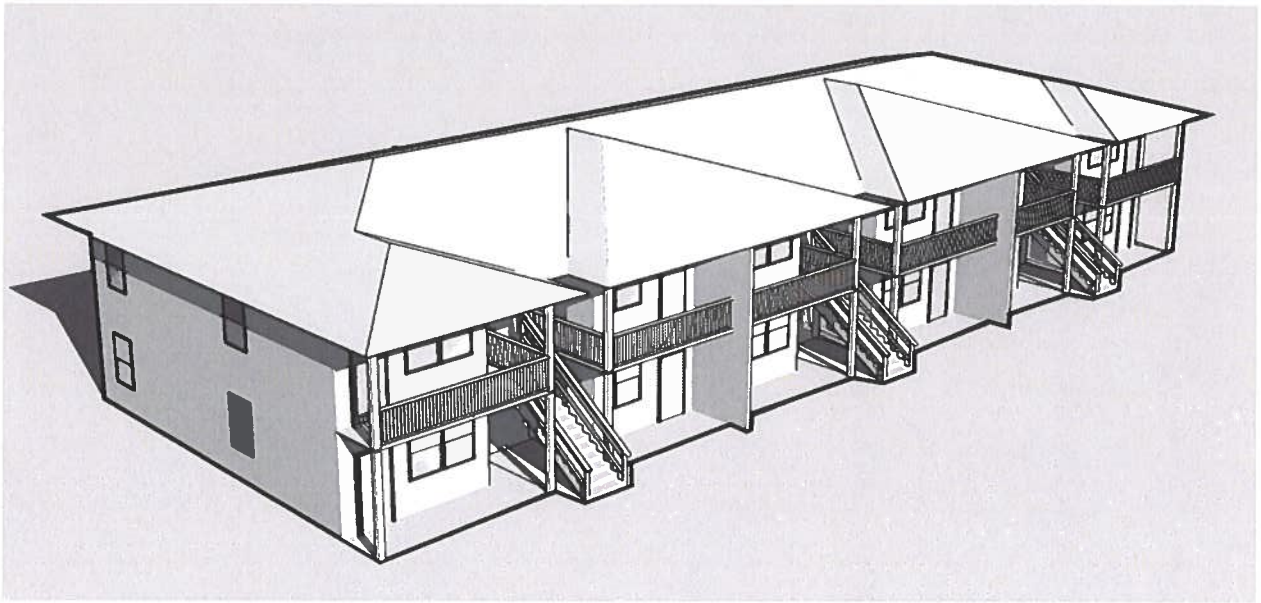
### D. Pedestrian Access

- i. Main entrances' locations shall be located in the front of the Multiplex Small building.

### E. Vehicle Access and Parking

- i. Parking may be accessed from the front only when there is no adjacent alley or side street.

## 2.2.060 Multiplex Large



General note: the illustration above is intended to provide a brief overview of the building type and is descriptive in nature.

### A. Description

**Multiplex Large:** This Building type is a medium-to-large sized structure that consists of multiple side-by-side and/or stacked dwelling units accessed from a courtyard or series of courtyards. Each unit may have its own individual entry, or up to three units may share a common entry. It enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.

### B. Number of Units

- i. The minimum number of units in a Multiplex Large building is seven.
- ii. The maximum number of units in a Multiplex Large building is 18.

### C. Building Size and Massing

#### 1. Massing

- i. A Multiplex Small building shall have one main body.
- ii. No more than one main body is permissible for each Multiplex Small building.
- iii. Wings shall not be attached to each other.

### B. Building Size and Massing (continued)

#### 2. Main Body

- i. The width of the main body shall be no more than 150 feet maximum.
- ii. The depth of the main body shall be no more than 65 feet maximum.

#### 3. Wing(s)

- i. The width of the wing shall be no more than 150 feet maximum.
- ii. The depth of the wing shall be no more than 65 feet maximum.
- iii. Where multiple wings are proposed, each wing shall have at least 10 feet of separation from each other respective wing.

### D. Building Frontages

- i. A Multiplex Large building shall have at least one frontage type. The permissible frontage types are: Lānai, Projecting; Lānai, Engaged; Stoop; and Shopfront. All other frontage types are prohibited.

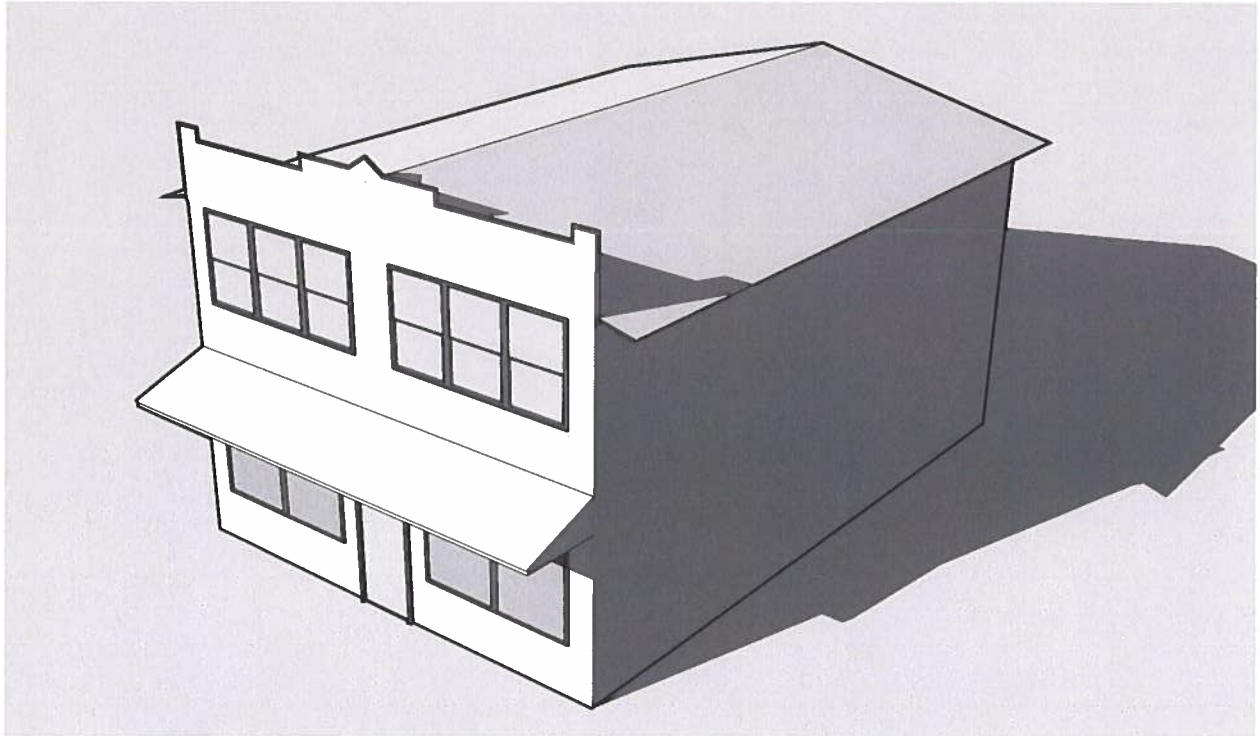
### E. Pedestrian Access

- i. Main entrances' locations shall be located in the front of the Multiplex Large.

### F. Vehicle Access and Parking

- i. Parking may be accessed from the front only when there is no adjacent alley or side street.

## 2.2.070 Main Street Mixed Use



General note: the illustration above is intended to provide a brief overview of the building type and is descriptive in nature.

### A. Description

**Main Street Mixed-Use:** This Building type is a small-to-medium-sized structure, typically attached, intended to provide a vertical mix of uses with ground-floor, commercial, services, or residential uses. On Kaua'i this type typically includes balconies that shade the sidewalk. Smaller versions of the type include live/work units. This type makes up the primary component of a neighborhood main street and portions of a downtown main street, therefore being a key component to providing walkability.

### B. Building Size and Massing

#### 1. Massing

- i. A Main Street Mixed Use building shall have one main body.
- ii. No more than one main body is permissible for each Main Street Mixed Use building.
- iii. Wings shall not be attached to each other.

#### 2. Main Body

- i. The width of the main body shall be no more than 150 feet maximum.
- ii. The depth of the main body shall be no more than 40 feet maximum.

### B. Building Size and Massing (continued)

#### 3. Wing(s)

- i. The width of the wing shall be no more than 150 feet maximum.
- ii. The depth of the wing shall be no more than 40 feet maximum.
- iii. Where multiple wings are proposed, each wing shall have at least 10 feet of separation from each other respective wing.

### C. Building Frontages

- i. A Main Street Mixed Use building shall have a Shopfront frontage. All other frontage types are prohibited.

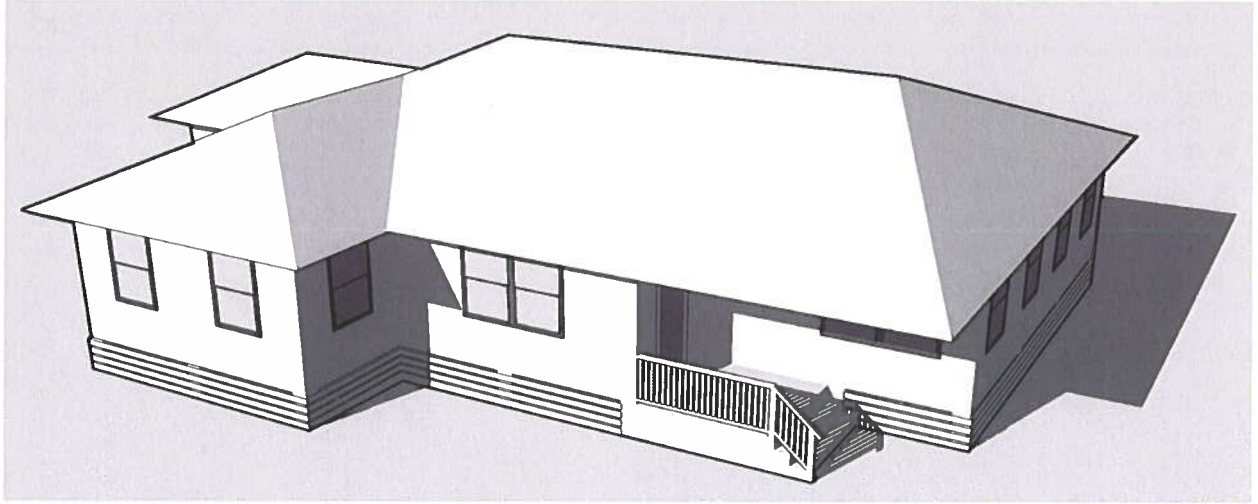
### D. Pedestrian Access

- i. Main entrances' locations shall be located in the front of the Main Street Mixed Use building.

### E. Vehicle Access and Parking

- i. Parking may be accessed from the front only when there is no adjacent alley or side street.

## 2.2.080 Kaumakani Avenue Cottage



General note: the illustration above is intended to provide a brief overview of the building type and is descriptive in nature.

### A. Description

**Avenue Cottage:** This building type is a medium-sized detached residential structure.

### B. Building Size and Massing

#### 1. Massing

- i. Avenue Cottage shall have one main body section.
- ii. No more than one main body is permissible for each Avenue Cottage.
- iii. An Avenue Cottage may have multiple wings attached to the main body.
- iv. Wings shall not be attached to each other.

#### 2. Main Body

- i. The width of the main body shall not be greater than 40 feet.
- ii. The depth of the main body shall not be greater than 40 feet.

#### 3. Wing(s)

- i. The width of the wing shall not be greater than 20 feet.
- ii. The depth of the wing shall not be greater than 20 feet.
- iii. Where multiple wings are proposed, each wing shall have at least 10 feet of separation from each other respective wing.

### C. Building Frontages

- i. A Kaumakani Avenue Cottage shall have at least one frontage type. The permissible frontage types are: Lānai, Projecting; Lānai, Engaged; and Stoop. All other frontage types are prohibited.

### D. Pedestrian Access

- i. Main entrances' locations shall be located in the front of the Kaumakani Avenue Cottage.

### E. Foundations

- i. At least 50 percent of the cottage shall be post-on-pier.

### F. Fenestration

- i. All windows shall be double hung.

### G. Siding

- i. Except for foundations and posts, all siding material shall be wood-based material.
- ii. All siding shall be vertically aligned.

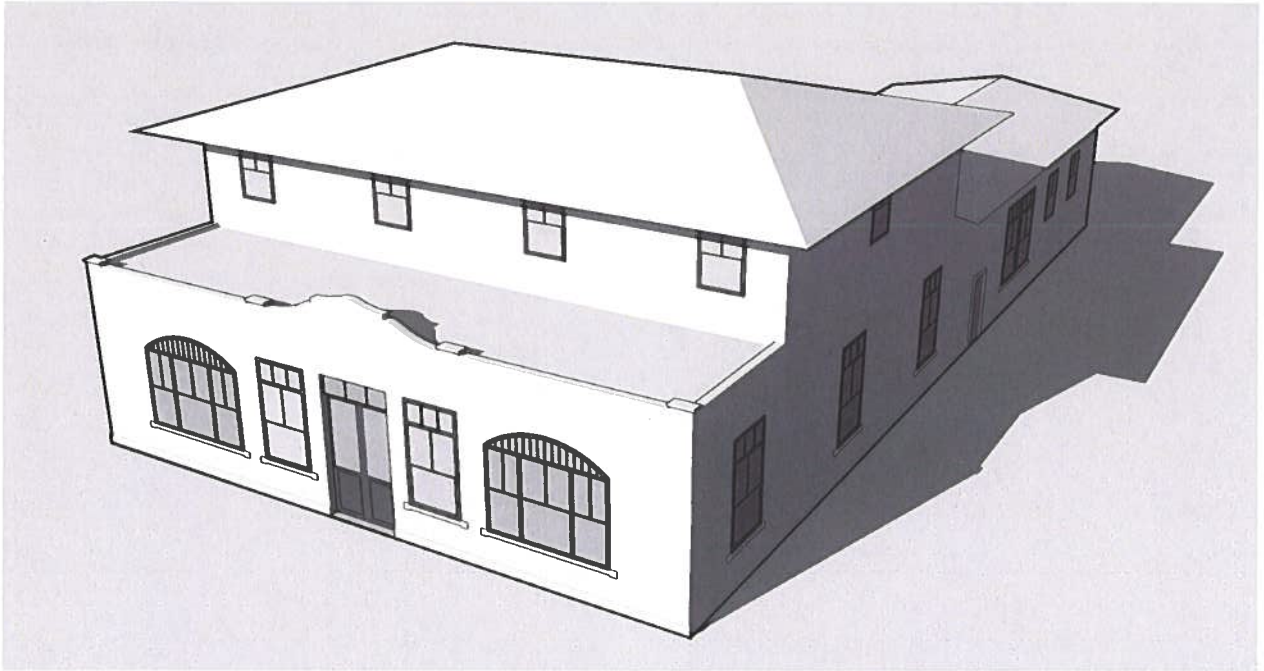
### H. Height

- i. The Kaumakani Avenue Cottage shall have a nine feet maximum height limitation from finished floor to top of wall plate.
- ii. Up to four additional feet is permissible to elevate the Cottage on post-on-pier.

### I. Roof Pitch

- i. Hip, hip-gablet, and gable roofs are permissible roof types.
- ii. Flat or single-sloping shed roofs are prohibited on cottages.

## 2.2.090 Kaumakani Avenue Administrative Building



General note: the illustration above is intended to provide a brief overview of the building type and is descriptive in nature.

### A. Description

**Administration Building:** This building type is a large-sized detached structure used for offices.

### B. Building Size and Massing

#### 1. Massing

- i. A Administration Building shall have one main body.
- ii. No more than one main body is permissible for each Administration Building.
- iii. An Administration Building shall have no more than one wing.

#### 2. Main Body

- i. The width of the main body shall not be greater than 56 feet.
- ii. The depth of the main body shall not be greater than 45 feet.

#### 3. Wing(s)

- i. The width of the wing shall not be greater than 21 feet.
- ii. The depth of the wing shall not be greater than 51 feet.

### C. Building Frontages

- i. The Administration Building shall have at least one frontage type. The permissible frontage type is Shopfront. All other frontage types are prohibited.

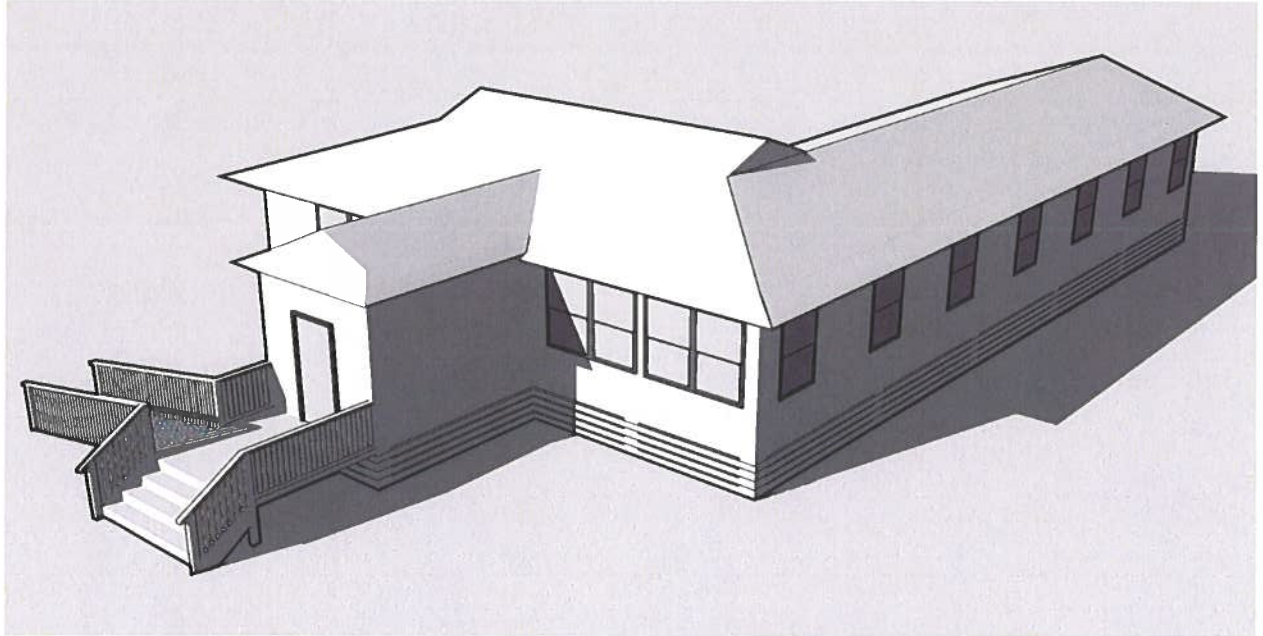
### D. Pedestrian Access

- i. Main entrances' locations shall be located in the front of the Kaumakani Avenue Administrative Building.

### E. Fenestration

- i. All windows shall be double hung.

## 2.2.100 Dormitory



General note: the illustration above is intended to provide a brief overview of the building type and is descriptive in nature.

### A. Description

**Dormitory:** This building type is a medium-sized detached residential structure for Boarding or Administrative purposes.

### B. Building Size and Massing

#### 1. Massing

- i. A Dormitory shall have one main body.
- ii. No more than one main body is permissible for each Dormitory building type.
- iii. A Dormitory may have a maximum of two wings attached to the main body.
- iv. Wings shall not be attached to each other.

#### 2. Main Body

- i. The width of the main body shall not be greater than 62 feet.
- ii. The depth of the main body shall not be greater than 89 feet.

#### 3. Wing(s)

- i. The width of the wing shall not be greater than 26 feet.
- ii. The depth of the wing shall not be greater than 52 feet.

### C. Building Frontages

- i. The Dormitory shall have a Lānai, Projecting. All other frontage types are prohibited.

### D. Pedestrian Access

- i. Main entrances' locations shall be located in the front of the Kaumakani Avenue Administrative Building.

