



KAUA'I HISTORIC PRESERVATION REVIEW COMMISSION

RECEIVED

CAROLYN LARSON, CHAIR
STEPHEN LONG, VICE CHAIR

JAMES GUERBER, MEMBER
GERALD IDA, MEMBER
SUSAN REMOALDO, MEMBER
AUBREY SUMMERS, MEMBER

22 OCT 12 P3:31

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

- **The meeting location that will be open to the public with audiovisual connection is:**
 - Līhu'e Civic Center, Moikeha Building
 - Meeting Room 2A-2B
 - 4444 Rice Street, Līhu'e, Kaua'i, Hawai'i
- The public may also attend the meeting through Zoom using link provided on the agenda.
 - If the Zoom connection or audio/visual connection is lost and cannot be restored within 30 minutes during the meetings, the Commission will continue all matters and reconvene at the next scheduled Commission Meeting.
- **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 and submitted to planningdepartment@kauai.gov or mailed to the Kaua'i County Planning Department 4444 Rice Street., Ste A473, Līhu'e, Hawai'i 96766. Written testimony received by the Planning Department at least **24 hours prior** to the meeting will be distributed to all Commissioners prior to the meeting. Any testimony received after this time and up to the start of the meeting will be summarized by the Clerk of the Commission during the meeting and added to the record thereafter.
- **Oral testimony** will be taken on specific agenda items, **in-person at the public meeting location or via Zoom link as an additional accommodation.**
 - All testifier audio and video will be disabled until it is your turn to testify.
 - Per the Commission's and Chairs practice, there is a three-minute time limit per testifier, per agenda item.
 - If there are temporary technical glitches during your turn to testify, we may have to move on to the next person due to time constraints; we appreciate your understanding.
- **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 ASEGRETI@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, October 20, 2022
1:30 p.m. or shortly thereafter
Līhu'e Civic Center, Moikeha Building
Meeting Room 2A-2B
4444 Rice Street, Līhu'e, Kaua'i, Hawai'i

ZOOM MEETING LINK:

<https://us06web.zoom.us/j/87815437572>

A. CALL TO ORDER BY CHAIR

B. ROLL CALL

C. APPROVAL OF AGENDA

D. APPROVAL OF THE MINUTES

a. June 16, 2022

E. GENERAL BUSINESS

F. COMMUNICATIONS

a. Email Memorandum and revised plans from ADM Architecture + Interiors dated October 11, 2022 to transmit the revised preliminary plans for Sueoka Market for the commission to review in advance of a future meeting

G. UNFINISHED BUSINESS

1. **Gay & Robinson, Inc.- Kaumakani Avenue**
Proposed demolition and proposed reconstruction of two existing single-family residences
Tax Map Key: (4) 1-7-006:001

Consideration of a Class I Zoning Permit for the proposed demolition and the proposed reconstruction of two existing single-family homes located within the Kaumakani Avenue

H. NEW BUSINESS

1. TRILEAF (on behalf of Verizon Wireless)

Proposed installation of a new telecommunications facility on an existing rooftop at the Sheraton Kaua'i Coconut Beach Resort Hotel along with new ground equipment cabinets, underground utilities, and associated improvements

Sheraton Kaua'i Coconut Beach Resort Hotel
650 Aleka Loop, Kapa'a
Tax Map Key: (4) 4-3-007:028
Kapa'a, Hawai'i

National Historic Preservation Act, Section 106: Consultation with Native Hawaiian Organizations and Potential Consulting Parties

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. Gay & Robinson, Inc.- Kaumakani Avenue

Proposed demolition and proposed reconstruction of two existing single-family residences

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

Consideration of a Class I Zoning Permit for the proposed demolition and the proposed reconstruction of two existing single-family homes located within the Kaumakani Avenue

2. TRILEAF (on behalf of Verizon Wireless)

Proposed installation of a new telecommunications facility on an existing rooftop at the Sheraton Kaua'i Coconut Beach Resort Hotel along with new ground equipment cabinets, underground utilities, and associated improvements

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650 Aleka Loop, Kapa'a
Tax Map Key: (4) 4-3-007:028
Kapa'a, Hawai'i

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a. Director's report pertaining to this matter.

J. ANNOUNCEMENTS

- a. **Historic Hawai'i Foundation**
Hawai'i Preservation in Practice Training Seminar: Identifying & Documenting
Character-Defining Features
Wednesday, October 26, 2022
10:00am-11:30am
Virtual Webinar via Zoom

K. SELECTION OF NEXT MEETING DATE AND AGENDA TOPICS (November 17, 2022)

L. ADJOURNMENT

COUNTY OF KAUA'I
Minutes of Meeting
OPEN SESSION

DRAFT To Be Approved

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

D.a.

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

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

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

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

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

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

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

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

Submitted by: Sandra M. Muragin, Commission Support Clerk Reviewed and Approved by: Stephen Long, Chair Pro Tem

- Approved as circulated.
- Approved with amendments. See minutes of _____ meeting.

From: [Robyn Pila](#)
To: [Marisa Valenciano](#)
Cc: [Grant Sumile](#); [Darin Fukunaga](#)
Subject: RE: Sueoka Store-Design Submittal Revision 2-dated October 2022
Date: Wednesday, October 12, 2022 8:53:18 AM
Attachments: [Sueoka Store-Preservation & Expansion-Design Submittal REV2-CLOUDED TO SHOW REVISIONS.pdf](#)

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Hi Marisa,

We added additional notes and revision clouds to make it easier to see the new changes. Please see attached for the updated package.