### E. Foundations

- i. At least 50 percent of the cottage shall be post-on-pier.

### F. Fenestration

- i. All windows shall be double hung.

### G. Siding

- i. Except for foundations and posts, all siding material shall be wood-based material.
- ii. All siding shall be vertically aligned.

### H. Height

- i. The Dormitory shall have a nine feet maximum height limitation from finished floor to top of wall plate.
- ii. Up to four additional feet is permissible to elevate the Dormitory on post-on-pier.

### I. Roof Pitch

- i. Hip, hip-gablet, and gable roofs are permissible roof types.
- ii. Flat or single-sloping shed roofs are prohibited on cottages.



# Article 2: Transect Descriptions and Building Types

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<b>Sub-Article 2.3: Kaumakani Village Building Type Frontages</b>		<b>38-41</b>
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2.3.030	Lānai, Engaged	40
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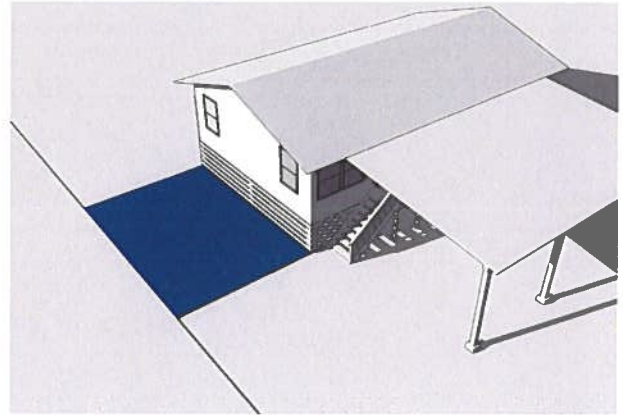
### 2.3.010 Front Yard

#### A. Description

The main façade of the building has a large planted setback providing a buffer from the street. The yard may be fenced or unfenced.

#### B. Size

- i. The depth of the front yard shall be a minimum of 10 feet.



### 2.3.020 Lānai, Projecting

#### A. Description

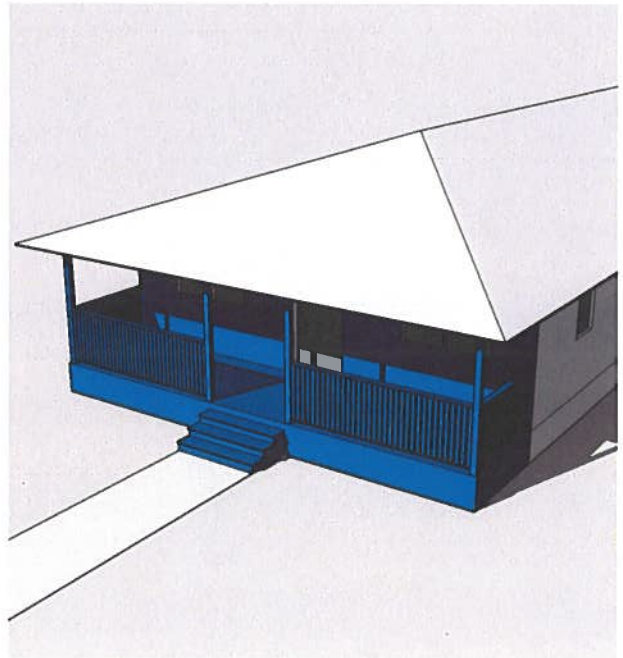
**Lānai, Projecting:** The main façade of the building has a small to medium setback from the frontage line. The resulting front yard is typically very small and can be defined by a fence or hedge to spatially maintain the edge of the street. The Lānai, Projecting is open on three sides.

#### B. Size

- i. The width of the Lānai shall be a minimum of 10 feet.
- ii. The depth of the Lānai shall be a minimum of eight feet.
- iii. The height of the Lānai shall be a minimum of eight feet.

#### C. Miscellaneous

- i. Any Lānai, Projecting must have a roof.



## 2.3.030 Lānai, Engaged

**A. Description**

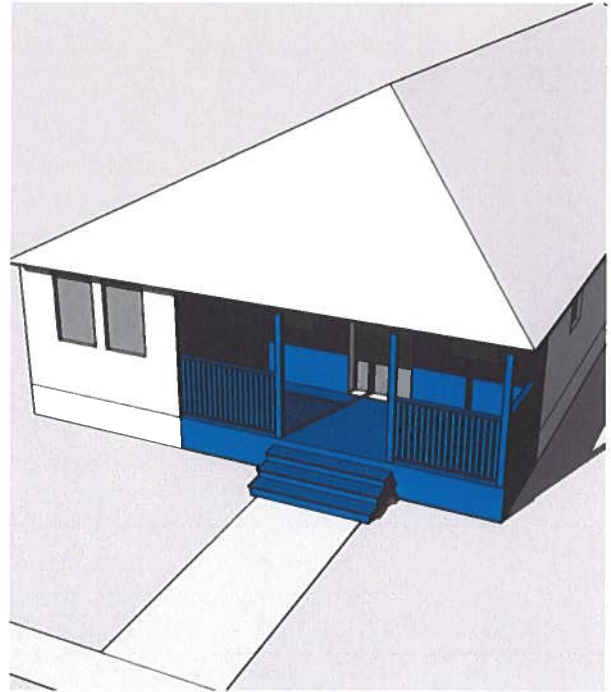
**Lānai, Engaged:** The main façade of the building has a small to medium setback from the frontage line. The resulting front yard is typically very small and can be defined by a fence or hedge to spatially maintain the edge of the street. The Lānai, Engaged has two adjacent sides of the Lānai that are engaged to the building while the other two sides are open.

**B. Size**

- i. The width of the Lānai shall be a minimum of 10 feet.
- ii. The depth of the Lānai shall be a minimum of eight feet.
- iii. The height of the Lānai shall be a minimum of eight feet.

**C. Miscellaneous**

- i. Any Lānai, Engaged must have a roof.



## 2.3.040 Stoop

**A. Description**

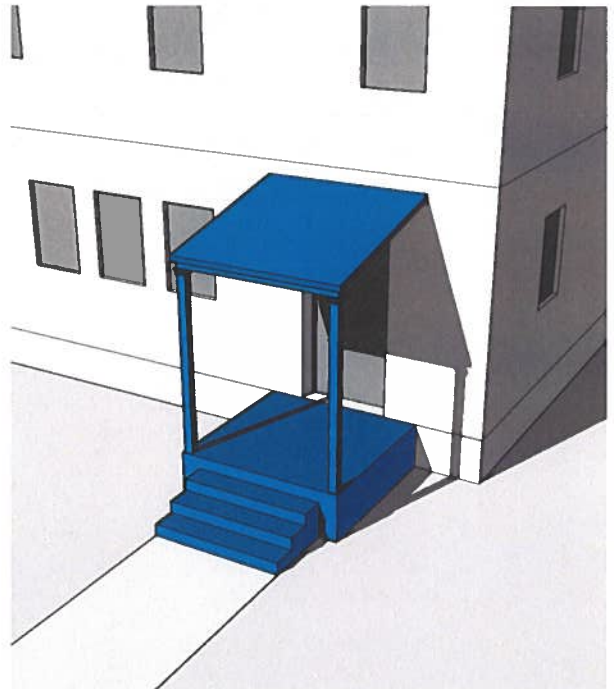
**Stoop:** The main façade of the building is near the frontage line. This type is appropriate for residential uses with small setbacks.

**B. Size**

- i. The width of the stoop shall be a minimum of five feet and maximum of eight feet.
- ii. The depth of the stoop shall be a minimum of five feet and maximum of eight feet.
- iii. The height of the stoop shall be a minimum of eight feet.

**C. Miscellaneous**

- i. The entry door shall be covered or recessed to provide shelter from the elements.



**2.3.050 Shopfront****A. Description**

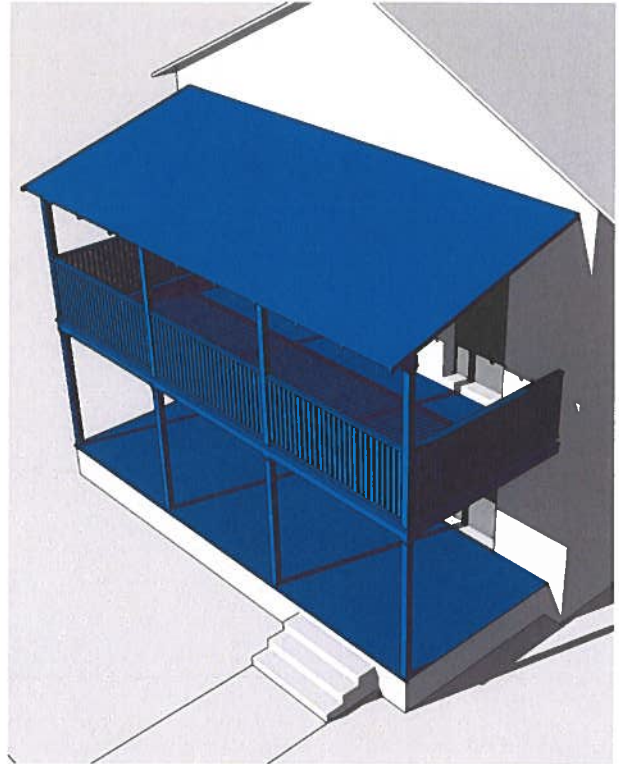
Shopfront: The main façade of the building is at or near the frontage line with an at-grade entrance along the public way. This type is intended for retail use. It has substantial glazing at the sidewalk level and may include an awning.

**B. Size**

- i. The distance between glazing shall be a maximum of two feet.
- ii. The ground floor front wall shall be comprised of no less than 75% transparent surfaces (ie windows/fenestration).
- iii. The depth of recessed entries shall be a maximum of five feet.

**C. Awning**

- i. The depth of the awning shall be a minimum of four feet.
- ii. The setback from the curb shall have a minimum of two feet.
- iii. The height of the awning shall be a minimum of eight feet.



# Article 3: Neighborhood Standards

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# Sub-Article 3.1: Thoroughfare Standards

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- 3.1.010 **Purpose:** The purpose of this article is to provide optional standards for proposed thoroughfares within the plantation camp zones.
- 3.1.020 **Applicability:** Any proposed thoroughfares within the plantation camp zones.
- 3.1.030 **Standards:**
- A. All proposed roads and thoroughfares shall meet the County of Kauai Street Design Manual requirements as determined by the County Engineer.
  - B. The County Engineer may approve a thoroughfare that does not meet the Street Design Manual standards within the Plantation Camp Zones if the following criteria are met:
    - 1. The thoroughfare is 18 to 20 ft. in width;
    - 2. The thoroughfare is paved or comprised of a compacted surface approved by the Fire Department for emergency vehicle access;
    - 3. On street parking is prohibited;
    - 4. The thoroughfare's associated residences have access to a shared parking facility within a standard pedestrian shed.
    - 5. The shared parking facility has at least one parking stall for each of the associated residences it services.
    - 6. All of the residential units proposed on the thoroughfare are setback from the thoroughfare no more than 20 ft.

## Sub-Article 3.2: Civic Space Standards

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3.2.010 **Purpose:** The purpose of this article is to establish civic space standards for plantation camp civic space. Civic buildings and civic spaces provide important gathering places for communities and access to outdoor activities. The civic buildings and civic spaces should be carefully located and accessible to all. The following standards shall be met by providing and locating civic buildings and civic spaces.

3.2.020 **Standards:** The design of civic spaces shall meet the standards set forth in Sub-Article 3.2.

3.2.030 **Civic Spaces:** The standards established in the Sub-Article provide the transect zones with a diverse palette of parks and other publicly accessible civic spaces that are essential components of walkable urban environments.

The service area, size frontage and disposition of elements of standards of each civic space types are regulatory. The illustration and description of each civic space type are illustrative in nature and not regulatory.

- A. Service Area. Describes how the civic space relates to the County as a whole and the area that will be served by the civic space.
- B. Size. The overall range of allowed sizes of the civic space.
- C. Frontage. The relationship along property lines of a civic space to adjacent building or lots.
  - 1. Building. Civic spaces that are listed as having a “Building” Frontage shall have the fronts of buildings, either attached to the park or across a thoroughfare, facing onto the civic space for a minimum of three-quarters of the perimeter.
  - 2. Independent. Civic spaces that are listed as having an “Independent” frontage shall have the fronts of buildings, either attached to the park or across a thoroughfare, facing on to the civic space to the maximum extent possible, but may have the side or rear of a building or lot front on to the civic space.
- D. Disposition of Elements. The placement of objects within the civic space.
  - 1. Natural. Civic spaces with natural character are designed in a natural manner with no formal arrangement of elements.
  - 2. Formal. Civic spaces with a formal character have a more rigid layout that follows geometric forms and has trees and other elements arranged in formal patterns.
  - 3. Informal. Civic spaces with an informal character have a mix of formal and natural characteristics.

**Typical Facilities.** Provides a list of the typical facilities found within the civic space. This list is not intended to be a complete list of facilities allowed nor is it intended that every civic space could contain each of the facilitates listed.


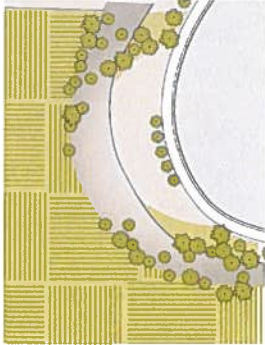
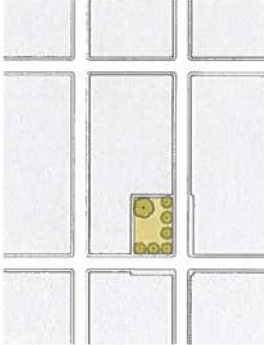
Ownership and Maintenance of Required Open Space, and Civic Space. Open space areas shall be maintained as permanent open space and/or civic space through one or more of the following options:

- A. Establishment of an entity to manage and maintain the open space by the property owner, in a form that ensures long-term maintenance and management;
- B. Conveyance of the land to a property owners' or homeowners' association that holds the land in common ownership and will be responsible for managing and maintain it for its intended purposes;
- C. Conveyance of the land to a third-party beneficiary, such as a nonprofit environmental or civic organization, that is organized for , capable of, and willing to accept responsibility for managing and maintaining the land for its intended purposes; or
- D. Dedication of the land to the County or other appropriate public agency that is organized for, capable of, and willing to accept responsibility for managing and maintaining the land for its intended purposes.

The civic spaces specified in Table 3.2.030 (Civic Space Type Standards) are allowed by right or with the specified approvals in the designated transect zones.



# Sub-Article 3.2: Civic Space Standards

3.2.040 Civic Space Type Standards			
Civic Space Type	Special Use Park	Overlook Park	Pocket Park
Illustration			
Description	A space that is civic in nature but that does not fit into any pre-established civic space type category.	An open space that provides space for viewing scenic or historically significant vistas, usually from a height.	An open space available for informal activities in close proximity to neighborhood residences.
<b>Location &amp; Size</b>			
Location			
Service Area	Regional	Regional	Neighborhood
Size			
Minimum	No Minimum	No Minimum	4,000 square feet
Maximum	No Maximum	No Maximum	1 acre
Character			
Frontage	Building or Independent	Independent	Building
Disposition of Elements	Natural, Formal, or Informal	Natural or Informal	Formal or Informal
Typical Facilities	Passive and Active Recreation, Accessory Structure, Drinking Fountains, Community Facility < 5,000 gross square feet, Paths and Trails.	Passive Recreation, Accessory Structure, Drinking Fountains, Paths and Trails.	Passive Recreation, Accessory Structure, Drinking Fountains, Paths and Trails.

**3.2.040 Civic Space Type Standards (continued)**

Civic Space Type	Playground	Community Garden
<b>Illustration</b>		
<b>Description</b>	<p>An open space designed and equipped for the recreation of children. A Playground should be fenced and may include an open shelter. Playgrounds may be included within other civic spaces.</p>	<p>An open space designed as a grouping of garden plots that are available to nearby residents for small-scale cultivation. Community Gardens may be included within other civic spaces.</p>
<b>Location &amp; Size</b>		
<b>Location</b>		
Service Area	Neighborhood	Neighborhood
<b>Size</b>		
Minimum	No Minimum	No Minimum
Maximum	No Maximum	No Maximum
<b>Character</b>		
Frontage Disposition of Elements	Independent or Building Formal or Informal	Independent or Building Formal or Informal
<b>Typical Facilities</b>		
	Accessory Structure, Drinking Fountains, Paths and Trails.	Accessory Structure, Drinking Fountains, Paths and Trails.

# Article 4: Administration and Procedures

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# Sub-Article 4.1: Purpose and Applicability

- 4.1.010 **Purpose:** This Article establishes procedures for the preparation, filing, and processing of applications for development permits and other entitlements required by this Code.
- 4.1.020 **Applicability:**
- A. This Form-Based Code applies to any construction, development, activity, or use within the land zoned with the SPA designation as shown in Figure(s) 1.2.010 (Kaumakani Village Transect Map) and 1.2.020 (Kaumakani Avenue Transect Map).
  - B. The requirements of this Code are in addition to all applicable federal, state, and county laws and regulations governing land use and development, including Chapter 8 (Comprehensive Zoning Ordinance) and Chapter 9 (Subdivision), Kaua’i County Code 1987, as amended.
  - C. In case of conflict between any provision of this Code, Kaua’i County Code Chapter 8 (Comprehensive Zoning Ordinance) (“CZO”), and any other Kaua’i County Code, rule, or regulation conflict, this Code shall apply.
- 4.1.030 **Review Authority:**
- A. Table 4.1.030.A (Review Authority) identifies the County official or body responsible for reviewing and making decisions on each type of application required by this Code.
  - B. All applications for property located within the Plan Area are subject to the review and approval of the review authority(s) identified in Table 4.1.030.A Review Authority.

**Table: 4.1.030.A: Review Authority**

Approval	Reference	Planning Director	Planning Commission	County Council
Zoning Permits				
Class I	Subsec. 8-3.1(c) CZO	Decision	Appeal	
Class II	Subsec. 8-3.1(d) CZO	Decision	Appeal	
Class III	Subsec. 8-3.1(e) CZO	Decision	Appeal	
Class IV	Subsec. 8-3.1(f) CZO	Recommend	Appeal/Decision	
Use Permit	Sec. 8-3.2 CZO	Recommend	Appeal/Decision	
Variance	Sec. 8-3.2 CZO	Recommend	Appeal/Decision	
Amendment	Sec. 8-3.2 CZO	Recommend	Recommend	Decision
Minor Modification	4.2.040	Decision	Appeal/Decision	

4.1.040 **Concurrent Processing:** Multiple applications for the same project will be processed concurrently, reviewed, and approved or denied by the highest review authority designated by this Code for any of the permits or approvals (i.e., a project for which applications for a Class II Zoning Permit and a Use Permit are filed must have both applications decided by the Planning Commission, instead of the Director first deciding on the Zoning Permit as otherwise required by Table 4.1.030.A (Review Authority)).