Please note the following additional revision clouds:

- Proposed Site Plan & First Floor Plan (pg 8), Proposed First Floor Plan (pg 10), Proposed Second Floor / Roof Plan (pg 11), Proposed Koloa Storefront Details (pg 13)
 - Removed deli bump out.
 - Rearranged lanai & parking and added landscaped area to conceal two-story storage structure.
- Proposed Exterior Elevations & Proposed Finish Materials (pg 12)
 - Changed 2 store storage roof to a flat roof.
- Proposed Building Sections (pg 14)
 - Reduced lanai roof height
 - Reduced storage roof height
- Renderings (pg 15-18)
 - Storage roof beyond as viewed from eye level from Koloa Road
 - Removed deli bump out.
 - Reduced storage roof height
 - Rearranged lanai & parking and added landscaped area to conceal two-story storage structure.

Should there be any questions, please feel free to contact me at 808.597.1662.

Thank you,

Robyn Pila
Architectural Designer
ADM Retail Planning & Architecture, Inc.

1311 Kapiolani Boulevard, Suite 608
Honolulu, Hawaii 96814
T (808) 597.1662
F (808) 597.1667
W www.adm-rpa.com



From: Robyn Pila
Sent: Tuesday, October 11, 2022 6:28 PM
To: Marisa Valenciano <mvalenciano@kauai.gov>

F.a.
OCT 20 2022

Cc: Grant Sumile <grants@adm-rpa.com>; Darin Fukunaga <darinf@adm-rpa.com>

Subject: Sueoka Store-Design Submittal Revision 2-dated October 2022



11 October 2022

EMAIL MEMORANDUM

TO: Kauai County Planning Department
Attn.: Marisa Valenciano
4444 Rice Street, Suite 473
Lihue, HI 96766

FROM: Robyn Pila
ADM Architecture + Interiors

PROJECT: Sueoka Store – Preservation & Expansion
ADM Proj.: ABC-41112.10
CRN: KCPD-05

SUBJECT: Design Submittal Revision 2 – dated October 2022

Please find the attached items regarding the subject project for your review.

- One (1) 24"x36" PDF copy of Sueoka Store-Preservation & Expansion-Design Submittal Revision 2, dated October 2022 (18 pages)

Please note the following revisions:

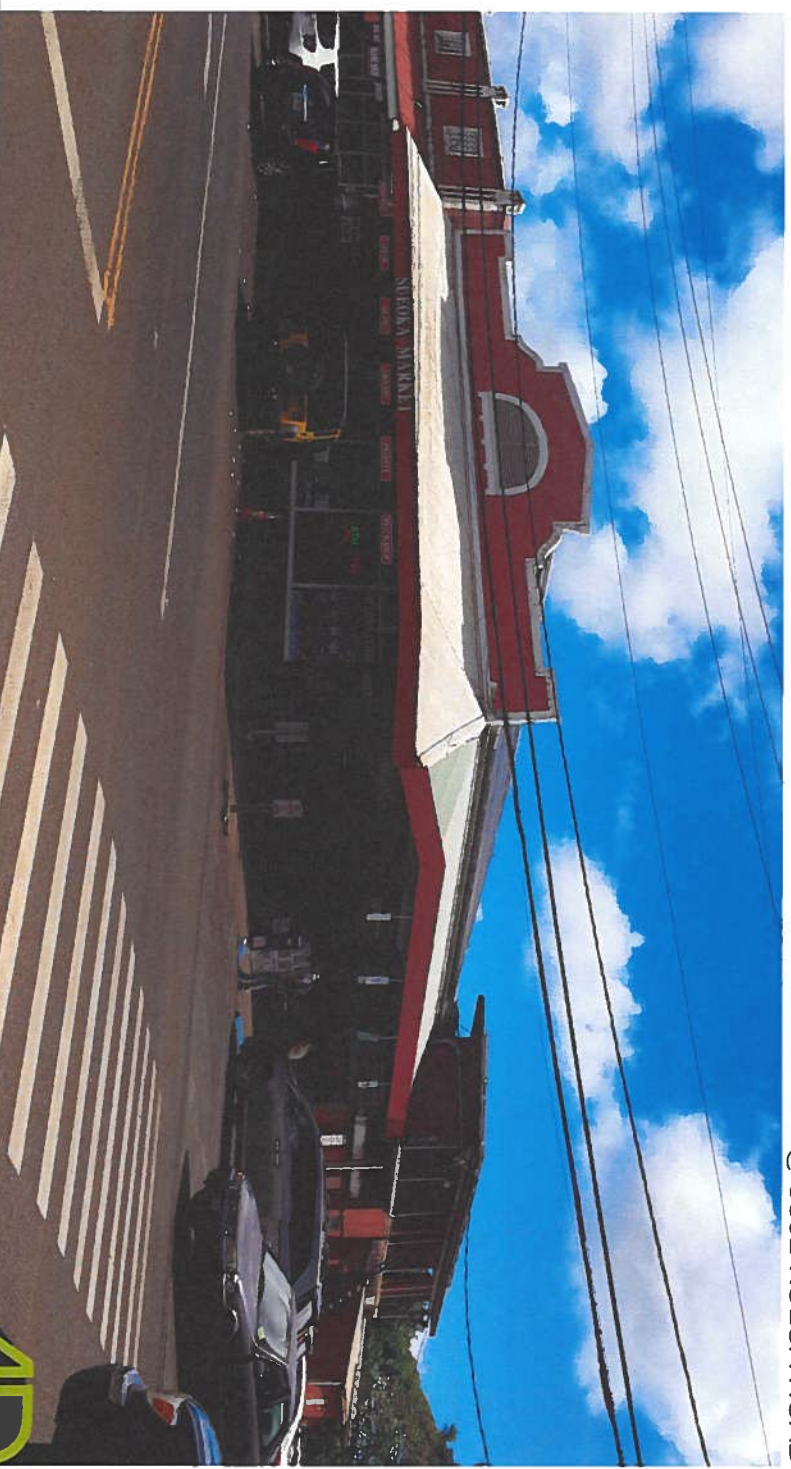
- Proposed Site Plan & First Floor Plan (see pg 8)
 - Removed deli bump out.
 - Rearranged lanai & parking and added landscaped area to conceal two-story storage structure.