4.1.050 **Rules of Interpretation:**

- A. Authority. The Director has the authority to interpret any provision of this Code. Whenever the Director determines that the meaning or applicability of any Code requirement is subject to interpretation, the Director may issue an official interpretation. The Director may also refer any issue of interpretation to the Planning Commission for their determination.
- B. Language.
1. The words “shall,” “must,” “will,” “is to,” and “are to” are always mandatory;
  2. “Should is not mandatory but is strongly recommended; and “may” is permissive;
  3. The present tense includes the past and future tenses; and the future tense includes the present;
  4. The singular number includes the plural number, and the plural the singular, unless the natural construction of the word indicates otherwise; and
  5. The words “includes” and “including” shall mean “including but not limited to”.
  6. “Applicant” means an owner or any person who has full written authorization of the owner.
  7. “Owner” means the holders of equitable and legal title of land in fee simple.
  8. When used in this Code, the terms “Code,” “this Code,” or “Form-Based Code” means the West Kaua’i Form-Based Code
- C. Time Limits. Whenever a number of days is specified in this Code, the number of days shall be construed as consecutive calendar days. A time limit shall extend to 4:30 p.m. on the following working day where the last of the specified number of days falls on a weekend or holiday.
- D. Uses Not Listed. The Director has the authority to determine other unlisted uses as similar in nature to those listed in the respective Use Tables of Article 2 (Specific to Transect Zones) as requiring a use permit, and that those similar uses may also be permissible in that respective Transect Zone with a Use Permit

# Sub-Article 4.2: Permits and Approvals

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## 4.2.010 Zoning Permits:

- A. No person shall undertake any construction or development or carry on any activity, or use, for which a zoning permit is required by this Code, or obtain a building permit for construction, development, activity, or use regulated by this Code, without first obtaining the required permit.
- B. To obtain any permit, the applicant shall show compliance with the standards established in this Code and shall submit, where necessary, a plot plan as required by CZO Sec. 8-4.6(d).
- C. Applications for zoning permits as required in this Code shall be processed in accordance with CZO Sec. 8-3.1 (Zoning Permits).
- D. For any Zoning Permit, the designated Review Authority may approve, with or without conditions, or deny the permit. The following Zoning Permits are required for the following activities:
  - 1. Class I Permit. A Class I Permit must be obtained for construction or development not located in a Constraint District or a Special Treatment District where the construction or development does not require a Use Permit or a Variance Permit and:
    - a. For non-residential or mixed-use projects that are generally permitted; or
    - b. For residential projects, the project consists of no more than one (1) dwelling unit.
  - 2. Class II Permit. A Class II Permit must be obtained for construction or development of a residential project consisting of between two (2) to ten (10) dwelling units that are not located in a Constraint District or a Special Treatment District where the construction or development does not require a Use Permit or a Variance Permit.
  - 3. Class III Permit. A Class III Permit must be obtained for construction or development where the construction or development does not require a Variance Permit or a Use Permit and:
    - a. For any project where a Class I or Class II Zoning Permit would otherwise be required, except that the development is located in a Constraint District or a Special Treatment District; or
    - b. For residential projects, the project consists of between eleven (11) and fifty (50) units; or

4. Class IV Permit. A Class IV Permit must be obtained for construction or development, whether or not the development is located in a Constraint District or Special Treatment District where:

- a. For non-residential or mixed-use projects that require a use permit; or
- b. For residential projects, the project consists of fifty-one (51) or more dwelling units; or
- c. For any project, a Class I, II, or III Permit would otherwise be required, except that a Use Permit or a Variance Permit is required.

E. After-the-Fact Permits. In addition to the Zoning Permit filing and processing fee(s), an application for a Zoning Permit for a structure partially or fully constructed without the required approvals and/or a use that has commenced prior to the required approvals shall have an additional filing, inspection, and processing fee(s) which is double that of the original filing and processing fee(s) or five hundred dollars (\$500.00), whichever is greater.

4.2.020 **Use Permits:**

No person shall undertake any construction or development, or carry on any activity or use for which a Use Permit is required by this Code, or obtain a building permit for construction, development, activity or use for which a Use Permit is required by this Code, without first obtaining a Use Permit in accordance with CZO Sec. 8-3.2 (Use Permits).

4.2.030 **Variance:**

Request for a variance from the provisions of this Code must comply with the requirements in CZO Sec. 8-3.3 (Variance).

# Sub-Article 4.3: Administration and Enforcement

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## 4.3.010 **Amendments:**

This Code may be amended in compliance with the requirements in CZO Sec. 8-3.4.

## 4.3.020 **Non-Conforming Provisions:**

Nothing in the Plantation Camp Form-Based Code shall restrict or prevent an applicant from re-constructing or repairing a structure in a respective Plantation Camp transect pursuant to Section 8-8A2, subsections (a) and (b), of the Kauai County Code, 1987, as amended.

Any new densities, structures, and uses, proposed in a respective Plantation Camp transect beyond those permissible within Section 8-8A of the Kauai County Code, 1987, as amended, shall be in conformance with the rules, regulations, and standards of the subject Plantation Camp Form-Based Code.

## 4.3.030 **Appeals:**

- A. An applicant who seeks to appeal from an adverse decision of the Director or designee shall file a notice of appeal with the Director and the Planning Commission within thirty (30) days after the adverse decision.
- B. If the appeal is from the denial of a Class III Zoning Permit, the Director shall make the notice public and shall notify any persons who have duly requested notice of appeals.
- C. The Planning Commission shall consider the appeal at a public session within sixty (60) days of the filing of the notice of appeal and shall render its decision within that period.

## 4.3.040 **Fee Exemptions:**

- A. A Zoning Permit application for a housing project or portions of housing projects that are developed to be affordable to low-income households as determined by the Housing Director or authorized representative of the County Housing Agency shall be exempt from the filing and processing fee required in CZO Subsection 8-3.1(b)(1), provided such projects conform to applicable provisions of the County's affordable housing program.
- B. A Zoning Permit application for a housing project or portions of housing projects that are developed to be affordable as determined by the Housing Director or authorized representative of the County Housing Agency shall be exempt from one-half (1/2) of the filing and processing fee required in CZO Subsection 8-3.1(b)(1), provided such projects conform to applicable provisions of the County's affordable housing program.
- C. No exemptions shall be afforded for such housing projects from any fees or costs arising from compliance with CZO Subsection 8-3.1(f)(4) or (h).

## 4.3.050 **Enforcement:**

- A. Enforcement, legal procedures, and penalties for violations of any of the regulations and standards within the Plantation Camp Form-Based Code are established pursuant to section 10-7.2 of the Kauai County Code, 1987, as amended.



# Article 5: Definitions

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**Sub-Article 5.1: Definitions of Terms and Phrases** **54-56**

5.1.010      Definitions **55-56**

# Sub-Article 5.1: Definitions of Terms and Phrases

---

## 5.1.010 Definitions

This Section provides definitions for specialized terms and phrases used in this Article. All other applicable definitions in Chapter 8 of the Kauai County Code or CZO apply.

**Civic Space** – An outdoor area dedicated for civic activities. See Sub-Article 35.2 (Civic Space Standards).

**Civic Building** – A structure operated by governmental or not-for-profit organizations and limited to civic and related uses.

**County Engineer** – The County Engineer of the Department of Public Works of the County of Kauai.

**Cottage Carport Side** – The portion of a vertically aligned Kaumakani Cottage that is designated for the attached lanai carport.

**Cottage Non-Carport Side** – The portion of a vertically aligned Kaumakani Cottage that is on the opposite side of the Cottage Carport.

**Director** – Planning Director of the County of Kauai.

**Foundation** – The lowest load-bearing part of a building, typically including structural placement below ground level

**Front** – The front section of the building facing the thoroughfare or a civic space. If two or more portions of a building face a thoroughfare or a civic space, the Director shall determine which portion of the building is the front.

**Frontage** – The main entrance of a building located between the front of a building and a thoroughfare or civic space.

**Glazing** – The glass component of a building's façade.

**Gable Roof** – A roof with two sloping side and a gable, or wall, at each end.

**Hip Gable/Dutch Gable Roof** – Is a roof with a small gable at the top of a hip roof.

**Hip Roof** – A roof that slopes upward from all sides of the structure, having no vertical ends.

**Kaumakani Cottage, Horizontal** – A cottage that meets the standards established under section 2.2.010 that is oriented with its longer sides parallel with the thoroughfare.

**Kaumakani Cottage, Vertical** – A cottage that meets the standards established under section 2.2.010 that is oriented with its longer sides perpendicular to the thoroughfare.

**Lānai Carport** – A covered structure that provides protection for vehicles and that can also be used as a Lānai for outdoor activities or living space.

**Main Body** – The main body constitutes the primary structure.

**Mechanical Equipment Storage** – small roofed accessory structure, attached or detached, that is no larger than 40 square feet in size.

**Post-on-Pier** – Type of development where the weight of the structure is distributed across a series of posts installed under the home and mounted to piers, which are typically masonry blocks arranged to distribute the weight evenly.

**Rear** – Section of the building the opposite front of the building.

**Residential Use** – The use of a structure or site for human habitation that may include a home, abode, or place where an individual is actually living at a specific point in time. Residences do not include transient accommodations such as transient hotels, motels, tourist cabins, or trailer courts, and dormitories, fraternity or sorority houses.

**Setback** – A designated minimal amount of space required between a structure and the thoroughfare.

**Shed Roof** – A flat roof that slopes in one direction and may lean against another wall or building.

**Side** – Section of the building running perpendicular to the front and rear of the building.

**Thoroughfare** – A road or path designed for multiple users, including pedestrians, bicyclists, and vehicles.

**Transect Zone** – A defined area that meets the organization of the human habitat with a development intensity that meets natural and/or build form characteristics.

**Wing** – A wing is part of a building that is subordinate to the main body.

SEP 10 '24 AM 7:09  
PLANNING DEPT

**BELLES GRAHAM LLP**  
ATTORNEYS AT LAW

MAX W.J. GRAHAM, JR.  
JONATHAN J. CHUN  
IAN K. JUNG

Federal I.D. No. 99-0317663

DYNASTY PROFESSIONAL BUILDING  
3135 AKAHI STREET, SUITE A  
LIHUE, KAUAI, HAWAII 96766-1191

TELEPHONE NO: (808) 245-4705  
FACSIMILE NO: (808) 245-3277  
E-MAIL: mail@kauai-law.com

OF COUNSEL

MICHAEL J. BELLES  
DAVID W. PROUDFOOT  
DONALD H. WILSON

September 9, 2024

**VIA EMAIL ONLY – planningdepartment@kauai.gov**

Ms. Susan Remoaldo, Chair  
Kauai Historic Preservation Review Commission  
c/o Planning Department of the County of Kauai  
4444 Rice Street, Suite A473  
Lihue, Kauai, Hawaii 96766

Re: **Subdivision No. S-2024-1**  
**Subdivision Of Lot 2-A-1 Into Lots 1 Thru 4 And**  
**Designation Of Easements AU-1**  
**Hanamaulu, Lihue, Kauai, Hawaii**  
**Kauai Tax Map Key No. (4) 3-7-006:002**  
**Owners: JoAnn Yukimura and John Yukimura, Co-Trustees**  
**of the Jiro Yukimura Trust and Jennie T. Yukimura Trust**

Dear Chair Remoaldo and KHPRC Commission Members:

I am writing to you on behalf of JoAnn Yukimura, Co-Trustee of the Jiro Yukimura Trust and Jennie T. Yukimura Trust.

In fulfillment of Condition 5 of the Preliminary Subdivision Map Approval by the Planning Commission in this matter, I am requesting you to review and recommend approval of the Subdivision of Lot 2-A-1, subject to such reasonable conditions as you may suggest.

To assist you, I have enclosed a Memorandum Re: Historic Assessment. Included with this Memorandum is a Yukimura Single Family Residence report which contains photographs of the Subject Property.

{//WDDV/docs/DOCS/29718/1/W0185453.DOCX }

H.I.  
SEP 19 2024

Ms. Susan Remoaldo, Chair  
Kauai Historic Preservation Review Commission  
c/o Planning Department of the County of Kauai  
Page 2  
September 9, 2024

Thank you very much for your assistance in this matter.

Sincerely yours,

**BELLES GRAHAM LLP**

A handwritten signature in black ink, appearing to read "Max W. J. Graham, Jr.", written over the typed name below.

Max W. J. Graham, Jr.

MWJG:jgm

Enclosures

cc: Mr. Kenneth A. Estes, Planner, Planning Department, w/encls. (via email only)  
Ms. Marisa Valenciano, Planner, Planning Department, w/encls. (via email only)  
Ms. JoAnn Yukimura, w/encls. (via email only)

**BELLES GRAHAM LLP**

MAX W. J. GRAHAM, JR. 926-0  
3135 Akahi Street, Suite A  
Lihue, Kauai, Hawaii 96766  
Telephone: (808) 246-6962  
Email: [mwg@kauai-law.com](mailto:mwg@kauai-law.com)

Attorney for Applicants,  
JIRO YUKIMURA TRUST and  
JENNIE T. YUKIMURA TRUST

BEFORE THE KAUAI HISTORIC PRESERVATION REVIEW COMMISSION  
OF THE  
COUNTY OF KAUAI

In The Matter Of The Application	)	SUBDIVISION NO. S-2024-1
	)	
Of	)	
	)	<b>MEMORANDUM RE: HISTORIC</b>
JIRO YUKIMURA TRUST and JENNIE T.	)	<b>ASSESSMENT; EXHIBITS "1" – "7"</b>
YUKIMURA TRUST for the Subdivision of	)	
Lot 2-A-1 Being a Portion of L.C. Aw.	)	
7713:2, Part 7 to V. Kamamalu into Lots 1	)	
thru 4 and Designation of Easement AU-1	)	
at Hanama'ulu, Lihue, Kauai, Hawaii,	)	
identified by Kauai Tax Map Key No.	)	
(4) 3-7-006:002.	)	
	)	

**MEMORANDUM RE: HISTORIC ASSESSMENT**

A. **BACKGROUND.**

1. **Description.** The Subject Property is located in Hanamaulu, Lihue (Puna), Kauai, Hawaii, in the ahupua'a of Hanamaulu. It is a portion of a larger (9,177 acre) Mahele Award (Lands of Alii and Chiefs) to Victoria Kamamalu, identified as Royal Patent 4481, Land Commission Award 7713, Apana 2 (Part 7).

The Subject Property is currently identified as Lot 2-A-1, containing 28,208 square feet (0.6476 acres) and is identified by Kauai Tax Map Key No. (4) 3-7-006:002, as shown on Kauai Tax Map 3-7-6 [Exhibit "1"]. The Subject Property was initially created as Lot 2 of the Hanamaulu Town Tract Block-A Subdivision as shown on File Plan 493 (5/24/52) [Exhibit "2"]. At the time, there was already a single family residence on Lot 2. According to the current Real Property Tax index for the Subject Property, the residence on Lot 2 was initially built in 1949 [Exhibit "3"]. The Subject Property was later increased in size by its consolidation with an adjacent drainage ditch and with a portion of Lot 201 of the Wiliko Homes Tract Unit II as shown on File Plan 1514 (2/11/77) and redesignated as Lot 2-A-1 [Exhibit "4"].

2. Land Use Designations. The Subject Property is located in the Kauai General Plan Residential Community designation and in the Comprehensive Zoning Ordinance ("CZO") Residential District (R-6) [Exhibit "5"]. It is located adjacent to four other lots, two of which are located in the CZO Residential District (R-6) and two of which are located in the CZO Residential District (D-4).

3. Past and Current Uses. The Subject Property has been fully developed and used for residential purposes on a continuous basis since at least 1949 (73 years). The Applicant's Settlers, Jiro and Jennie Yukimura, purchased the Subject Property in 1961. For the 62 years thereafter, the Yukimura's and the Applicant have used the entirety of the Subject Property exclusively for residential purposes. The Yukimura's raised their five children (JoAnn, John, David, Miles and Kathy) in the Residence. Their daughter, JoAnn Yukimura, subsequently became Mayor of the County of Kauai (1988-1994) and a County Councilmember for 22 years.

4. Improvements. The Subject Property is improved with a single-family residence ("Residence"), two (2) accessory sheds ("Sheds") and a Maid's Cottage, as described in the Real Property Parcel index [Exhibit "3"] and as shown in the enclosed Yukimura Single Family Residence photographs [Exhibit "6"].

The Residence contains 4 bedrooms, 2 full bathrooms, a kitchen, interior living room, a dining room, and a lanai. It is a reasonably well-preserved example of a standard Kauai style home from circa 1940 to 1950.

5. Proposal. The original owners, Jennie T. and Jiro Yukimura, are deceased, and the Subject Property is owned by their Trusts (the "Applicant"). The Applicant wishes to subdivide the Subject Property into four lots as shown on the Subdivision Map [Exhibit "7"]. The lots will be transferred to 4 of the Children. In order to do this, the Applicant has entered into a contract with Kikiaola Construction Company, Ltd. to remove and relocate the Residence. Kikiaola Construction has not yet determined the new location of the Residence. The Maid's Cottage and one of the Sheds will remain on the Subject Property. All of the other improvements on the Subject Property will be removed.

B. APPLICABLE LAW.

Hawaii Revised Statutes Sections 6E-2 defines as a "Historic Property" any building or structure which is over fifty years old. As such, the Residence qualifies as a historic property. However, it is not listed on either the State or National Register Of Historic Places, and thus is exempt from review by the State Historic Preservation Division pursuant to HRS Section 6E-42.2.

D. CONCLUSION.

The Applicant respectfully requests the KHPR Commission to approve the proposed subdivision subject to such reasonable conditions as may be appropriate.

DATED: Lihue, Kauai, Hawaii, \_\_\_\_\_.

---

MAX W. J. GRAHAM, JR.  
Attorney for Applicant,  
JIRO YUKIMURA TRUST and  
JENNIE T. YUKIMURA TRUST

---

In The Matter Of The Application Of JIRO YUKIMURA TRUST and JENNIE T. YUKIMURA TRUST for the Subdivision of Lot 2-A-1 Being a Portion of L.C. Aw. 7713:2, Part 7 to V. Kamamalu into Lots 1 thru 4 and Designation of Easement AU-1 at Hanama'ulu, Lihue, Kauai, Hawaii, identified by Kauai Tax Map Key No. (4) 3-7-006:002; Subdivision No. S-2024-1; **MEMORANDUM RE: HISTORIC ASSESSMENT; EXHIBITS "1" - "8"**



**EXHIBIT "1"**

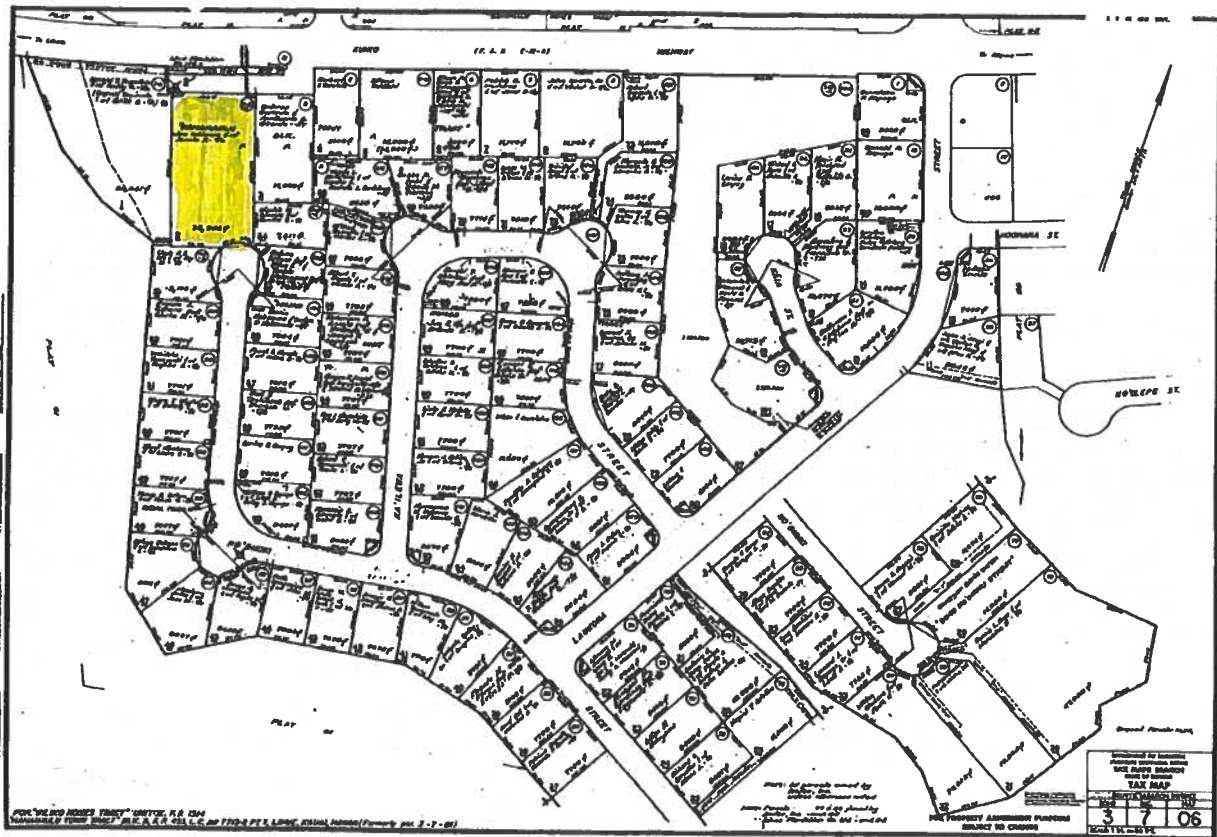


EXHIBIT "1"