Should there be any questions, please feel free to contact me at 808.597.1662.

Cc: Grant Sumile, Darin Fukunaga

SUEOKA STORE PRESERVATION & EXPANSION

@ 5392 KOLOA ROAD



DESIGN SUBMITTAL - REVISION 2

1311 Kapiolani Blvd, Suite 608 | Honolulu, Hawaii 96814 | 808.597.1662(c) 808.597.1667(f)



OCTOBER 2022

- PROJECT DESCRIPTION, VICINITY MAP, LOCATION MAP, SKFBC DATA, IBC DATA, EXISTING PHOTOGRAPHS ----- 3
- EXISTING SITE PLAN - TMK MAP ----- 4
- EXISTING SITE PLAN W/ EXISTING PHOTOGRAPHS ----- 5
- EXISTING SITE PLAN & PROPOSED BUILDING OVERLAY ----- 6
- PROPOSED SITE PLAN - TMK MAP ----- 7
- PROPOSED SITE PLAN & FIRST FLOOR PLAN ----- 8
- EXISTING/DEMOLITION FIRST FLOOR PLAN W/ EXISTING PHOTOGRAPHS ----- 9
- PROPOSED FIRST FLOOR PLAN ----- 10
- PROPOSED SECOND FLOOR / ROOF PLAN ----- 11
- PROPOSED EXTERIOR ELEVATIONS & PROPOSED FINISH MATERIALS ----- 12
- PROPOSED KOLOA STOREFRONT DETAILS ----- 13
- PROPOSED BUILDING SECTIONS ----- 14
- PROPOSED RENDERINGS - STOREFRONT ----- 15
- PROPOSED RENDERINGS - SECOND ENTRY ----- 16
- PROPOSED RENDERINGS - STOREFRONT OVERHEAD ----- 17
- PROPOSED RENDERINGS - SECOND ENTRY OVERHEAD ----- 18

South Kauai Form Based Code

ADDRESS: 5392 KOLOA ROAD, KOLOA, HI 96756
 ZONING: T4 VILLAGE CENTER
 LOT AREA & TMK: SUEOKA STORE LOTS

HEIGHT LIMIT: 2.5 STORIES MAX
 DRIVEWAY: 18' WIDE MAX (< 40 STALLS)
 PARKING:

LOT	TMK	LOT SIZE
LOT 5 (SUEOKA STORE)	(4) 2-8-008-035	6,220 SF
PARCEL 34 (PARKING ENTRY)	(4) 2-8-008-034	10,207 SF
LOT A (CORNER OF STORE BY EXIST RESTROOM)		471 SF
LOT B-1 (YAMADA ROAD)		3,745 SF
LOT 11 (PARKING)	(4) 2-8-008-029	4,553 SF
LOT 12 (PARKING W/ EXIST CONTAINERS)	(4) 2-8-008-028	4,315 SF
LOT 13 (BACK PARKING LOT)	(4) 2-8-008-027	6,753 SF
RIVER ROAD		1,870 SF
LOT 14 (PARKING)	(4) 2-8-008-026	3,799 SF
LOT 15	(4) 2-8-008-025	6,238 SF
LOT 16	(4) 2-8-008-024	5,742 SF
LOT 17	(4) 2-8-008-023	5,926 SF
LOT 18	(4) 2-8-008-022	5,748 SF
MAKAI ROAD		5,486 SF
TOTAL AREA		71,073 SF

LOT COVERAGE: PER C20 - LOT COVERAGE INCLUDES BUILDINGS AND PAVEMENT, PER SKFBC SHALL NOT EXCEED 80% OF THE LOT
 REQUIRED - 71,073 SF X 80% = 56,858 MAX SF
 PROPOSED - 56,512 SF OR 79.5%

FLOOR AREA CALCULATIONS: SUEOKA STORE BUILDING

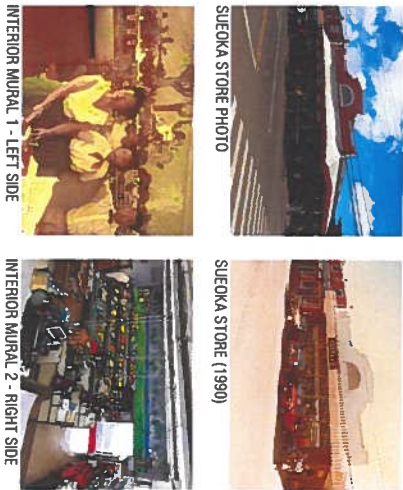
FIRST FLOOR		
EXISTING ENCLOSED		7,056 SF
ENCLOSED ADDITION		7,176 SF
SECOND FLOOR		
ENCLOSED ADDITION		2,596 SF
TOTAL ENCLOSED (SUEOKA STORE BLDG)		16,828 SF
LANAI		
COVERED LANAI 1 (SEATING)		1,408 SF
COVERED LANAI 2 (NO SEATING)		95 SF
TOTAL LANAI (SUEOKA STORE BLDG)		1,503 SF
FUTURE 1 STORY COMMERCIAL BUILDING		
TOTAL ENCLOSED (FUTURE COMMERCIAL BUILDING)		2,880 SF

TSUNAMI EVACUATION ZONE: NO
 DAM EVACUATION ZONE: YES
 FLOOD ZONE: AE
 BUILD TO LIME & PARKING SETBACKS:

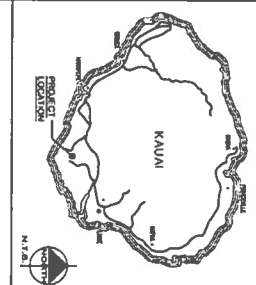
	BUILDING	VEHICLE
FRONT	2'	30'
SIDE (STREET)	2'	5'
SIDE	-	-
REAR	-	5'

REQUIREMENT	REQUIREMENT
VEHICLE - 2 STALLS FOR 1,000 SF	
BIKE - 5% OF VEHICLE REQUIREMENT	
REQUIRED PARKING CALCULATIONS	
VEHICLE	
ENCLOSED AREA	16,828 SF / 500 = 33.6 OR 34 STALLS
COVERED LANAI	1,503 SF / 500 = 3.0 OR 3 STALLS
TOTAL	2,880 SF / 500 = 5.8 OR 6 STALLS
BIKE - 5% OF 43	43 STALLS
PARKING PROVIDED	
VEHICLE	70 STALLS
BIKE	3 STALLS

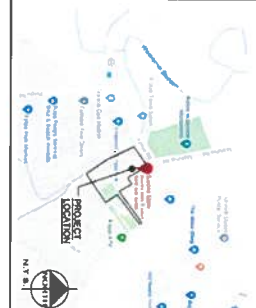
OCCUPANCY GROUP	M
CONSTRUCTION TYPE	VB (W/AUTOMATIC FIRE SPRINKLER)
BUILDING HEIGHT & AREA	
STORIES:	ALLOWABLE STORIES: 2 PROPOSED STORIES: 2
ALLOWABLE AREA (Aa):	Aa = A1 + (A1 x I) + (A1 + Is) Aa = 9,000 + (9,000 x .37) + (9,000 x 2) Aa = 30,330 SF
PROPOSED AREA:	18,542 SF



Vicinity Map



Location Map



Sueoka Store Project Description

History and Preservation of Sueoka Store

Sueoka Store was listed on the National Register for Historic Places in 2019. Sueoka Store opened its doors in Koloa Town over 100 years ago and continues to provide produce and general goods to the local community to this day.*

Man'ichi Sueoka founded Sueoka Store in 1918 after emigrating from Japan. The original store was located in Koloa Sugar Plantation within the Japanese Camp. It was one of two general stores in the Japanese Camp which consisted of approximately 400 households. Man'ichi and his wife Yoshii worked hard to ensure the success of the store even providing a delivery service going as far as Lihue and Keala by horse drawn wagon to deliver specialty dry goods and food from Japan. Man'ichi and Yoshii moved Sueoka Store to its current location at the Waterhouse Building in 1933.*

The Waterhouse Building was built in 1923 by the Waterhouse-Smith family. The building was originally leased to Koloa Motor Company. In 1933, Sueoka Store started leasing a portion of the building and eventually took over the entire building in 1955. Sueoka Store purchased the site in 1993. The Sueoka Store building is a one-story wood frame Western False Front style commercial building of the late 19th and early 20th century American Movement. This building has been deemed to have the integrity of design, workmanship and materials of the mid-1920's and the Western False Front Commercial style. There are two murals on either side of the interior of the store that were painted in the 1950's by a family friend of the Sueoka's. Both murals are intact and were deemed historic. There were also recent additions to the building. A clad team to addition on the ground floor to enclose a walk-in refrigerated storage and a second story reintegration equipment enclosure. Both were deemed non-historic.*

The historic Waterhouse Building exterior will be preserved. The two interior murals along with key interior architectural elements will also be preserved.

*from National Register of Historic Places Registration Form prepared by Minatoshi Architects