EXHIBIT "1"

**EXHIBIT "2"**

HANAMAULU TOWN TRACT BLOCK - A

Submitted and approved by the Board of Health, Honolulu, T. H.
L.C. No. 7713, Approved by the Board of Health, Honolulu, T. H.
The Local Health Officer, Honolulu, T. H.
Submitted by Sub. 1, R. H. Gentry

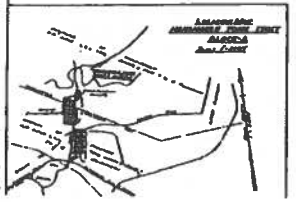
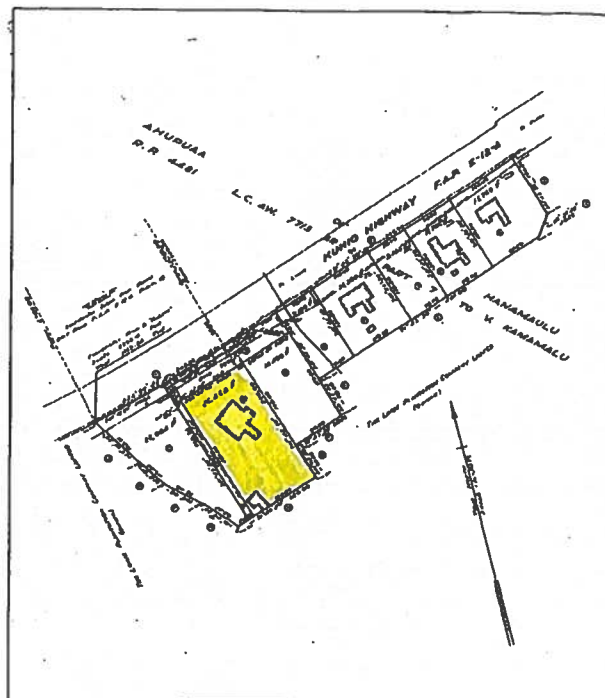
- 1. 2000 Feet along the East side of the portion of the East side of the...
2. 2000 Feet along the East side of the portion of the East side of the...
3. 2000 Feet along the East side of the portion of the East side of the...
4. 2000 Feet along the East side of the portion of the East side of the...
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11. 2000 Feet along the East side of the portion of the East side of the...
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13. 2000 Feet along the East side of the portion of the East side of the...
14. 2000 Feet along the East side of the portion of the East side of the...
15. 2000 Feet along the East side of the portion of the East side of the...

Approved by the Board of Health, Honolulu, T. H.
This plan is approved by the Board of Health, Honolulu, T. H.
for the purpose of the establishment of a public health...
and for the purpose of the establishment of a public health...

Table with columns: Lot No., Area, and other details. Includes rows for Lot 1, Lot 2, and Lot 3.

July 24, 1932
Signature and official stamp of the Local Health Officer.

I hereby certify that the description of property...
T. W. AWANA
Honolulu, T. H.



NOTE: 1. Distance 1 inch equals 100 feet in all directions...
2. Curved corners shall be shown by their radius or by their chord...
3. Curved corners shall be shown by their radius or by their chord...

EXHIBIT "1"

**EXHIBIT "3"**



**Parcel Information**

Parcel Number (TAX MAP KEY) 370060020000  
 Location Address 3784 LUHINA ST  
 LIHUE HI 96766

Project Name  
 Tax Classification HOMESTEAD  
 (Note: This is for tax purposes only. Not to be used for zoning.)

Neighborhood Code 3763-1  
 Legal Information  
 Zoning R6  
 Non Taxable Status  
 Land Area (acres) 0.6476  
 Land Area (approximate sq ft) 28,208  
 Living Units 1

[View Map](#)

Owner Names  
 YUKIMURA,JIRO TRUST EST A/S On Fee  
 YUKIMURA,JENNIE T TRUST EST Fee Owner  
 Show All Owners and Addresses

Mailing Address  
[YUKIMURA,JIRO TRUST EST](#)

Show Historical Assessments

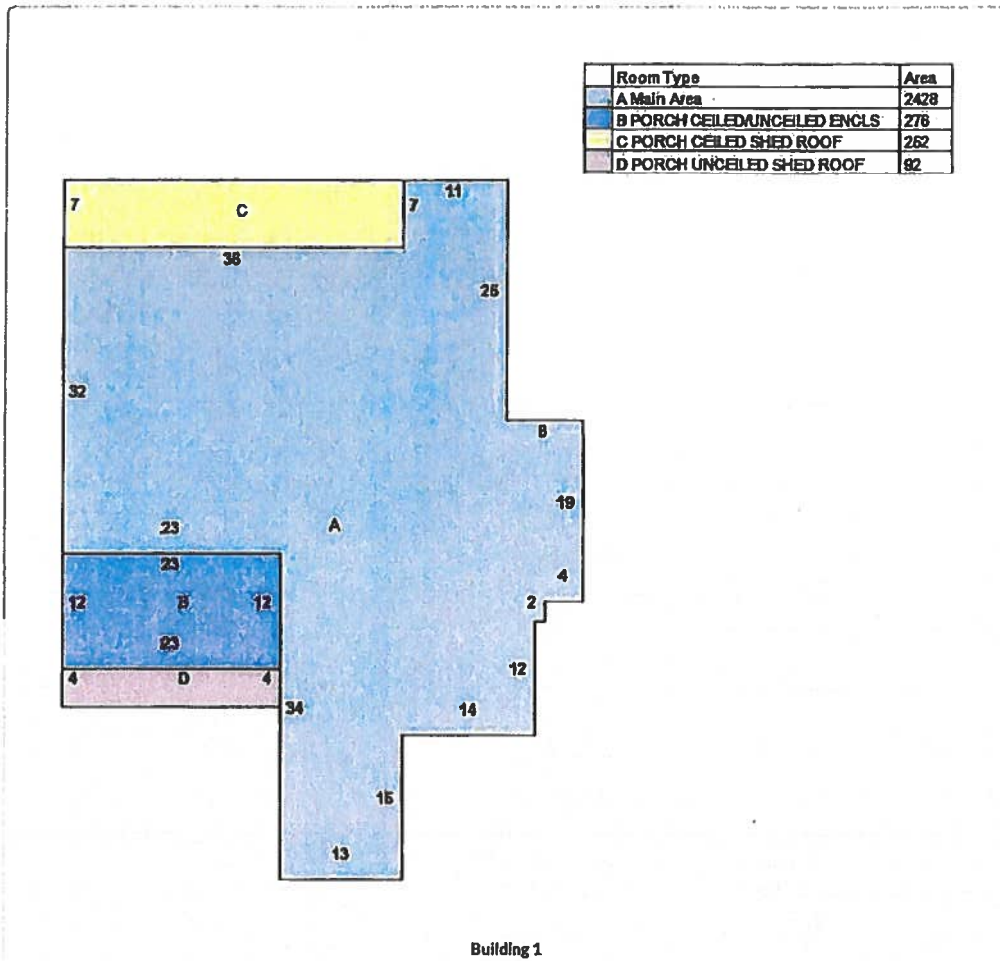
Year	Property Class	Total Market Value	Total Property Assessed Value	Total Property Exemption	Total Net Taxable Value
2023	HOMESTEAD	\$793,500	\$554,400	\$0	\$554,400

[How to calculate real property taxes](#)

- [2023 \(PDF\)](#)
- [2022 \(PDF\)](#)
- [2021 \(PDF\)](#)
- [2020-8 \(PDF\)](#)
- [2019-8 \(PDF\)](#)

Online Assessment Notices will include one PDF per parcel for each class. For multi-owner copies please contact [rpassessment@kauai.gov](mailto:rpassessment@kauai.gov).

Building Number	1	Bedrooms	4
Year Built	1888	Full Bath	2
Eff Year Built	1949	Half Bath	0
Living Area	2,428	Percent Complete	



Building 1

[Print Sketches](#)

**Other Building and Yard Improvements**

Description	GARAGE WOOD BIT/CONC FLOOR	Area	646
Quantity	1	Percent Complete	
Year Built	1945		
Description	LATHS GREENHOUSE	Area	240
Quantity	1	Percent Complete	
Year Built	1993		
Description	GARAGE WOOD WOOD FLOOR	Area	63
Quantity	1	Percent Complete	
Year Built	1950		
Description	GARAGE WOOD BIT/CONC FLOOR	Area	506
Quantity	1	Percent Complete	
Year Built	1993		
Description	FRAME UTILITY SHED	Area	140
Quantity	1	Percent Complete	
Year Built	1941		

**Permit Information**

Date	Permit Number	Reason	Permit Amount
2/18/1993	9310001261	ALTERATION	\$100
11/25/1992	9210000338	ADDITION	\$100

Sale Date	Price	Instrument #	Instrument Type	Date Recorded	Document Number	Cert #	Book/Page	Conveyance Tax	Document Type
10/30/1995	\$0	9500153268	FEE CONVEYANCE	11/27/1995				0	

### Historical Payment Information

Year	Tax	Payments and Credits	Penalty	Interest	Other
2022	\$1,151.51	(\$1,151.51)	\$0.00	\$0.00	\$0.00
2021	\$1,103.94	(\$1,103.94)	\$0.00	\$0.00	\$0.00
2020	\$1,057.58	(\$1,057.58)	\$0.00	\$0.00	\$0.00
2019	\$1,012.43	(\$1,012.43)	\$0.00	\$0.00	\$0.00
2018	\$968.82	(\$968.82)	\$0.00	\$0.00	\$0.00
2017	\$1,013.96	(\$1,013.96)	\$0.00	\$0.00	\$0.00
2016	\$1,049.34	(\$1,049.34)	\$0.00	\$0.00	\$0.00
2015	\$1,298.22	(\$1,298.22)	\$0.00	\$0.00	\$0.00
2014	\$1,285.36	(\$1,285.36)	\$0.00	\$0.00	\$0.00
2013	\$1,458.90	(\$1,458.90)	\$0.00	\$0.00	\$0.00
2012	\$1,848.92	(\$1,848.92)	\$0.00	\$0.00	\$0.00
2011	\$1,728.15	(\$1,728.15)	\$0.00	\$0.00	\$0.00
2010	\$1,975.72	(\$1,975.72)	\$0.00	\$0.00	\$0.00
2009	\$1,916.51	(\$1,916.51)	\$0.00	\$0.00	\$0.00
2008	\$1,935.91	(\$1,935.91)	\$0.00	\$0.00	\$0.00
2007	\$1,885.48	(\$1,885.48)	\$0.00	\$0.00	\$0.00
2006	\$1,792.70	(\$1,792.70)	\$0.00	\$0.00	\$0.00
2005	\$1,130.87	(\$1,130.87)	\$0.00	\$0.00	\$0.00
2004	\$385.32	(\$385.32)	\$0.00	\$0.00	\$0.00
2003	\$285.56	(\$285.56)	\$0.00	\$0.00	\$0.00
2002	\$368.71	(\$368.71)	\$0.00	\$0.00	\$0.00
2001	\$385.91	(\$385.91)	\$0.00	\$0.00	\$0.00

### Map



No data available for the following modules: CPR/Condo/Apt Unit Information, Appeal Information, Commercial Improvement Information, Current Tax Bill Information.

The Kauai County Tax Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

[User Privacy Policy](#)  
[GDPR Privacy Notice](#)

Last Data Upload: 12/8/2022, 11:59:07 PM

Developed by  
 Schneider  
 GEOSPATIAL

Version 2.3.234



**EXHIBIT "4"**

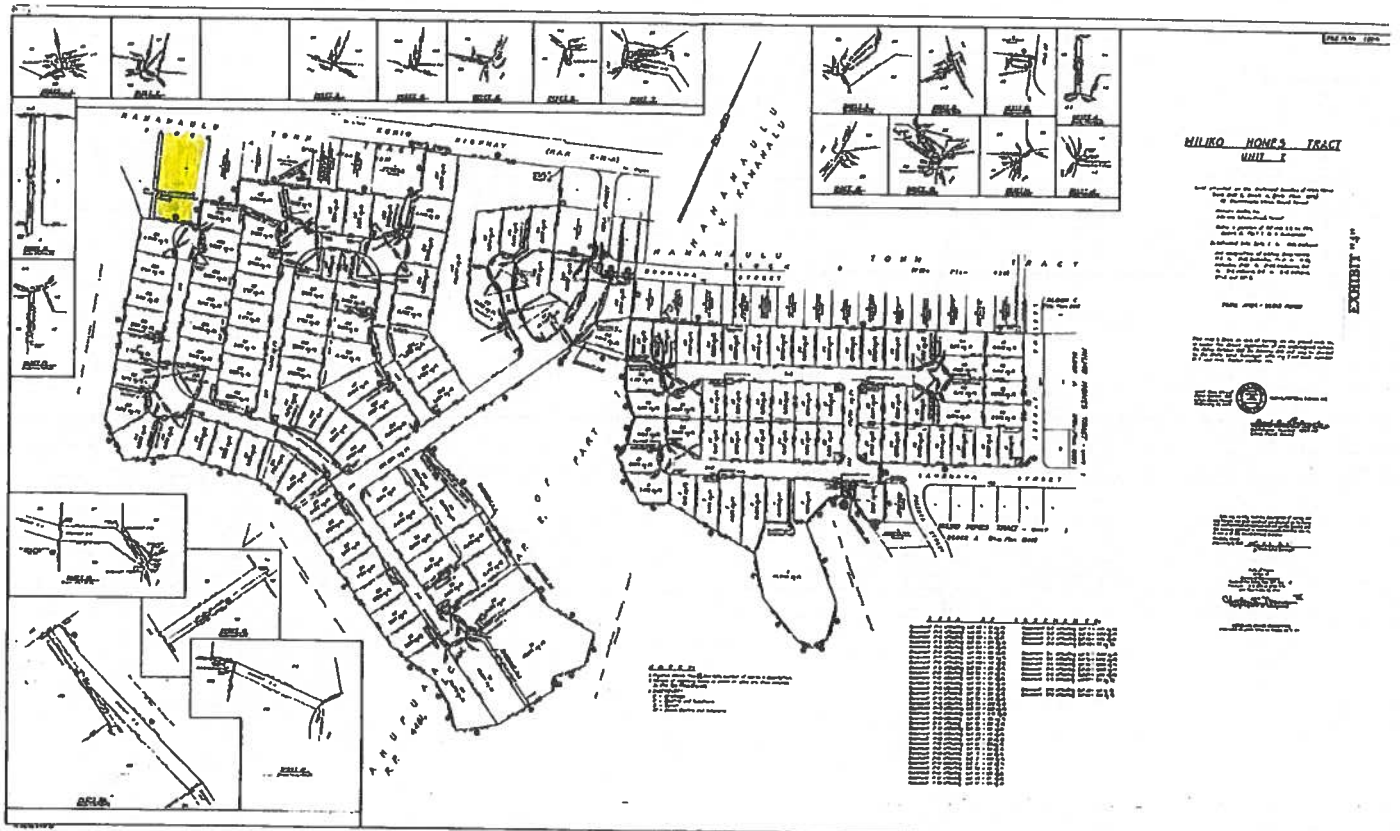


EXHIBIT "4"

**EXHIBIT "5"**

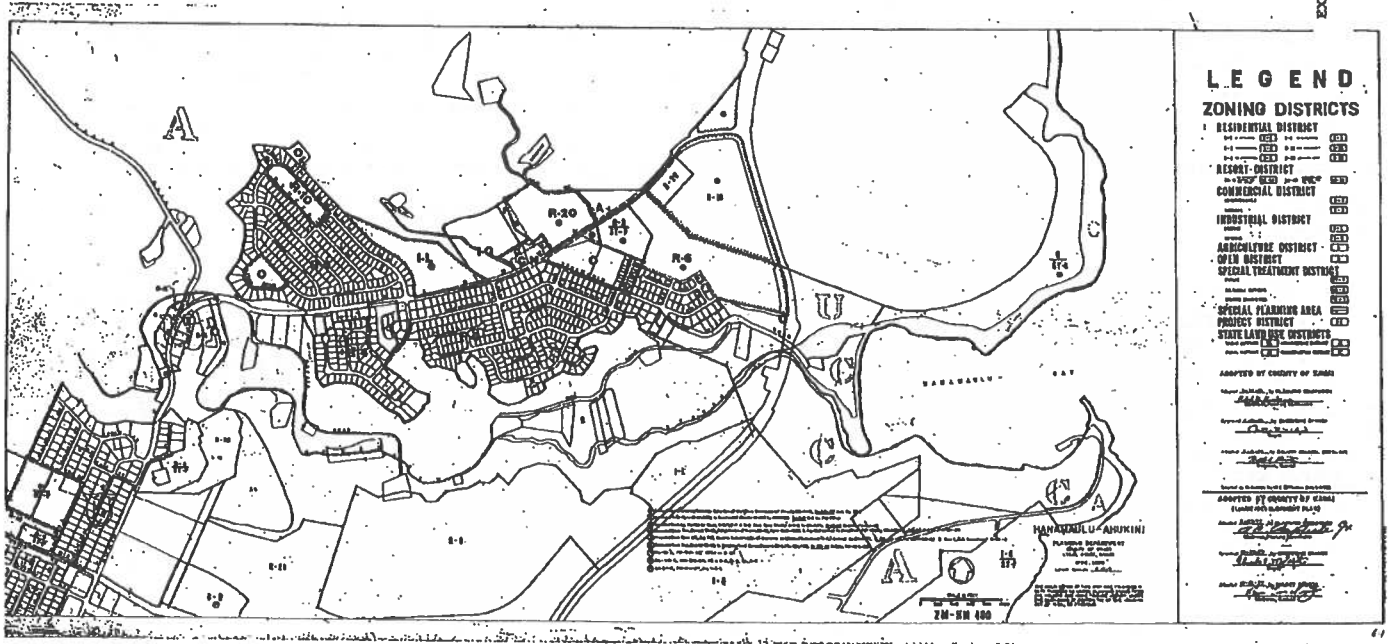


EXHIBIT "5"

**EXHIBIT "6"**

# Yukimura Single Family Residence

Planning Department Site Visit  
Site Visit Date: August 11, 2023

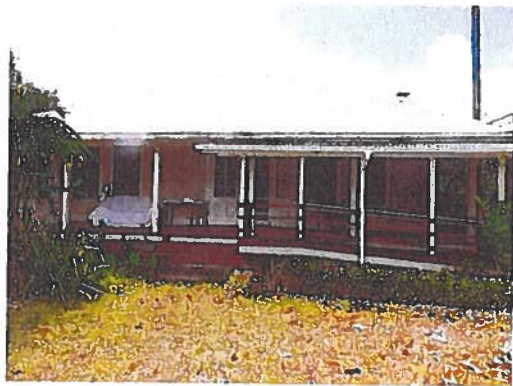
TMK: (4) 3-7-006:002  
Proposed Demolition of a Single Family Residence

**EXHIBIT "6"**

## Exterior- Street view



## Exterior- Front view of House

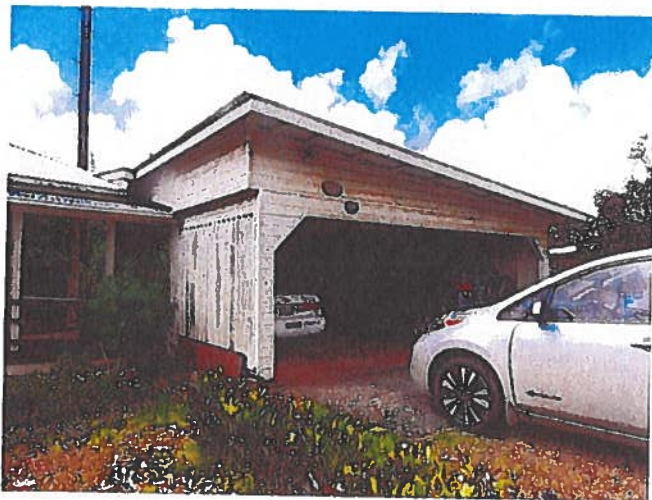


Joann's room  
was right off the  
front lanai and  
had its own  
exterior door.





# Exterior- Front and Rear view of Garage



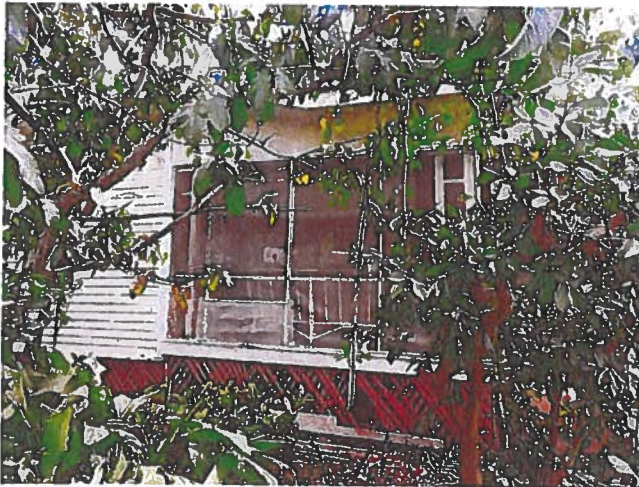
## Exterior- Right side view



# Exterior- Right side view of House



# Exterior- Right side and Rear view of Screen Lanai



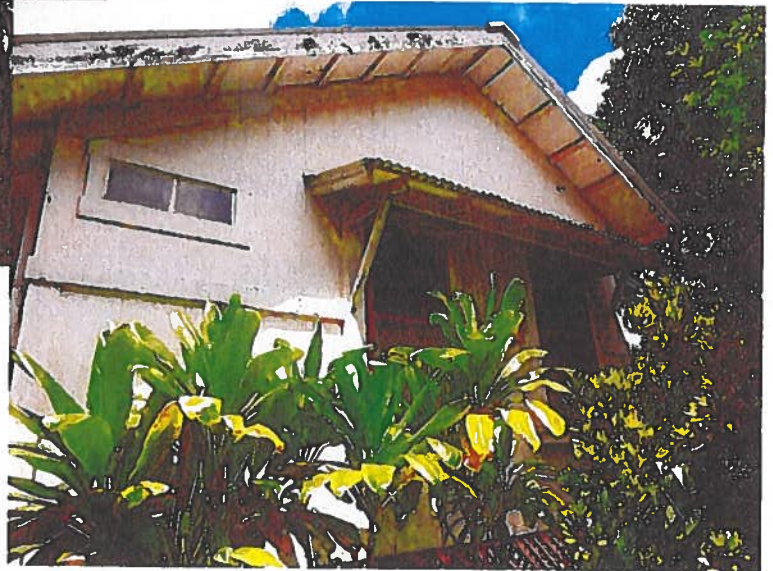
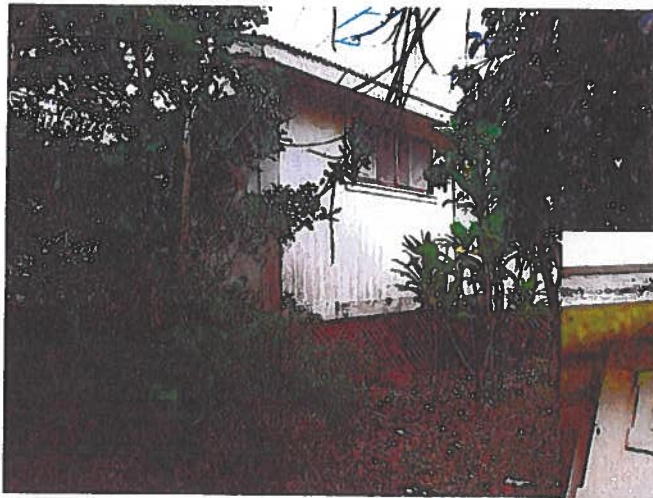
# Exterior- Right side and Rear view of the kitchen



## Exterior- Left Side view of Kitchen



## Exterior- Left Side view of House



## Exterior- Left Side view of House

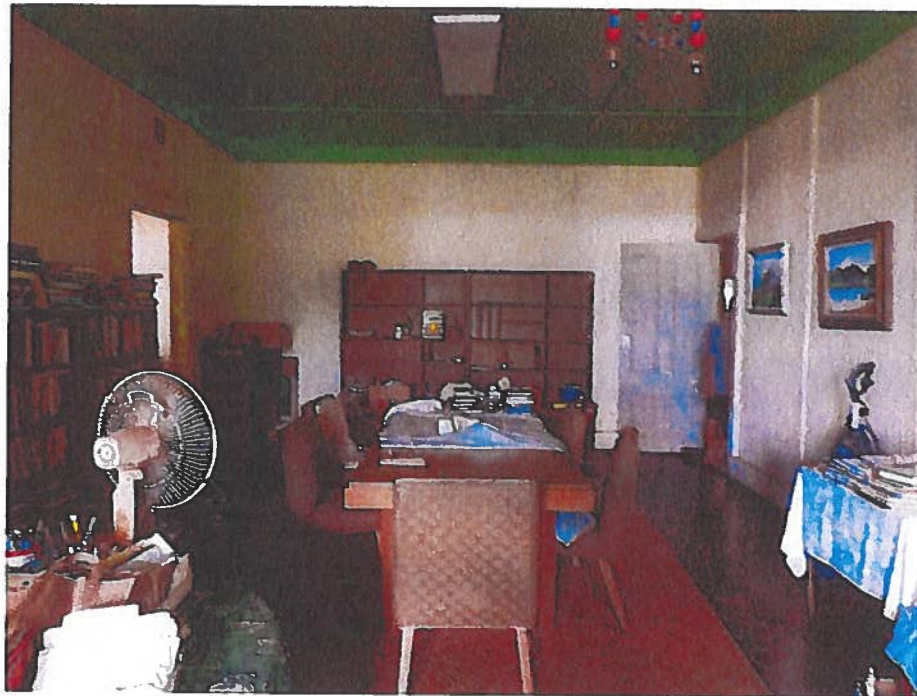




# Interior- Living Room



# Interior- Dining Room



# Interior- Lanai



# Interior- Kitchen



# Exterior- Accessory Shed

(located to the right rear corner of the property)



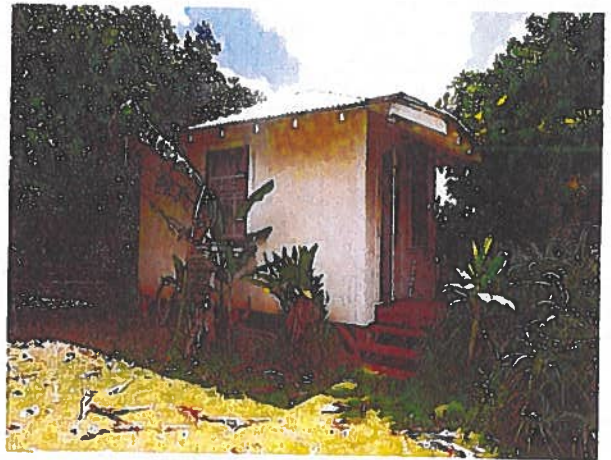
# Exterior- Accessory Shed

(located to the left rear corner of the property)



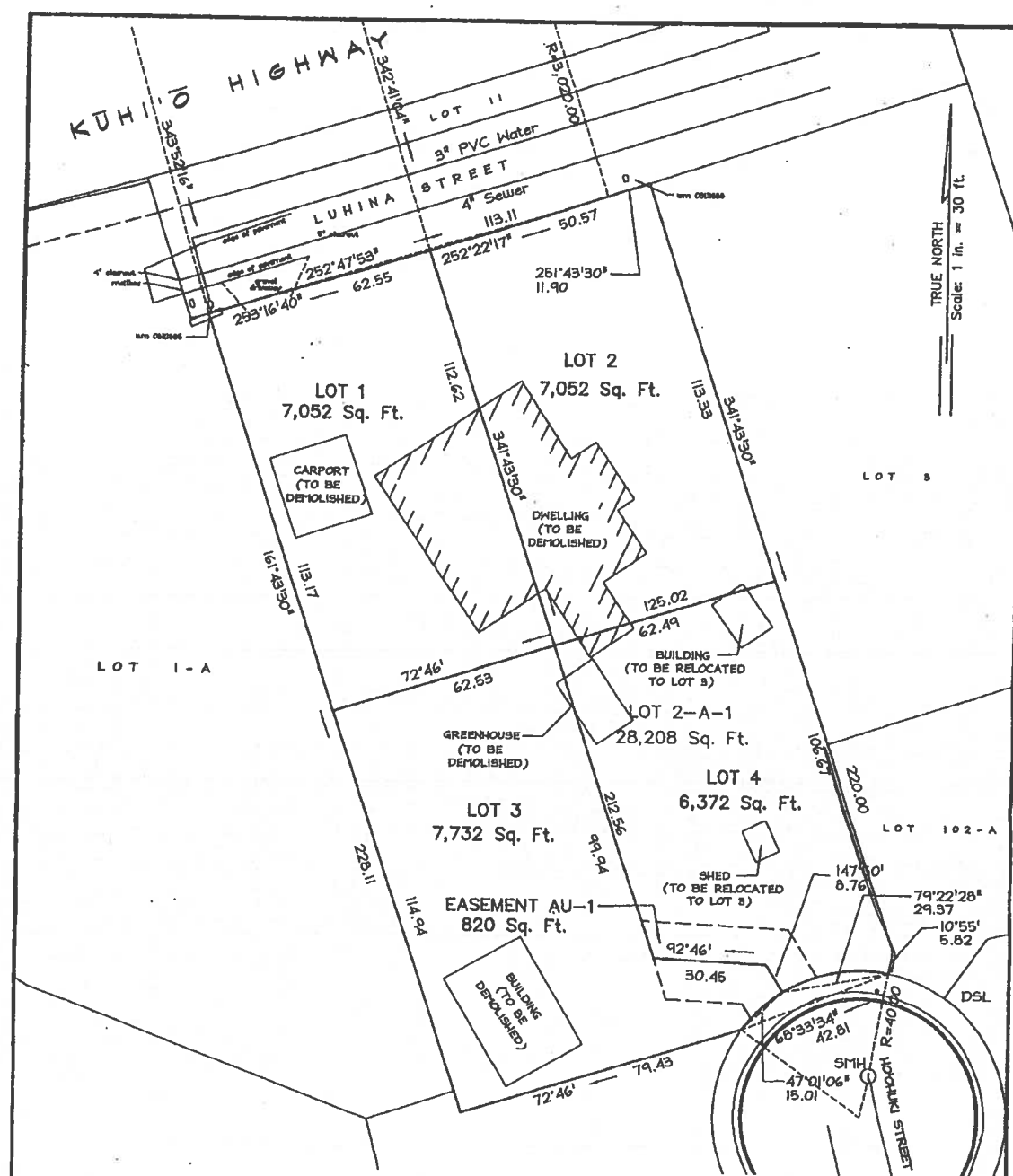
# Exterior- Maid's Cottage

(located to the left side of the house)



**EXHIBIT "7"**





TRUE NORTH  
Scale: 1 in. = 30 ft.



THIS WORK WAS PREPARED BY ME  
OR UNDER MY SUPERVISION

*Wayne T. Wada*  
Signature  
ESAKI SURVEYING & MAPPING, INC.  
EXPIRES: APRIL 30, 2024

**SUBDIVISION OF  
LOT 2-A-1**  
Being a Portion of L. C. Aw. 7713:2,  
Part 7 to V. Kamamalu  
INTO LOTS 1 THRU 4 and  
**DESIGNATION OF EASEMENT AU-1**  
HANAMA'ULU, LIHU'E, KAUAI, HAWAII  
Tax Map Key: (4) 3-7-06: 02  
Owners: Jiro Yukimura Trust and Jennie T. Trust  
Date: June 26, 2023

EXHIBIT "7"

**DEPARTMENT OF PLANNING**

KA'ĀINA HULL, DIRECTOR  
JODI A. HIGUCHI SAYEGUSA, DEPUTY DIRECTOR



DEREK S.K. KAWAKAMI, MAYOR  
REIKO MATSUYAMA, MANAGING DIRECTOR

**Kaua'i County Historic Preservation Review Commission  
(KHPRC)**

**DIRECTOR'S REPORT**

**1) SUMMARY**

**Action Required by KHPRC:**

Consideration of a zoning permit for the proposed relocation of a single-family residence and the demolition of accessory structures.

**KHPRC action may include the following:**

- 1) Support for the project as represented.
- 2) A recommendation that its approval of the project should incorporate conditions of approval.
- 3) A recommendation to consider denial of the permits.
- 4) A recommendation to defer action on the permits.

**2) PROJECT INFORMATION**

<b>Permit Numbers</b>	HPRC-2025-1 Class I Zoning Permit Z-XX-2025 Building Permit BP-2025-XX Subdivision No. S-2024-1		
<b>Parcel Location:</b>	Hanamā'ulu, Kaua'i		
<b>Tax Map Key(s):</b>	(4) 3-7-006:002	<b>Area:</b>	28, 208 sq. ft./ 0.6476 acres
<b>LAND USE DESIGNATIONS &amp; VALUES</b>			
<b>Zoning:</b>	R-6		
<b>State Land Use District:</b>	Urban		
<b>General Plan Designation:</b>	Residential Community		
<b>Owner(s)/ Applicant:</b>	Jiro Yukimura Trust and Jennie T. Yukimura Trust		

**3) PROJECT DESCRIPTION**

The Applicants, Trustees of the Jiro Yukimura Trust and Jennie T. Yukimura Trust, are proposing to relocate an existing single-family residence to an off-site location. In addition, the Applicants will relocate an existing shed and the maid quarters to a different area within the property, specifically within the proposed Lot 3 area. Finally, the Applicants are proposing to demolish the remaining accessory structures on the property including a carport, greenhouse, and another accessory building.

The proposed scope of work involving the demolition and relocation of structures is in anticipation of the Applicants' goal to subdivide the existing residential lot into four separate lots. The Applicants have already initiated the subdivision process and received tentative approval by the Planning Commission at its meeting on September 12, 2023. Final approval of the subdivision is contingent upon several conditions including:

Condition 1G

The Applicant should be aware that additional mitigation conditions aimed at mitigating or minimizing impacts to historic structures may be imposed for any proposed demolition of the single-family residence, carport, and/ or storage shed at the time of building and zoning permits.

Condition 1H

Prior to Final Subdivision Approval, the Applicant shall remove and/ or relocate the existing single-family residence, greenhouse, and building so that they do not encroach upon the respective boundaries of the proposed lot lines. Further, with respect to the proposed lot lines, all relocated structures shall meet the setback requirements specified in Section 8-4.3 of the Comprehensive Zoning Ordinance (CZO), Kaua'i County Code (K.C.C.), 1987, as amended.

There are currently no zoning or building permits submitted for the proposed demolition and relocation of the existing structures, but the Applicants intend to submit permits in the near future to obtain their final subdivision approval. Therefore, KHPRC review is primarily related to the zoning permits associated with the relocation and demolition of the existing structures and the potential mitigation conditions that may be imposed as part of the zoning permit approval.

**4) PROJECT HISTORY AND BACKGROUND**

Description of the Property

As represented in the Subdivision map (Exhibit 7 in the Applicants' packet), there are several structures on the subject property including a single-family residence, a maids quarter, an attached carport, a greenhouse, and several sheds and accessory structures.

Zoning Permit History

In addition to the subdivision history as outlined by the Applicants, the Department only maintains one OEP permit that was applied for in 1992 to replace the roof covering and to reconstruct the carport and the shade house (see table below).

Year	Permit Number	Description
1976	S-1976-89	Subdivision Application
1978	S-1978-7	Subdivision Application
1992	R100577	OEP Iniki Permit Replace roof covering and Reconstruct Carport and Shade House

Department Site Visit and Photo Documentation

On August 11, 2023, the Planning Department conducted a site visit of the subject property to document the existing structures under the premise that that the single-family residence was to be demolished. Photos of the subject property are contained within the Applicants' packet under Exhibit 6. At the time of the site visit, the Applicants were leaning towards demolition of the single-family residence but were simultaneously exploring the potential for relocation. As represented, the Applicants have now decided to relocate the existing single-family residence and is working with Kikiaola Construction Company to relocate the structure to an off-site location.

**5) TRIGGER FOR KHPRC REVIEW**

*Hawai'i Revised Statutes (HRS) §6E-2 defines "Historic property" as "any building, structure, object, district, area, or site, including heiau and underwater site, which is over fifty years old."*

*Hawai'i Administrative Rules Title 13 defines "Significant Historic Property" as "any historic property that meets the criteria" for listing on the Hawai'i Register of Historic Places under HAR 275-6(b) or HAR 2846(b).*

**Site/Building/Structure/Object IS NOT Listed on the National or State Historic Register.**

**The subject property is NOT located in a Historic District.**

**The subject property IS over 50 years old and IS by law defined as a “historic property.”** According to the County of Kauai Real Property Tax Assessment records, the single-family residence was constructed in 1888, with an effective year-built date of 1949.

**The subject property IS NOT included on the KHPRC inventory list.**

**6) CRITERIA FOR NOMINATIONS TO THE HAWAI'I REGISTER OF HISTORIC PLACES**

Pursuant to HAR Section 13-198-8, in deciding whether a property should be entered and ordered into the Hawai'i Register, the Review Board shall evaluate whether the property meets or possesses, individually or in combination, the following criteria or characteristics:

- (1) The quality of significance in Hawaiian history, architecture, archeology, and culture, which is present in districts, sites, buildings, structures, and objects of State and local importance that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:
  - (A) That are associated with *events* that have made a significant contribution to broad patterns of our American or Hawaiian history.
  - (B) That are associated with the lives of persons significant in our past.
  - (C) That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic value, or that represent a significant and distinguishable entity whose components may lack individual distinction.
  - (D) That have yielded, or may be likely to yield, information important in prehistory or history.
- (2) Environmental impact, i.e., whether the preservation of the building, site, structure, district, or object significantly enhances the environmental quality of the State;

- (3) The social, cultural, educational, and recreational value of the building, site, structure, district, or object, when preserved, presented, or interpreted, contributes significantly to the understanding and enjoyment of the history and culture of Hawai'i, the Pacific area, or the nation.

Pursuant to the above criteria, the subject property may be eligible for listing:

- (E) That are associated with events that have made a significant contribution to broad patterns of our American or Hawaiian history.**

Based on the Department's research, it is unlikely that the subject property meets this criteria requirement.

- (F) That are associated with the lives of persons significant in our past.**

The subject property is associated with an individual whose specific contributions to history can be identified and documented. Within a local context, the subject property was the childhood home of **JoAnn Yukimura** who served as Mayor from 1988-1994 and then as a County Councilmember for 22 years. Yukimura's leadership and public service career has spanned many decades and has significantly contributed to the island's history and development.

JoAnn's father, **Jiro Yukimura**, is also recognized as a significant individual for his service during WWII under the 442<sup>nd</sup> Regimental Combat Team. Jiro and Jenni Yukimura purchased the subject property in 1961 and lived in the single-family residence with their five children (JoAnn, John, David, Miles, and Kathy).