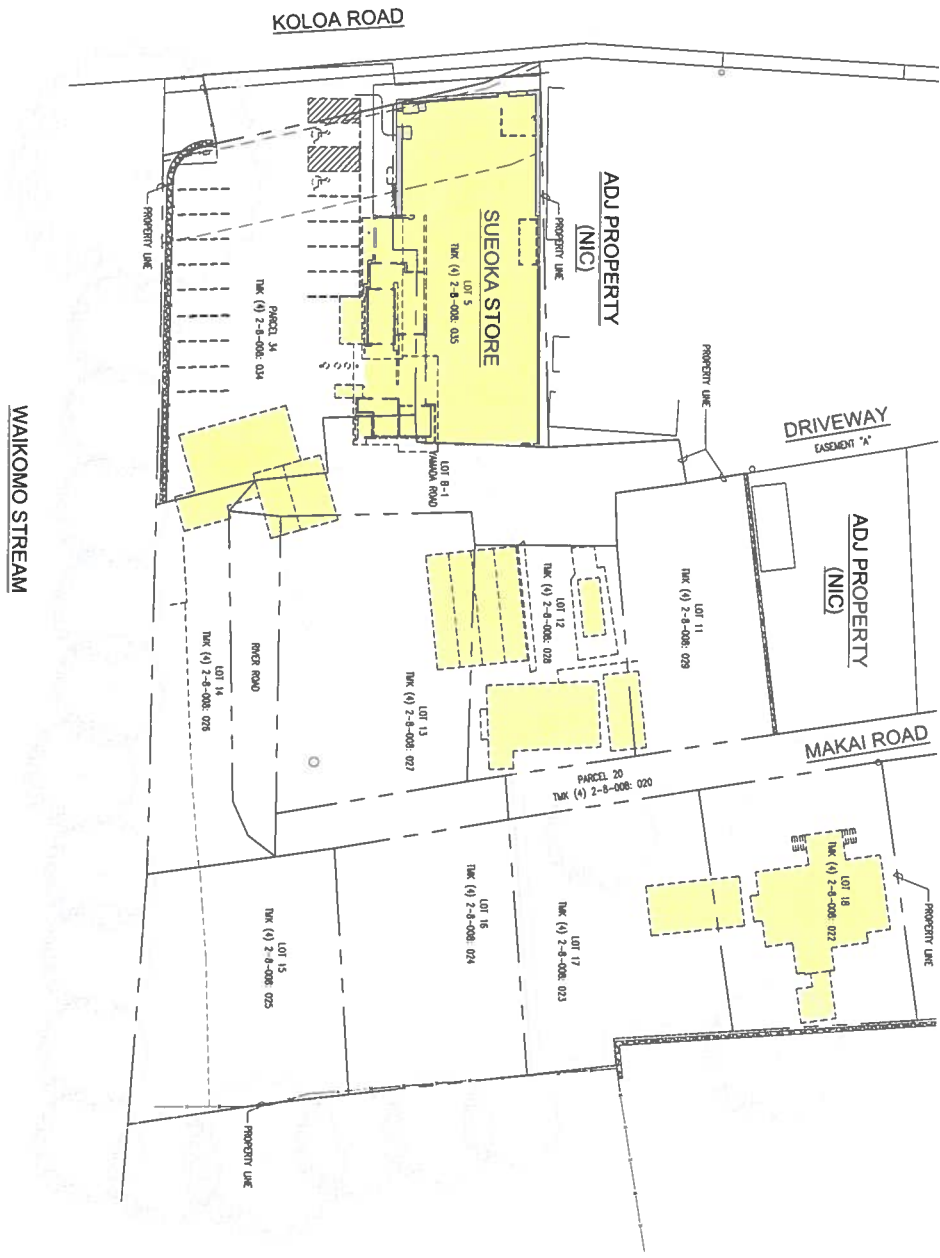
Expansion of Store

The expansion of Sueoka Store will enable the store to provide an expanded offering to the local community as well as visitors. The expansion of the store will begin behind the historic exterior of the Waterhouse Building and will respect and coincide with the historic architecture of the Waterhouse Building while not trying to mimic it so as to establish a clear line between what is historic and what is new.

The exterior architectural character of the expanded building will utilize a plantation style of architecture similar to what is found within Koloa Town. Tongue and groove, and board and batten siding painted a plantation forest green will be the main exterior cladding and will be accented with white painted wood trim. The expanded area of the store will provide an entry from the rear of the building where the majority of the parking will be located. A covered outdoor lanai at the rear entry will have wood posts, wooden rails and steel windows above creating a relaxed, local style environment where family or friends can sit and have a meal or just "talk story".

The expansion will also "clean up" the property removing scattered storage buildings and containers from around the property and consolidate the necessary storage to one 2 story storage structure at the rear of the expansion hidden from view along Koloa Road. The loading area will be moved to the rear of the property.

Although it is preliminary, the approach to the landscaping will be to create a rural, local feel.