- (G) That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic value, or that represent a significant and distinguishable entity whose components may lack individual distinction.**

The subject property may be eligible for listing through Criteria C. The overall look of the home appears to maintain character defining features

that would have been representative of older, plantation style homes constructed between the 1940s-1950s.

**(H) That have yielded, or may be likely to yield, information important in prehistory or history**

The subject property is **unlikely** to yield information important in prehistory or history.

**Therefore, the subject property may be eligible for listing on the National or Historic Register of Places primarily through its association with significant people.**

**7) EVALUATION OF HISTORIC INTEGRITY**

The Department offers the following considerations based on the limited zoning permits available and during observations from the site visit of the subject property.

The Single-Family Residence

- Based on observations during the site visit, it appears that that there may have been modifications to the single-family residence that were added on at different times to accommodate the changing needs of the family. One example is the addition of the ADA ramp that was constructed in the front of the house.
- The interior of the house appears to have retained its historic integrity with original materials as noted through the ceiling, single-wall construction, sliding doors, and wooden double-hung windows.
- The exterior has some original materials such as the corrugated metal and siding material, but it is unclear if additions were made to the back side of the home.

The Accessory Structures

- The carport and shade house were reconstructed under the 1992 OEP permit following damage from Hurricane Iniki. Therefore, integrity has been lost for those accessory structures.
- The maid's cottage is a unique detached structure that appears to be original with its corrugated metal roofing, exposed rafters, and double hung windows.

The Department does not maintain any original plans of the property and does not know what this structure may have been historically used as.

## 8) DEPARTMENT'S EVALUATION

In evaluating the proposed scope of work, the Department offers the following considerations:

### **Relocation as a Preferred Mitigation over Demolition**

As previously mentioned, the proposed relocation of the existing single-family residence and the maid's cottage is a preferred alternative to demolition. Although the single-family residence will be relocated off site, the relocation will ensure the protection of its historic integrity and preserve its eligibility to be listed on the register.

### **Installation of a Plaque as a Mitigation Commitment**

The proposed relocation of the structure can be mitigated with the installation of a plaque on the structure to memorialize the historic significance. The plaque can also serve to educate the new owner and visitors on the significance of the people who lived in the home.

## 9) RECOMMENDATION

**Based on the foregoing evaluation, the Planning Department recommends that the Kaua'i Historic Preservation Review Commission support the proposed project with the following condition:**

- **Prior to the relocation of the existing single-family residence, the Applicant shall affix a plaque to the single-family residence that summarizes the historical significance of the structure. The Applicant shall work with the Planning Department on the details and content of the plaque.**

The Commission is further advised that this report does not represent the Planning Department's final recommendation in view of the forthcoming public hearing process whereby the entire record should be considered prior to decision making. The entire record includes but is not limited to:

- a. Government agency comments;
- b. Testimony from the general public and interested others; and



c. The land owner's response.

By   
MARISA VALENCIANO  
Planner

Approved & Recommended to Commission:

By   
JODI A. HIGUCHI SAYAGUSA  
Deputy Director of Planning

Date: 9-12-24

PLANNING  
COMMISSION

To: Planning Commission

From: Gay & Robinson, Inc.

September 5, 2024

Re: House 411 Rebuild Plans – Kaumakani Avenue

To whom it may concern:

This letter is to explain the intention to rebuild house 411 on Kaumakani Avenue. Previously, this house was burned and demolished and we are currently planning a rebuild. As you may know, the prior entitlements in this area were Plantation Camp Zoning, allowing G&R to rebuild the house as it was prior.

With the expansion of the Form Based Code in the area, we have explored new ideas, keeping in mind the preservation of the camp history and aesthetic of the avenue. Previously, house 411 was a very large house, that was modified over the years, and the previous floor plan does not meet the current Form Based Code.

We have recently just completed rebuilding two avenue houses (house 415 and 435) that were demolished and then were built under Plantation Camp Zoning, utilizing the same design as the prior houses. We would like to utilize the same design for house 411, in lieu of the “original” design. This design meets FBC, as confirmed by the Planning Department.

The design for houses 415 and 435 is an original (avenue) plantation camp house design, and there are currently four houses with the same design that will be right next to house 411 (see attached photo, Houses 415-412). Not only will this preserve the avenue aesthetic, but this house will also be a better fit, matching the surrounding houses.

The proposed “new” design (matching house 415/435) is smaller than the previous design for house 411. This is beneficial for many reasons; however, the most important reason is it is less costly to construct, allowing us to continue to offer affordable rent for West Kauai residents. We also know there is a need for smaller homes for smaller households.

The proposed design is an existing design of many of the current avenue houses, it fits with the FBC and it is less expensive to construct, keeping it affordable. We appreciate your consideration and time regarding this matter. Mahalo.

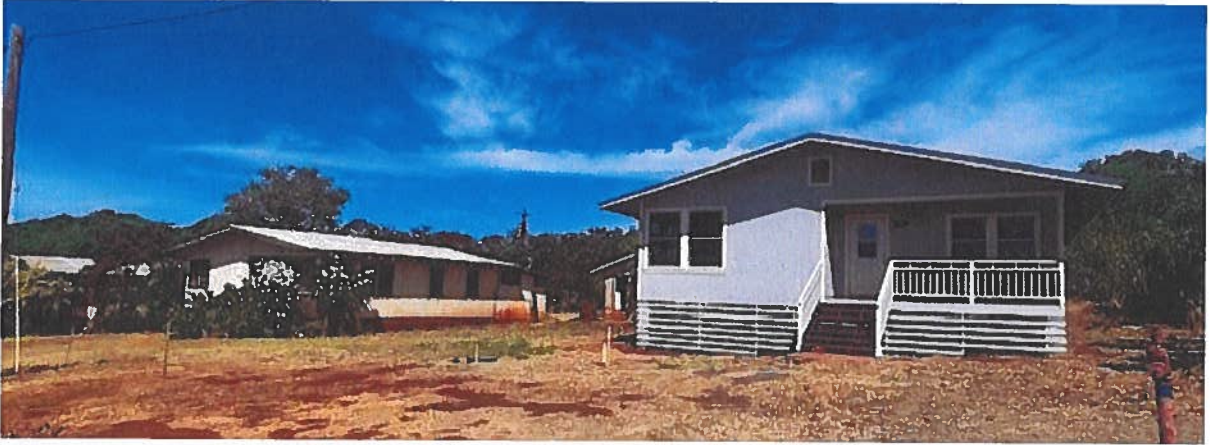
H.2.

1

SEP 19 2024

**Pictures of Avenue where 411 will be (in line with same design houses):**

**House 414 & 415 (new build):**



**House 413:**



**House 412:**



**House 412 and empty spot (where 411 will go – by the big tree)**



**House 411 Lot**

Approved Building  
Permit Plans for:

**BP-23-2915**

Demolition of House

#411

**D01**

Demolition of House #411  
Kaumakani Hawaii 96747  
TMK (4)1-7-006:001



D02

THIS PROJECT

HOUSE #411

NEW 4" PVC LATERAL

IWS 411  
NEW 1000 GAL TANK

EX. C.I. 6S

CUT & CAP  
EXIST. 4" C.I. SEWER LATERAL

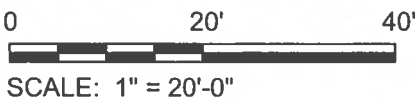
CONC. ENCASEMENT UNDER ROADWAY

ROAD K-2

NEW 6" PVC PIPE LINE 'D'

HOUSE #411

SCALE: 1" = 20'-0"



COUNTY OF KAUAI PLANNING DEPARTMENT

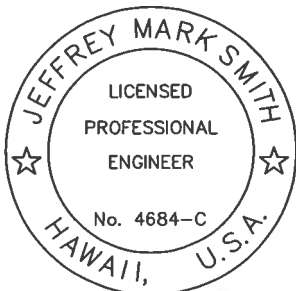
Approval of the attached plans and zoning permits reflects the rules and regulations currently in effect and administered by the County of Kauai Planning Department. The subject approval is for Zoning Compliance only and does not reflect approval for compliance with any other laws, including, but not limited to, Flood Hazard, Building Code, Electrical, Plumbing, Grading, Driveway, work in County/State right-of-ways, Fire, Wastewater, and Department of Health requirements. You must consider and submit to the County of Kauai Department of Public Works Engineering or Building Division the form entitled "Agriculture Building Exemption Form" located at <http://www.kauai.gov/publicworks/building>. Also, check with other County, State, and Federal agencies that may have administrative regulations and requirements that relate to development on this property and/or the proposed use.

NOTICE TO OWNER/CONTRACTOR

Approval of this plan is given subject to the following conditions:

1. All construction shall be in accordance to this approved plan (i.e., setbacks, height, size, lot coverage, parking, use of structure, etc.).
2. If any changes are made to this plan, a revised plan shall be submitted for approval.
3. Use of structure(s) and lot and all minimum requirements shall conform to all State and County rules, regulations, codes and ordinances.

Planning Department  
County of Kauai



THIS WORK WAS PREPARED BY ME UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION.

*Jeffrey Mark Smith*

SIGNATURE

DATE LICENSE EXPIRES  
04/30/2010

TMK 1-7-006-001  
Owner Gay & Robinson, Inc.



**NOTICE TO OWNER/CONTRACTOR**

Approval of this plan is given subject to the following conditions:

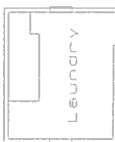
1. All construction shall be in accordance to this plan.
2. If any changes are made to this plan, a revised plan shall be submitted for approval. All minimum requirements shall conform to all Base and County rules, regulations, codes and ordinances.

Planning Department  
County of Kauai

**Demolition Area**



37.6



Laundry



North



West laundry



West (w/o laundry)



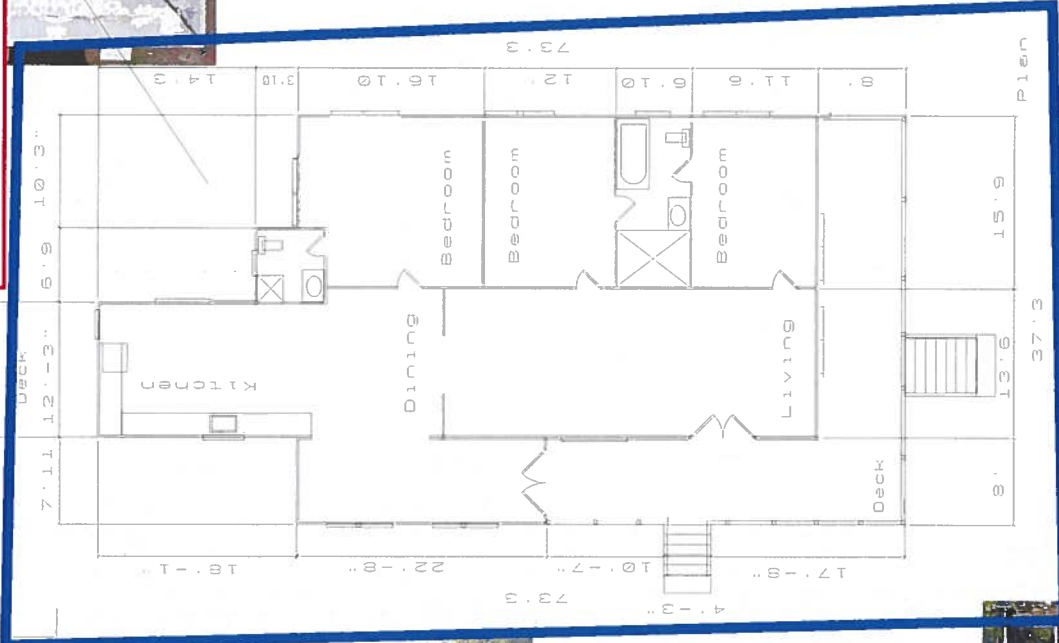
South



East



ROOF



Interior 1906 SF  
Decks 600 SF

Kaunakakai Village House 411  
Date Issued: 1-7-06-081

SCHWEITZER-ARCHITECTS  
Post Office Box 1011, Palane, Kauai, Hawaii 96741

Date	Rev.	Issued For

© Planning Number  
P01  
See also Specifications

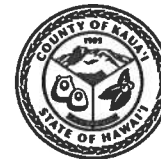
# Approved Plans for: House #415

Zoning Permit	Z-373-2023	Demo and Reconstruction of House #415
Building Permit	BP-23-358	Demo of House #415
Building Permit	BP-23-359	Reconstruction of House #415

## DEPARTMENT OF PLANNING

KA'ĀINA HULL, DIRECTOR

JODI A. HIGUCHI SAYEGUSA, DEPUTY DIRECTOR



DEREK S.K. KAWAKAMI, MAYOR  
MICHAEL A. DAHLIG, MANAGING DIRECTOR

April 3, 2023

Gay and Robinson, Inc.  
Attn: Mr. Koa Duncan  
P.O. Box 156  
Kaumakani, HI 96747

Subject: Conditions of Approval for:  
**House #415:**  
**Class I Zoning Permit Z-373-2023**  
**Building Permit No. BP-2023-358 (Demo)**  
**Building Permit No. BP-2023-359 (Reconstruction)**

**House #435:**  
**Class I Zoning Permit Z-372-2023**  
**Building Permit No. BP-2023-356 (Demo)**  
**Building Permit No. BP-2023-357 (Reconstruction)**

Tax Map Key: (4) 1-7-006:001  
Applicant: Gay and Robinson  
Project: Demolition and Reconstruction of House #415 and House #435 in  
Kaumakani Avenue

Dear Mr. Duncan,

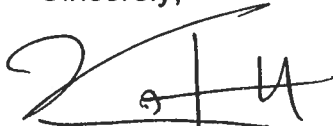
This letter memorializes the action taken by the County of Kaua'i Planning Department effective April 3, 2023 concerning approval for Class I Zoning Permits Z-372-2023 and Z-373-2023 along with associated building permits (BP-23-356 through BP-23-359) for the demolition and reconstruction of House #415 and House #435 located within the Kaumakani Avenue. The approval is subject to the following conditions:

- 1) The Applicant shall reconstruct the homes in the same orientation and placement of the original homes.
- 2) Prior to demolition, the Applicant shall take interior and exterior photos of both of the structures and submit to the Department for its records.
- 3) That the Applicant reconstruct these historical homes as close as possible to the existing original house as -is that they are going to demolish, and that specific attention be given to installing true divided light, wood double hung windows, doors as closely representing of the existing, and siding, and color as close to the existing.

Class I Zoning Permits Z-372-2023 & Z-373-2023  
Building Permit Nos. BP-23-356; BP-23-357; BP-23-358; BP-23-359  
Tax Map Key: (4) 1-7-006:001  
Gay and Robinson, Inc.  
Demolition and Reconstruction of House #415 & House #435  
Kaumakani Avenue  
Page 2

If you have further questions regarding this matter, please contact Marisa Valenciano of my staff at (808) 241-4050.

Sincerely,



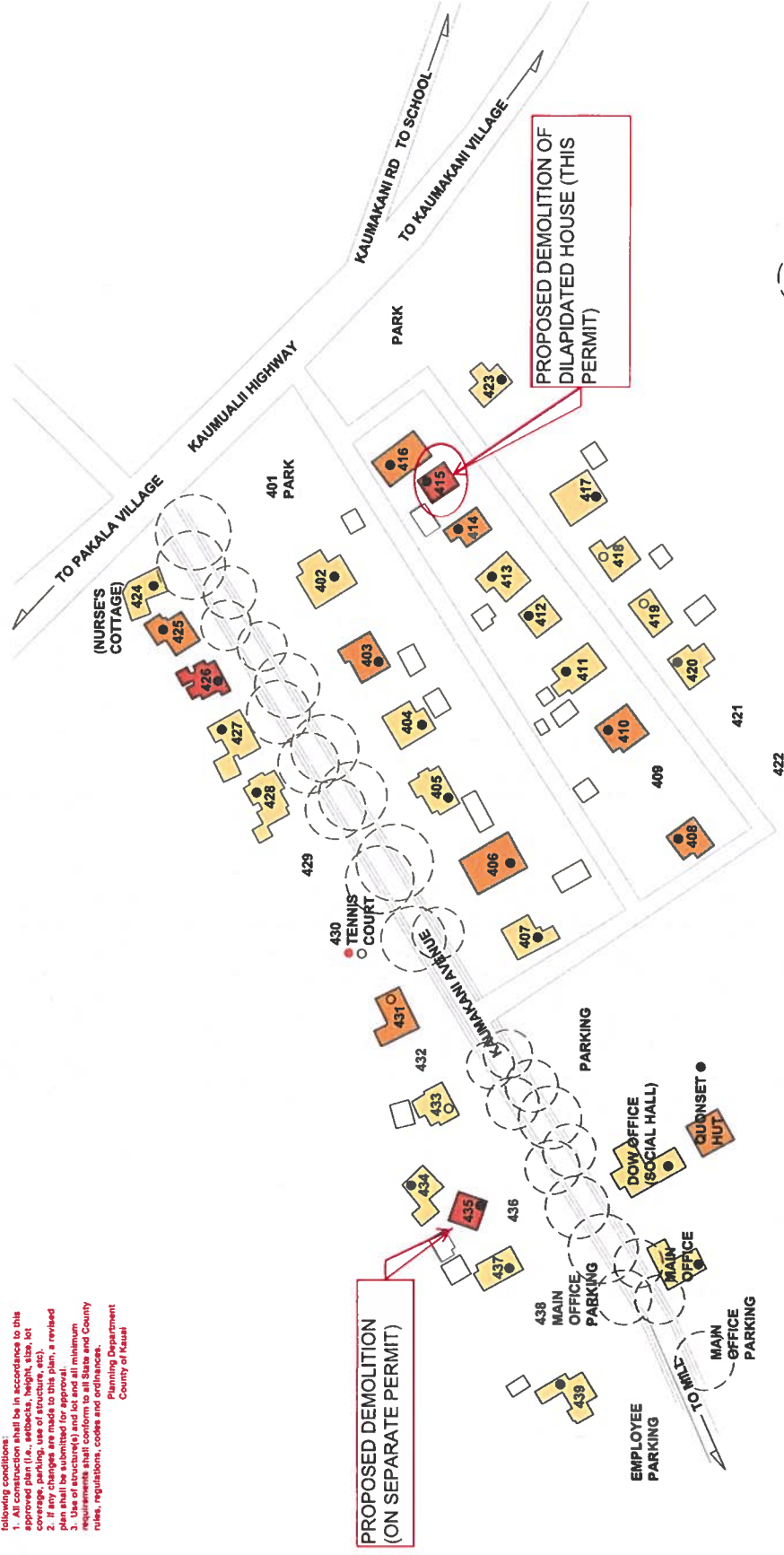
KA'AINA S. HULL  
Director of Planning

**COUNTY OF MAUI PLANNING DEPARTMENT**

Approval of the attached plans and zoning permits reflects the rules and regulations currently in effect and administered by the Planning Department. The applicant is responsible for obtaining all necessary permits from other agencies, including but not limited to, Health Department, Building Department, Fire Department, Planning, Drinking Water, and County Public Works. The applicant is responsible for obtaining all necessary permits from other agencies, including but not limited to, Health Department, Building Department, Fire Department, Planning, Drinking Water, and County Public Works. The applicant is responsible for obtaining all necessary permits from other agencies, including but not limited to, Health Department, Building Department, Fire Department, Planning, Drinking Water, and County Public Works.