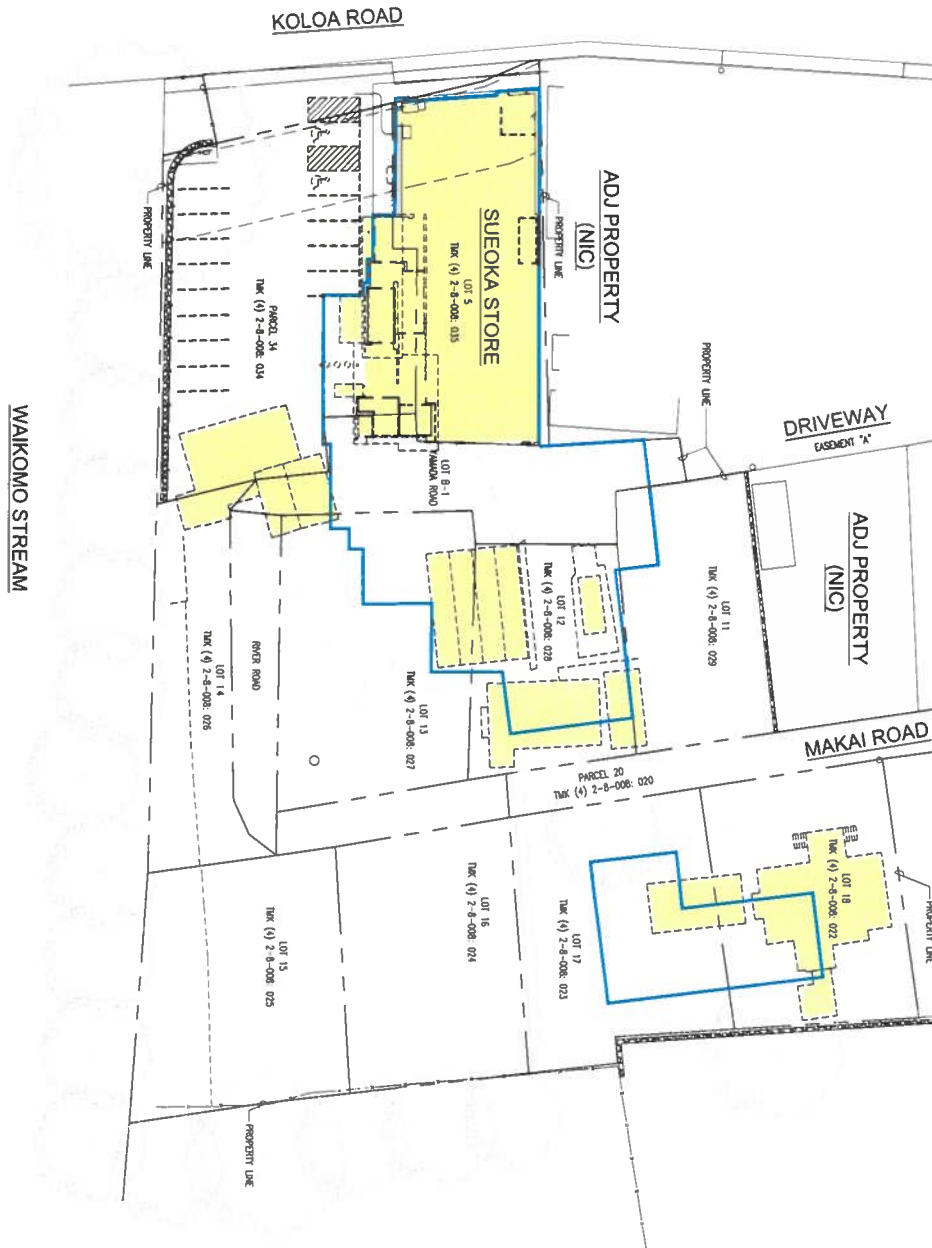
WAIKOMO STREAM



EXISTING SITE PLAN - TMK MAP



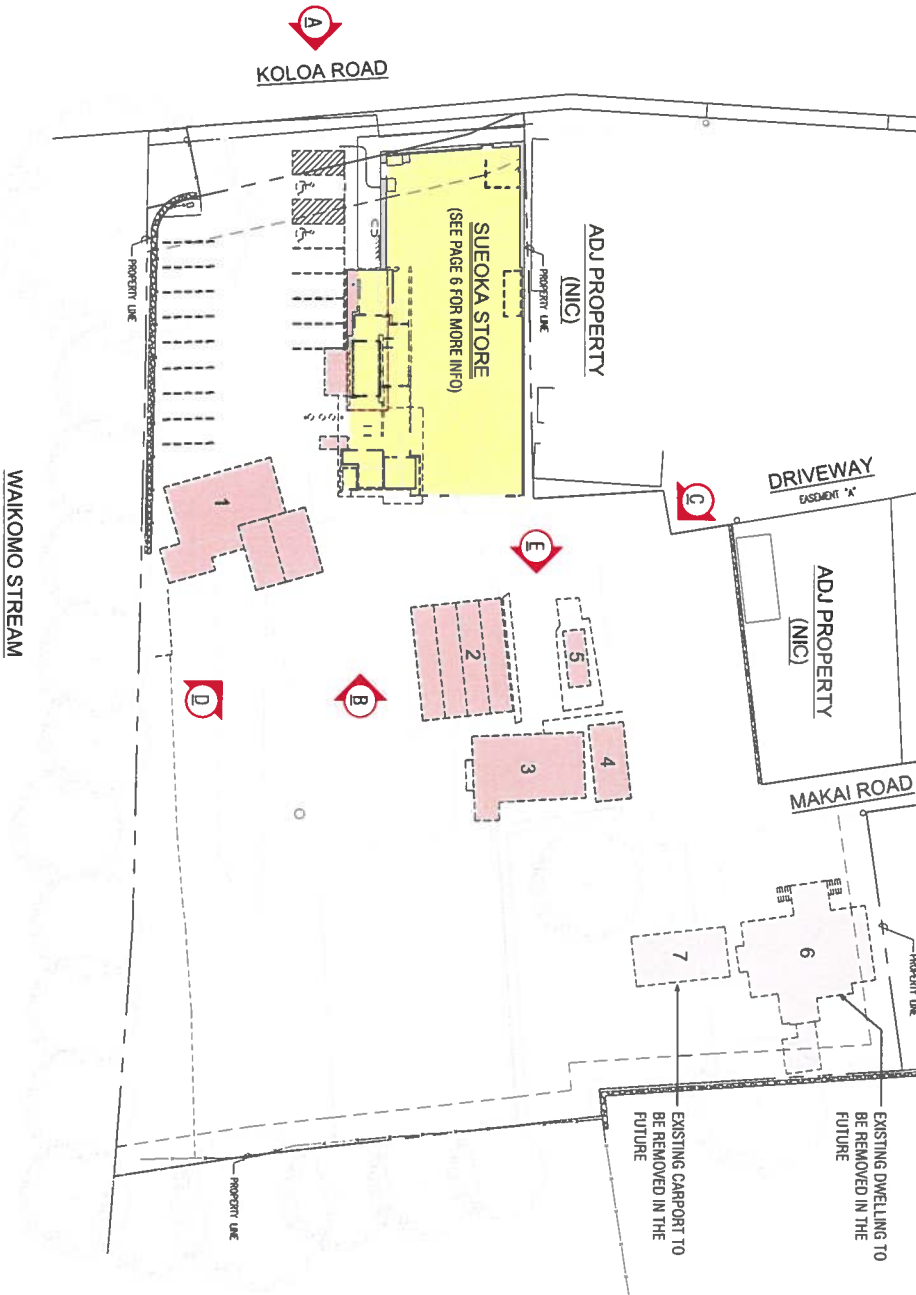
LEGEND
 [Yellow Box] EXISTING ITEMS



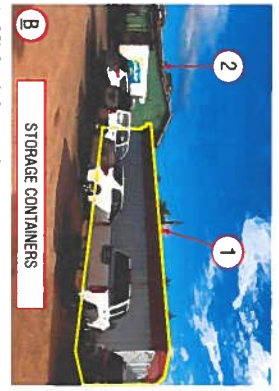
EXIST/DEMO SITE PLAN & PROPOSED BUILDING OVERLAY

GRAPHIC SCALE
0 5 10 20 40'

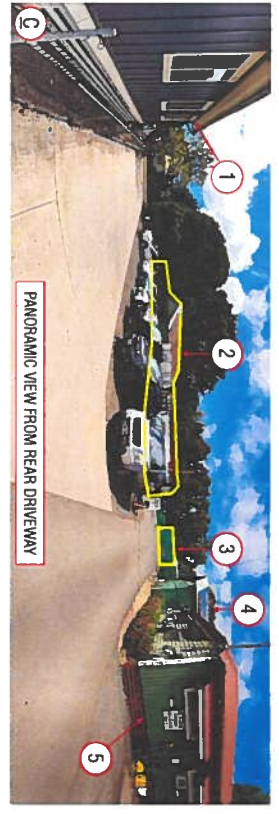
- LEGEND**
- EXISTING ITEMS
 - PROPOSED BUILDING OUTLINE



1 - REMOVE STORAGE SHED (BLDG 1)
2 - SUEOKA STORE (SEE PAGE 6 FOR MORE INFO)



1 - REMOVE STORAGE SHED (BLDG 1)
2 - SUEOKA STORE (SEE PAGE 6 FOR MORE INFO)



1 - ADJACENT PROPERTY BUILDING
2 - REMOVE STORAGE (BLDG'S 2, 3, 4, 5)
3 - REMOVE STORAGE SHED (BLDG 1)
4 - SUEOKA STORE
5 - ADJACENT PROPERTY BUILDING



1 - REMOVE STORAGE SHED (BLDG 1)
2 - SUEOKA STORE (SEE PAGE 6 FOR MORE INFO)



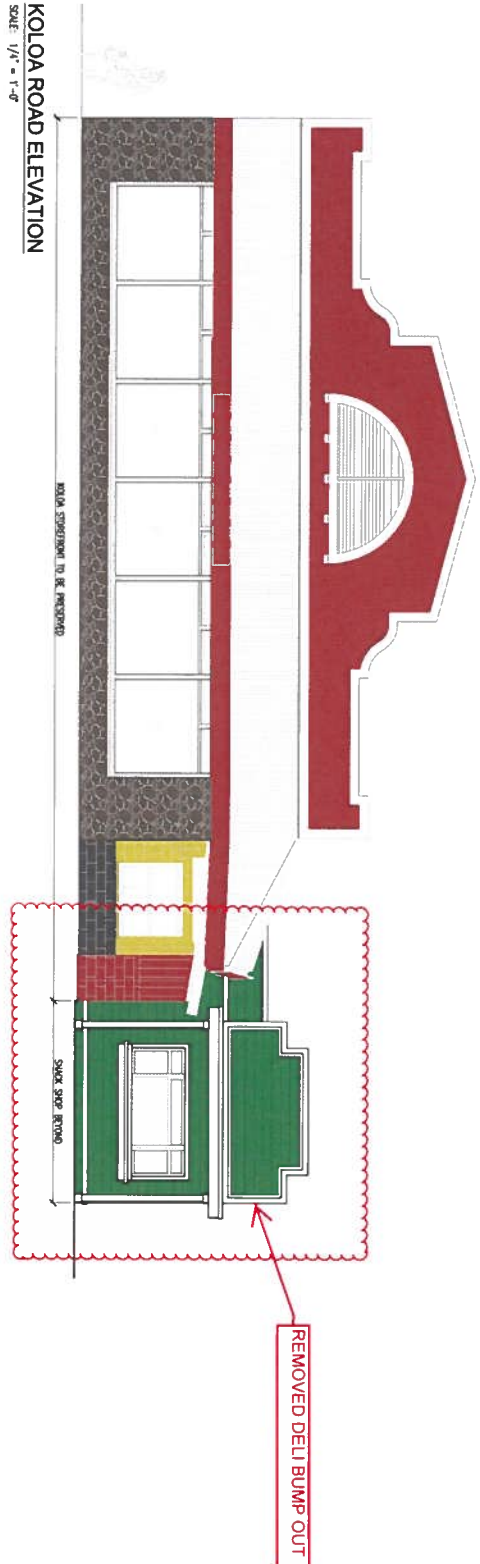
1 - REMOVE STORAGE (BLDG'S 2, 3, 4, 5)

EXIST / DEMO SITE PLAN

GRAPHIC SCALE
0 5 10' 20' 40'

LEGEND

- EXISTING PORTION OF STORE TO BE PRESERVED
- EXISTING ITEMS TO BE REMOVED
- FUTURE ITEMS TO BE REMOVED



KOLOA ROAD ELEVATION
SCALE: 1/4" = 1'-0"



1 STOREFRONT PHOTO (1980)

WINDOW TRIMS FROM THIS PHOTO APPEAR TO MATCH PHOTO 2

REMOVE WINDOW TRIMS ABOVE STOREFRONT & FLOOD GLASS STOREFRONT



2 STOREFRONT PHOTO (1980)

REMOVE TRIMS ABOVE STOREFRONT TO MATCH PHOTO 2

REMOVE WINDOW TRIMS ABOVE STOREFRONT & FLOOD GLASS STOREFRONT



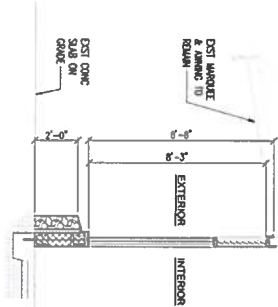
3 STOREFRONT PHOTO (SHOWING WINDOW DETAIL & ROCKWORK) (2020)