**NOTICE TO OWNERS/CONTRACTOR**

Approval of this plan is given subject to the following conditions:  
 1. All construction shall be in accordance to this approved plan (i.e., setbacks, height, area, lot coverage, parking, use of structure, etc).  
 2. If any changes are made to this plan, a revised plan shall be submitted for approval. All changes and requirements shall conform to all State and County rules, regulations, codes and ordinances.  
 Planning Department  
 County of Maui



MATURE TREE CANOPY

CONDITION ELIGIBILITY

GOOD	● CONTRIBUTING
FAIR	○ NON-CONTRIBUTING
POOR	
	NOT SURVEYED (Carpents & Sheds)

10/1/2021

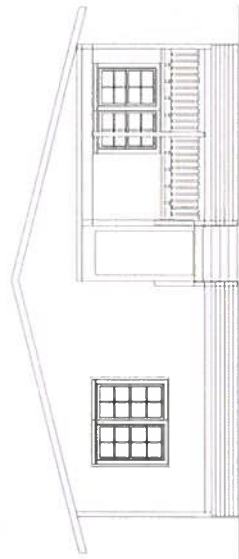
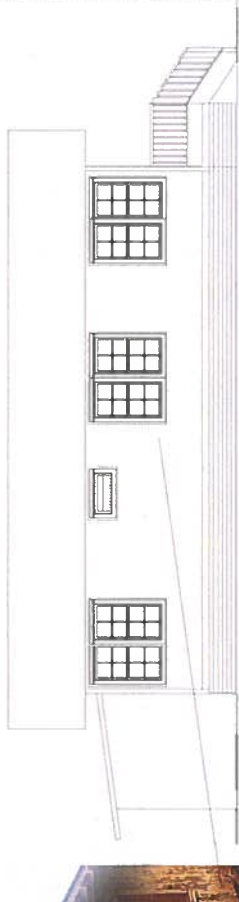
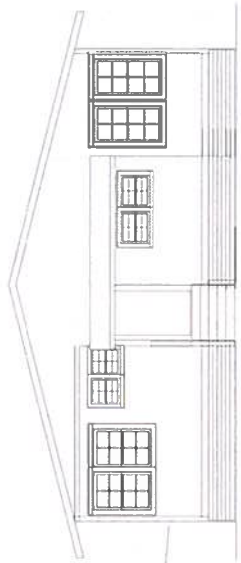
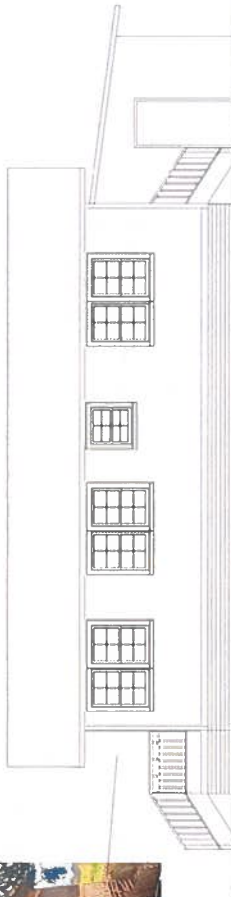
TMK 1-7-006-001

**G&R Makaweli Plantation - Kaunakani Avenue**

**FUNG ASSOCIATES INC.**  
 1833 KALANIANA'OLE AVENUE SUITE 1008  
 HONOLULU, HAWAII 96815

SCALE: 1" = 150'-0"

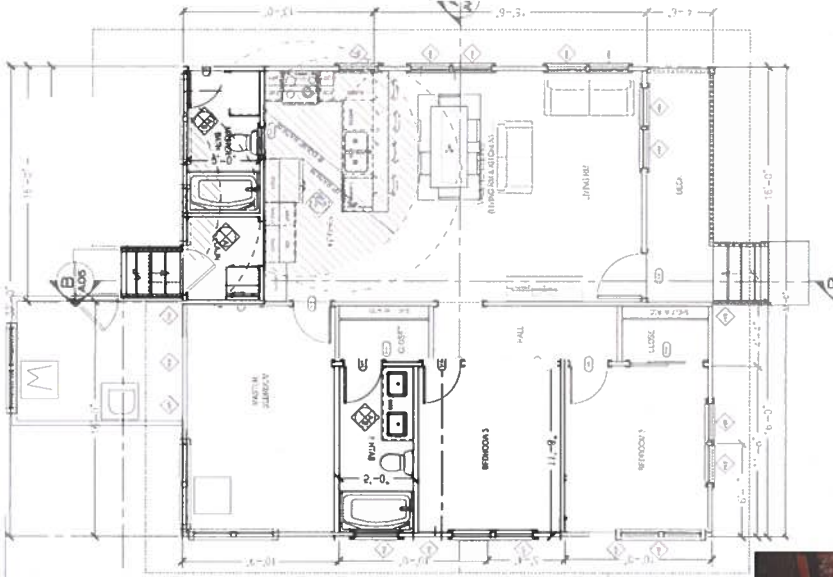
**HOUSE 415**



**NOTICE TO OWNER/CONTRACTOR**

Approval of this plan is given subject to the following conditions, which shall be in accordance to this approved plan (i.e., setbacks, height, size, lot coverage, parking, use of structure, etc.)  
 1. All construction shall be in accordance to this approved plan.  
 2. All materials shall be of the highest quality, and a resale price shall be submitted for all materials.  
 3. Use of structure(s) and lot and all minimum requirements shall conform to all State and County rules, regulations, codes and ordinances.

City of Maui  
 Department of Planning  
 County of Maui



Kaunakani Avenue 415 IMK: (4) 1-7-06-001  
 SCHWEITZER-ARCHITECTS  
 Post Office Box 1011, Kalaheo, Kauai, Hawaii 96741

DATE	REV.	ISSUED FOR

JOB NO. \_\_\_\_\_

© Drawing Number **P02.**  
 See Also Specifications

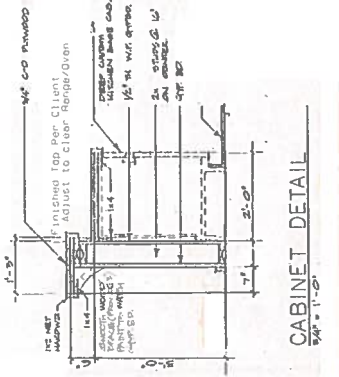








Professional Architect Seal



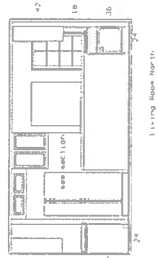
CABINET DETAIL

Replacement Dwelling for the Kaumakani Avenue House #415, TMK (4)-1-7-006-001

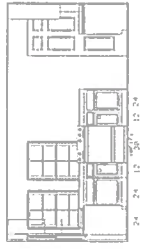
SCHWEITZER-ARCHITECTS

Post Office Box 1811, Kalanoo, Kauai, Hawaii 96741

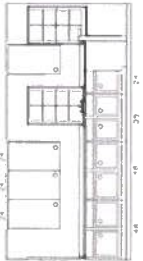
DATE	REV	ISSUED FOR
JOB NO.		
DRAWING NUMBER		A03
		SEE A100 SPECIFICATIONS



LIVING ROOM PLAN



KITCHEN PLAN



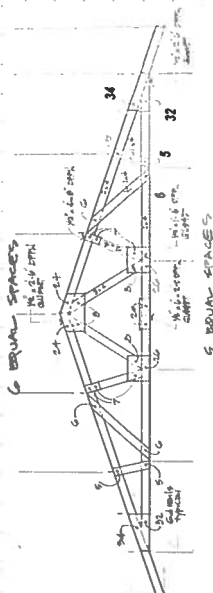
DINING ROOM PLAN



BATH PLAN

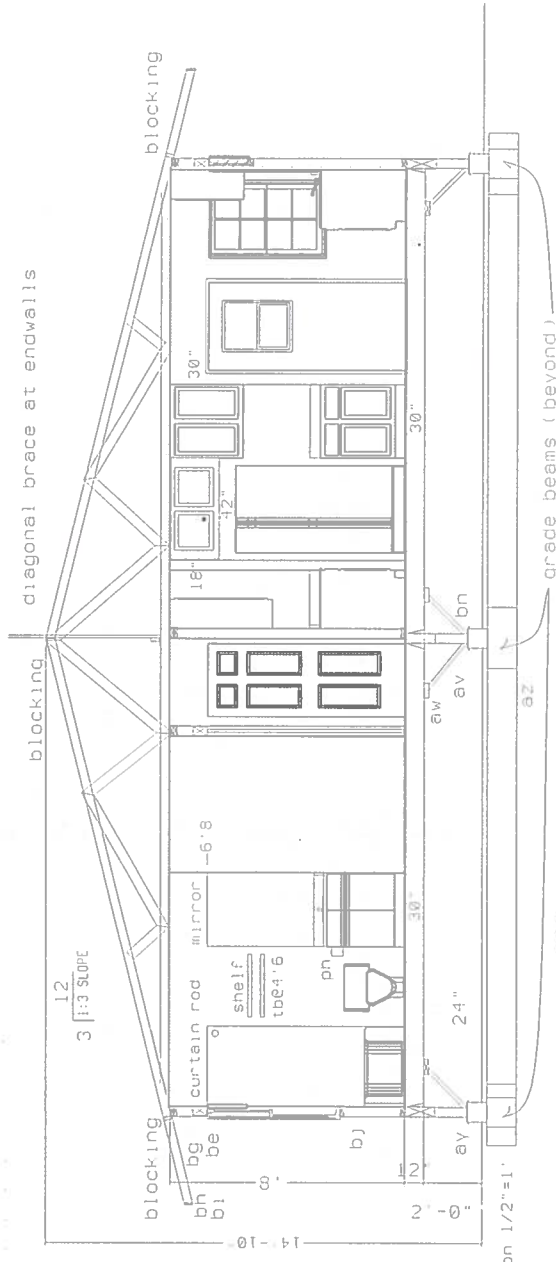


BED ROOM PLAN



02'-8" TRUSS ELEVATION

DETAIL FOR JOBBUILT TRUSSES 1/4"=1'



Section / Elevation 3/8"=1'

see spot footing detail on A02

END GRADE SYMBOL

NOTICE TO CONTRACTORS



**STEVEN A. SCHWITZER**  
**LICENSED PROFESSIONAL ARCHITECT**  
 No. 7008  
 State of Hawaii

**NOTICE TO OWNER/CONTRACTOR**  
 Approved of this plan is given subject to the following conditions:  
 1. All construction shall be in accordance with the approved plans, specifications, and notes, and no change shall be made without the written consent of the Planning and Building Department.  
 2. If any changes are made to this plan, I, the architect, shall be notified in writing.  
 3. Use of structures shall conform to all applicable laws, regulations, codes and ordinances.  
 Planning Department  
 County of Maui

**COUNTY OF MAUI PLANNING DEPARTMENT**  
 Approved of this plan is given subject to the following conditions:  
 1. All construction shall be in accordance with the approved plans, specifications, and notes, and no change shall be made without the written consent of the Planning and Building Department.  
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 Planning Department  
 County of Maui

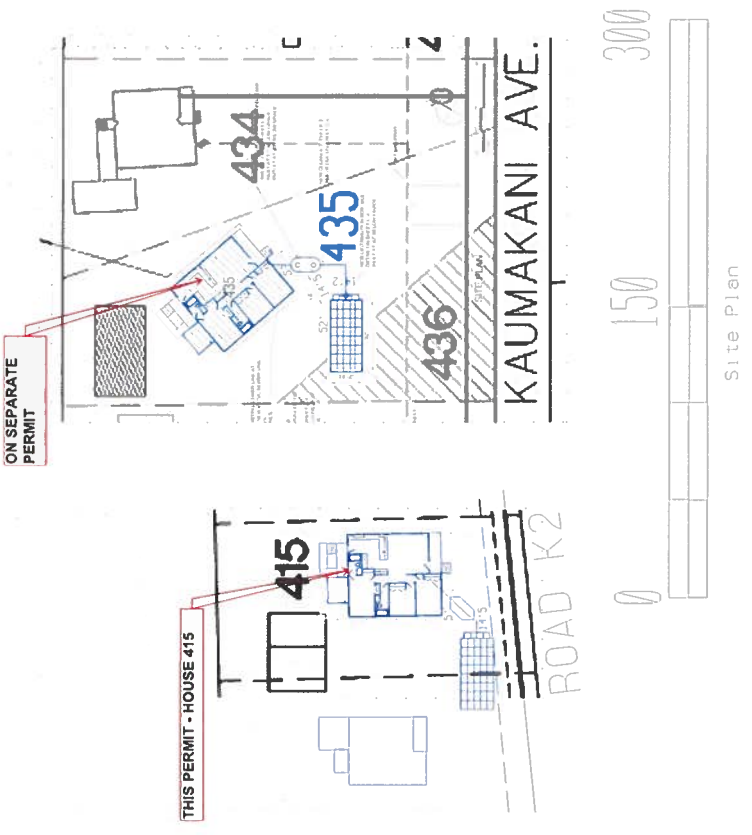
Replacement Dwelling for the Kaumakani Avenue House #415, TMK (4)-1-7-006-001

SCHEWITZER ARCHITECTS  
 Post Office Box 1811, Kaneohe, Kauai, Hawaii 96741

Date: \_\_\_\_\_  
 Rev: \_\_\_\_\_  
 Issued For: \_\_\_\_\_

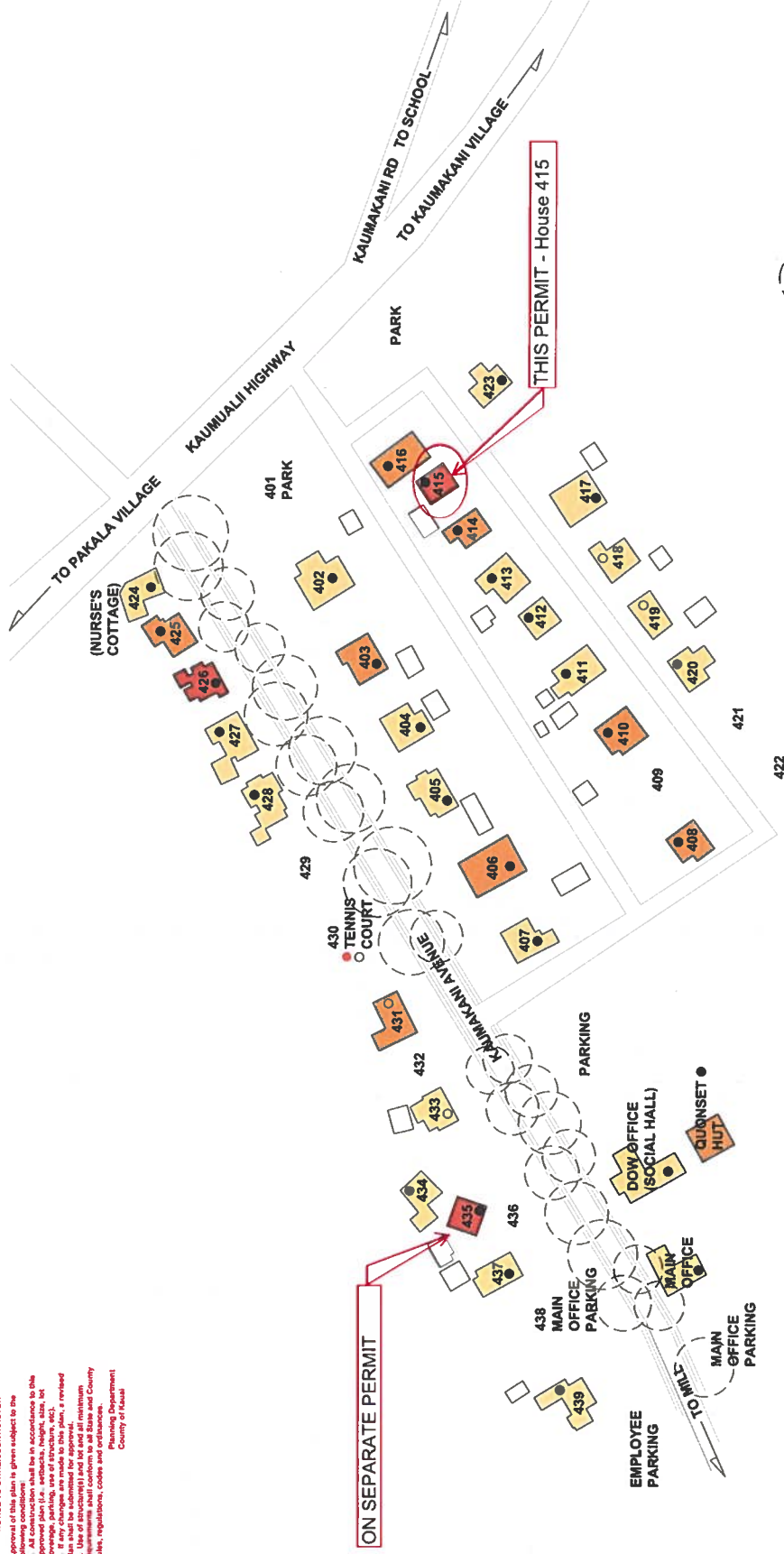
DATE: \_\_\_\_\_  
 JDFP NO.: \_\_\_\_\_

© Drawing Number  
**SP01**  
 See Also Specifications



**COUNTY OF KAUAI, HAWAII (SUPERVISOR)**  
 The undersigned hereby certifies that the information provided herein is true and correct to the best of his/her knowledge and belief, and that the same has been reviewed and approved by the Planning Department of the County of Kauai, Hawaii.

**NOTICE TO OWNER/CONTRACTOR**  
 Approval of this plan is given subject to the following conditions:  
 1. All construction shall be in accordance to the approved plans.  
 2. If any changes are made to this plan, a revised plan must be submitted to the Planning Department for review and approval.  
 3. Use of subcontractors and lot and all minimum requirements shall conform to all State and County laws, regulations, codes and ordinances.  
 Planning Department  
 County of Kauai



MATURE TREE CANOPY

CONDITION ELIGIBILITY

GOOD	CONTRIBUTING
FAIR	NON-CONTRIBUTING
POOR	
NOT SURVEYED (Carports & Sheds)	

10/1/2021



Replacement Dwelling for the Kauamakani Avenue House #415. TMK (4)-1-7-006-001

**G&R Makaweli Plantation - Kaunamakani Avenue**

**FUNG ASSOCIATES INC.**  
 1833 KALANAKUA AVENUE SUITE 1008  
 HONOLULU, HAWAII 96815

SCALE: 1" = 150'-0"



**Kaua'i County Historic Preservation Review Commission  
 (KHPRC)**

**DIRECTOR'S REPORT**

**1) SUMMARY**

**Action Required by KHPRC:**

Consideration of a Class I Zoning Permit to rebuild House #411 in Kaumakani Avenue using a different building type than the original House #411 footprint.

**KHPRC action may include the following:**

- 1) Support for the project as represented.
- 2) A recommendation that its approval of the project should incorporate conditions of approval.
- 3) A recommendation to consider denial of the permits.
- 4) A recommendation to defer action on the permits.

**2) PROJECT INFORMATION**

<b>Permit Numbers</b>	HPRC-2025-2 Class I Zoning Permit Z-XX-2025 Building Permit BP-2025-XX		
<b>Parcel Location:</b>	Kaumakani Avenue, Kaua'i		
<b>Tax Map Key(s):</b>	(4) 1-7-006:001	<b>Area:</b>	46,937,207 sq. ft./ 1,077.5300 acres (for the entire parcel)
<b>LAND USE DESIGNATIONS &amp; VALUES</b>			
<b>Zoning:</b>	T3 Kaumakani Avenue- Plantation Camp (T3KA-PC) per the Plantation Camp Form Based Code or Plantation Camp Zoning District		
<b>State Land Use District:</b>	Urban		
<b>General Plan Designation:</b>	Plantation Camp		
<b>Owner(s)/ Applicant:</b>	Gay and Robinson, Inc.		

### 3) PROJECT DESCRIPTION

The Applicant, Gay and Robinson, Inc., is proposing to amend previous plans for the rebuild of House #411 in Kaumakani Avenue. During the **November 16, 2023 KHPRC meeting**, the Applicant's intent was to demolish and reconstruct House #411 after it sustained extensive fire damage throughout portions of the structure. The Applicant was proposing to reconstruct House #411 in the same footprint and size to be in keeping with the original design of the house as it was prior to the damage. At the November 2023 meeting, the Commission voted to support the proposed demolition and reconstruction of House #411 with conditions (see attached Exhibit A for a more detailed list of conditions) that encouraged the reconstruction to be in keeping with the original design and where feasible to use original materials to preserve the character defining features.

Following the November 2023 KHPRC meeting, the Applicant submitted a building permit for the demolition of House #411 under building permit BP-23-2915. As represented by the Applicant, the demolition of House #411 is completed. The table below identifies the zoning permit and building permits associated with House #411.

#### House #411

Permit	Permit Number	Description	Status
Zoning Permit	Z-336-2024	Demolition and Reconstruction of House #411	Pending plans for reconstruction
Building Permit	BP-23-2915	Demolition	Approved
Building Permit	BP-23-2916	Reconstruction	Not Submitted Yet

For the reconstruction permit, the Applicant is proposing to construct the building type of House #415 to be placed in the area where House #411 was located. Instead of previous plans to construct the same House #411 building, the Applicant would like to use the House #415 building type because of its smaller footprint and reduced construction costs.

#### 4) PROJECT HISTORY AND BACKGROUND

In addition to House #411, the Commission previously reviewed plans for the demolition and reconstruction of House #415 and House #435. House #415 is located along the same row of homes as House #411 and House #435 is located on the main avenue road.

##### **August 18, 2022 KHPRC Meeting and October 20, 2022 KHPRC Meeting**

During the August 18, 2022 and the October 20, 2022 KHPRC meetings, the Applicant came before the commission with plans for the demolition and reconstruction of House #415 and House #435. At the time of the application, the current zoning designation of the subject property was Plantation Camp Zoning District, which allowed the Applicant to rebuild to the same footprint and size.

Following the October 2022 meeting, the Applicant submitted building permits and zoning permits for the demolition and reconstruction of House #415 and House #435 (see permit details in the table below). As represented by the Applicants, the reconstruction of both houses are complete and shown in the pictures provided in the application.

##### **House #415- Permit History**

Permit	Permit Number	Description
Zoning Permit	Z-373-2023	Demolition and Reconstruction of House #415
Building Permit	BP-2023-358	Demolition of House #415
Building Permit	BP-2023-359	Reconstruction of House #415

##### **House #435- Permit History**

Permit	Permit Number	Description
Zoning Permit	Z-372-2023	Demolition and Reconstruction of House #435
Building Permit	BP-2023-356	Demolition of House #435
Building Permit	BP-2023-357	Reconstruction of House #435

## 5) TRIGGER FOR KHPRC REVIEW

*Hawai'i Revised Statutes (HRS) §6E-2 defines "Historic property" as "any building, structure, object, district, area, or site, including heiau and underwater site, which is over fifty years old."*

*Hawai'i Administrative Rules Title 13 defines "Significant Historic Property" as "any historic property that meets the criteria" for listing on the Hawai'i Register of Historic Places under HAR 275-6(b) or HAR 2846(b).*

**Site/Building/Structure/Object IS NOT Listed on the National or State Historic Register.**

**The subject property is NOT located in a Historic District.**

**The subject property IS over 50 years old and IS by law defined as a "historic property."**

**The subject property IS included on the KHPRC inventory list.**

## 6) CRITERIA FOR NOMINATIONS TO THE HAWAI'I REGISTER OF HISTORIC PLACES

In 2021, the Applicant prepared a "***Historic Architectural Preliminary Assessment***", hereinafter referred to as the "Fung Report," to ascertain whether certain plantation-related neighborhoods in Kaumakani and Makaweli meet the criteria for listing in the Hawai'i and/ or National Registers of Historic Places.

The Fung Report included that the three residential areas, including Kaumakani Avenue, appear to meet the criteria for listing in the Hawai'i and/ or National Register of Historic Places as three individual historic districts. Furthermore, the Fung Report asserts that Kaumakani Avenue has retained its historic integrity and appears to meet at a local level both Criterion A for their associations with the history of sugar on Kaua'i and Criteria C for being good examples of plantation architecture constructed in Hawai'i during the first half of the twentieth century.

The Department concurs with the Fung Report's assessment of Kaumakani Avenue's eligibility to be listed as a historic district on the State register.

## 7) EVALUATION OF HISTORIC INTEGRITY

Due to the extensive nature of the fire damage, House #411 was demolished and the only aspects of its historic integrity that remained are the location and the setting of where the structure was located.

It should be noted that while the structural integrity of House #411 is lost, the historic integrity of Kaumakani Avenue, as a historic district, is still retained and intact. Many of the other homes located within Kaumakani Avenue are still standing and together maintain the unique historic character of the area. Although some homes have been demolished and reconstructed, the reconstructed homes have been in keeping with what was previously there.

## **8) DEPARTMENT'S EVALUATION**

In evaluating the proposed scope of work, the Department offers the following considerations:

### **House #411 vs. House #415**

#### **Different Footprint Size and Character Defining Features**

In comparing the two structures, it should be noted that the original House #411 was a larger footprint than House #415. In addition, House #411 and House #415 have some different character defining features. According to the Fung Report (2021), House numbers 412, 413, 414, 415, 434, and 435 represent the post-war period and are identical with similar character defining features such as front facing gable roofs, corner porches, and tongue and groove walls having internal girts (p. 9). In contrast, the Fung Report (2021) identified the character defining features of House #411 as the vertical tongue and groove walls, 2x2 double hung windows, metal roof material, pyramidal roof shape, and a wrap around lanai.

#### **Similar Building Types to Other Existing Homes**

If the House #415 building type were to be constructed in the vacant area of House #411, then it would be in keeping with four other homes (House #412, 413, 414, and 415) that are located next to and along the same side of the road of where House #411 would be located. The four house numbers and House #411 were identified by the Fung Report as contributing structures to the potential historic district eligibility. Therefore, if the Applicant were to proceed with using the #415 building type, then it may not be what was originally there but would at least be a building type that is authentic to Kaumakani Avenue.



### **Analysis the Plantation Camp Zoning District versus the Plantation Camp Form Based Codes**

Prior to the adoption of the Plantation Camp Form Based Codes for Kaumakani Village and Kaumkani Avenue in 2022, the zoning designation for Kaumakani Avenue was Plantation Camp Zoning District. Under the Plantation Camp Zoning District, a property owner could reconstruct the same structure as it was prior to the adoption of the Plantation Camp Zoning District.

In contrast, the Plantation Camp Form Based Codes provides more flexibility and options to construct homes that are in keeping with the general character of the area. The Kaumakani Avenue homes are primarily in the T3 Kaumakani Avenue-Plantation Camp transect zone. According to the code, this transect zone intends:

“...to preserve the existing and historic residential single-family building types (Avenue Cottage) and the distinct character of the tree-lined avenue with spacious setbacks. Minor infill development is anticipated on previously occupied but vacant areas. The Avenue cottage building type is defined by its height, roof pitch, and style.” (p. 7)

Today, the Applicant can choose between the Plantation Camp Zoning District and rebuild the same structure or the Plantation Camp Form Based Codes, which would require the construction of an Avenue Cottage (see Exhibit B). The Applicant's proposal to construct House #415 in place of House #411 would meet the requirements under the Plantation Camp Form Based Codes for an Avenue Cottage, but would not be compliant under the Plantation Camp Zoning District as House #415 is not the same size or footprint of the original design of House #411.

## **9) RECOMMENDATION**

**Based on the foregoing evaluation, the Planning Department recommends that the Kaua'i Historic Preservation Review Commission advise on what would be appropriate given the options laid out under the Plantation Camp Zoning District and the Plantation Camp Form Based Codes.**


The Commission is further advised that this report does not represent the Planning Department's final recommendation in view of the forthcoming public hearing process whereby the entire record should be considered prior to decision making. The entire record includes but is not limited to:

- a. Government agency comments;

- b. Testimony from the general public and interested others; and
- c. The land owner's response.

By   
MARISA VALENCIANO  
Planner

Approved & Recommended to Commission:

By   
JODI A. HIGUCHI SAYAGUSA  
Deputy Director of Planning

Date: 9/10/24

# EXHIBIT "A"



## KAUA'I HISTORIC PRESERVATION REVIEW COMMISSION

JODI A. HIGUCHI SAYEGUSA, CLERK OF COMMISSION

GERALD IDA, CHAIR  
SUSAN REMOALDO, VICE CHAIR  
LEE GATELY, MEMBER  
KATHLEEN KIKUCHI-SAMONTE,  
MEMBER  
CAROLYN LARSON, MEMBER  
STEPHEN LONG, MEMBER  
SANDI QUINSAAT, MEMBER  
AUBREY SUMMERS, MEMBER  
VICTORIA WICHMAN, MEMBER

### MEMORANDUM

**DATE:** November 27, 2023

**TO:** Dale Cua, Planning Department – Regulatory Division

**FROM:** Jodi Higuchi Sayegusa, Clerk of the Kaua'i Historic Preservation Review Commission *JAS*

**SUBJECT:** Kaua'i Historic Preservation Review Commission Action for:  
Gay and Robinson, Kaumakani Avenue  
Proposed Demolition and Proposed Reconstruction of House #411  
Tax Map Key: (4) 1-7-006:001  
HPRC-2024-6  
Class I Zoning Permit Z-XXX-XXX  
Building Permits: BP-24-XXXX

This letter memorializes the actions taken by the Kaua'i Historic Preservation Review Commission (KHPRC) effective **November 16, 2023** concerning approval for the proposed demolition and the proposed reconstruction of House #411 located in Kaumakani Avenue.

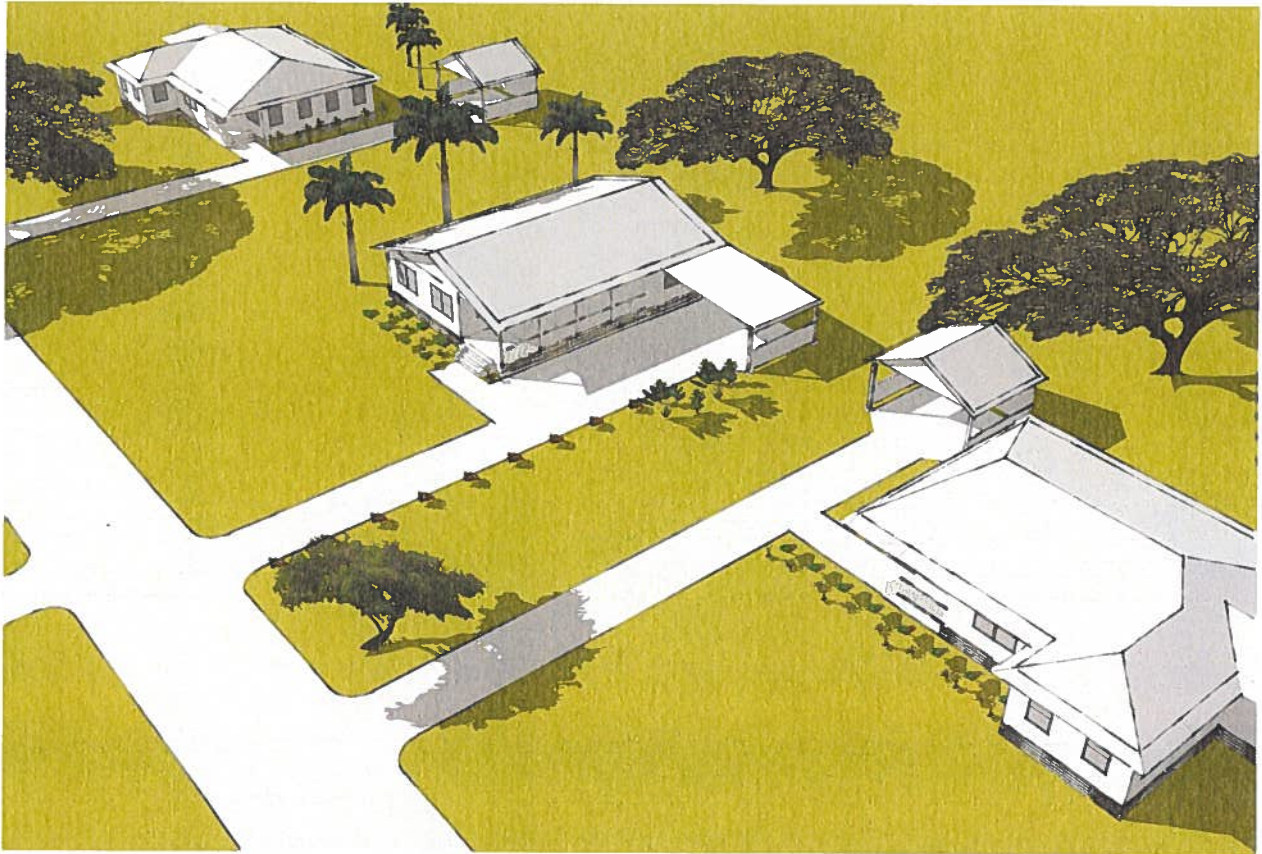
The commission voted to support the proposed demolition and reconstruction of House #411 with the following conditions:

- The Applicant shall reconstruct the home in the same orientation and placement of the original home.
- Where feasible, the Applicant shall consider using the original materials, that are salvageable, for the character defining features.
- Prior to demolition, the Applicant shall take interior and exterior photos of the structure and submit to the Department for its records.
- The Applicant shall be mindful of as much attention to detail as possible – doors, windows, rafter tails, railings, and built-ins.

Please do not hesitate to contact us should you have any questions.

# EXHIBIT "B"

2.1.040 T3 Kaumakani Avenue - Plantation Camp (T3KA-PC)



General note: the illustration above is intended to provide a brief overview of the transect zone and is descriptive in nature.

**A. Transect Zone Intent and Description**

- This transect zone maintains the historical pattern and intensity of the Kaumakani Avenue while allowing new construction to occur on sites that were previously demolished or do not contribute to the historical integrity of the Avenue area.

**B. Building Types (Choose one.)**

**1. Permissible Building Types Standards**

- i. Avenue Cottage 2.2.080
- With the exception of accessory structures, all other building types are prohibited.

**C. Use Table**

i. Residential Uses	Permitted Use
ii. Home Businesses	Permitted Use

- Residential use within the Avenue Cottage building type is the only permissible use within this transect. Home businesses are a permissible residential use within an Avenue Cottage. All other uses are prohibited.

## T3 Kaumakani Avenue - Plantation Camp (T3KA-PC)

**D. Building Placement****1. Front Thoroughfare Setbacks**

- i. The Cottage front shall be set to align with the façade of the body of the front most immediately adjacent Cottage's front.
- ii. Any new Cottage is prohibited from not aligning its front with the façade of the front most immediately adjacent Cottage's front.

**2. Side Thoroughfare Setbacks**

- i. The Cottage's side shall be set to align with the most immediately adjacent Cottage's side street side.

**3. Building-to-Building Setbacks**

- i. There is a 40 foot minimum setback between Cottages.

**4. Additional Building Placement Standards**

- i. Fences and encroachments are prohibited in the front setback area.

**E. Building Form****1. Height**

- i. All structures shall have a maximum height limit of nine feet from the finished floor to the top of wall plate. Up to four additional feet provided to elevate the structure on post-on-pier.
- ii. Finished grade at main entry shall not be greater than four feet above existing grade.

**2. Roof Pitch****a. All Building Types**

- i. Hip, Hip Gable, or Gable roofs are permissible roof types. Flat or Single-Sloping shed roofs are prohibited on Cottages.

**b. Accessory Structure**

- i. Gable, Hip, Hip Gable, Flat, and Single-Sloping shed roofs are permissible roof types.

**F. Accessory Structures**

- i. Non-habitable accessory structures do not require a building type and shall be located behind the rear of the Kaumakani Avenue Cottage body or Lānai Carport.
- ii. Accessory structures are allowed throughout this zone.
- iii. Accessory structures shall not exceed 250 square feet in size.
- iv. Accessory structures shall be limited to no more than three per Cottage.
- v. There is a 10 foot minimum setback for accessory structures (ie from Cottages or other accessory structures).

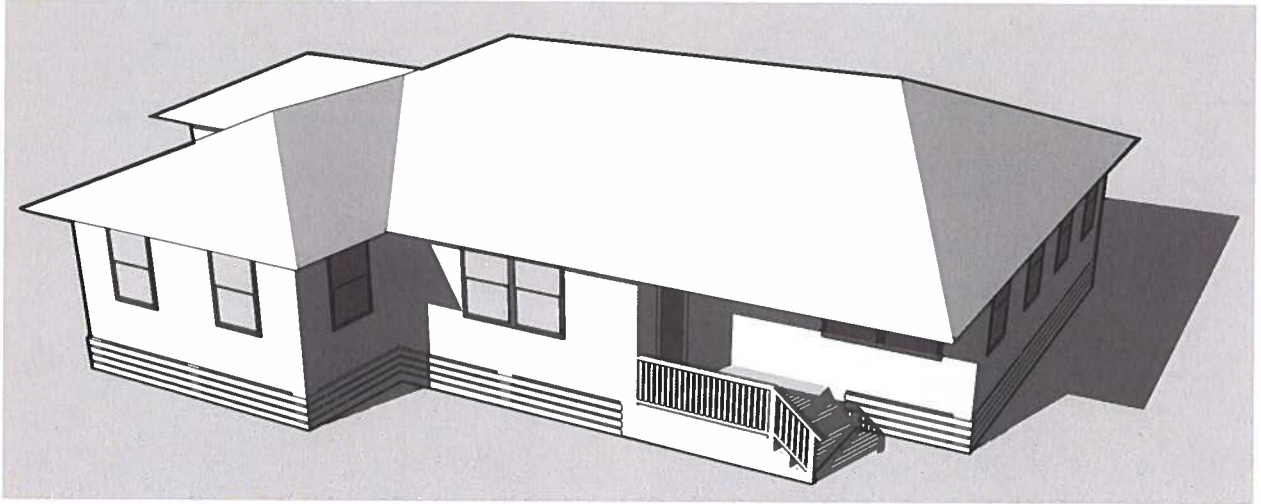
**G. Parking****1. Required Spaces**

- i. Two off-thoroughfare parking stalls are required per Cottage.

**2. Parking Setback**

- i. All off-thoroughfare parking areas shall be setback a minimum of 10 feet to the rear of the respective Cottage's building front.

## 2.2.080 Kaumakani Avenue Cottage



General note: the illustration above is intended to provide a brief overview of the building type and is descriptive in nature.

### A. Description

**Avenue Cottage:** This building type is a medium-sized detached residential structure.

### B. Building Size and Massing

#### 1. Massing

- i. Avenue Cottage shall have one main body section.
- ii. No more than one main body is permissible for each Avenue Cottage.
- iii. An Avenue Cottage may have multiple wings attached to the main body.
- iv. Wings shall not be attached to each other.

#### 2. Main Body

- i. The width of the main body shall not be greater than 40 feet.
- ii. The depth of the main body shall not be greater than 40 feet.

#### 3. Wing(s)

- i. The width of the wing shall not be greater than 20 feet.
- ii. The depth of the wing shall not be greater than 20 feet.
- iii. Where multiple wings are proposed, each wing shall have at least 10 feet of separation from each other respective wing.

### C. Building Frontages

- i. A Kaumakani Avenue Cottage shall have at least one frontage type. The permissible frontage types are: Lānai, Projecting; Lānai, Engaged; and Stoop. All other frontage types are prohibited.

### D. Pedestrian Access

- i. Main entrances' locations shall be located in the front of the Kaumakani Avenue Cottage.

### E. Foundations

- i. At least 50 percent of the cottage shall be post-on-pier.

### F. Fenestration

- i. All windows shall be double hung.

### G. Siding

- i. Except for foundations and posts, all siding material shall be wood-based material.
- ii. All siding shall be vertically aligned.

### H. Height

- i. The Kaumakani Avenue Cottage shall have a nine feet maximum height limitation from finished floor to top of wall plate.
- ii. Up to four additional feet is permissible to elevate the Cottage on post-on-pier.

### I. Roof Pitch

- i. Hip, hip-gable, and gable roofs are permissible roof types.
- ii. Flat or single-sloping shed roofs are prohibited on cottages.