REMOVE WINDOW TRIMS ABOVE STOREFRONT TO MATCH PHOTO 2

REMOVE WINDOW TRIMS ABOVE STOREFRONT TO MATCH PHOTO 2

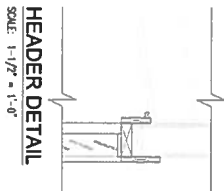
REMOVE WINDOW TRIMS ABOVE STOREFRONT TO MATCH PHOTO 2

REMOVE WINDOW TRIMS ABOVE STOREFRONT TO MATCH PHOTO 2

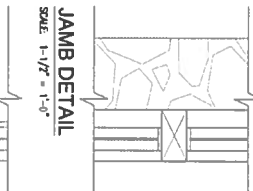


STOREFRONT SECTION
SCALE: 3/8" = 1'-0"

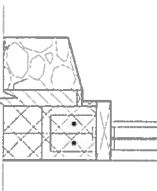
NOTE:
1. WINDOW DETAILS AND FINISHES SHALL BE MADE TO MATCH HISTORIC PHOTOGRAPHS AND DETAILS.



HEADER DETAIL
SCALE: 1-1/2" = 1'-0"

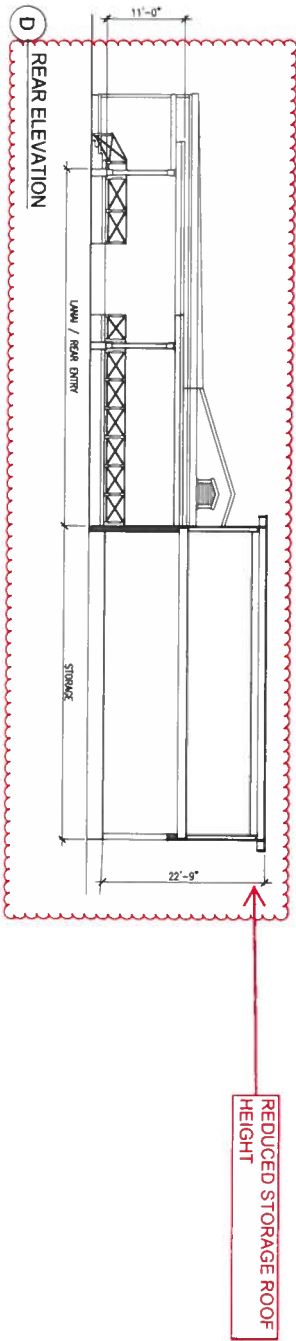
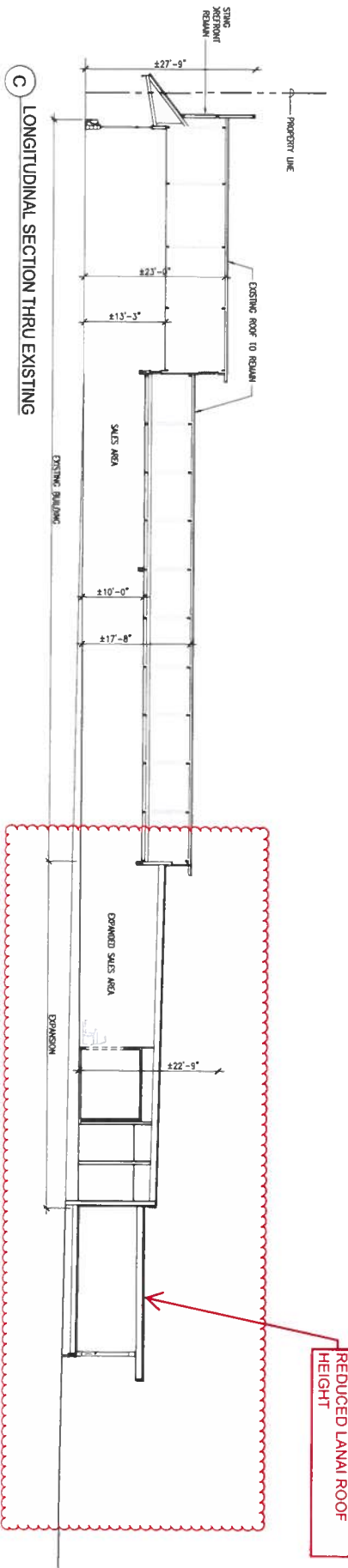
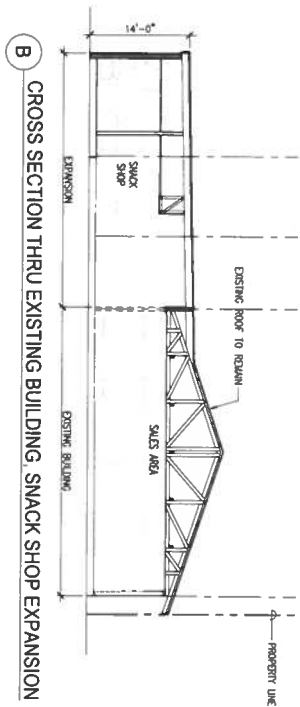
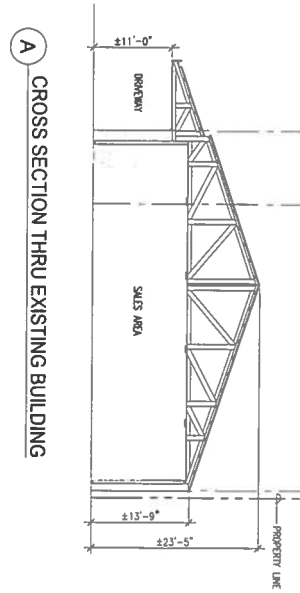


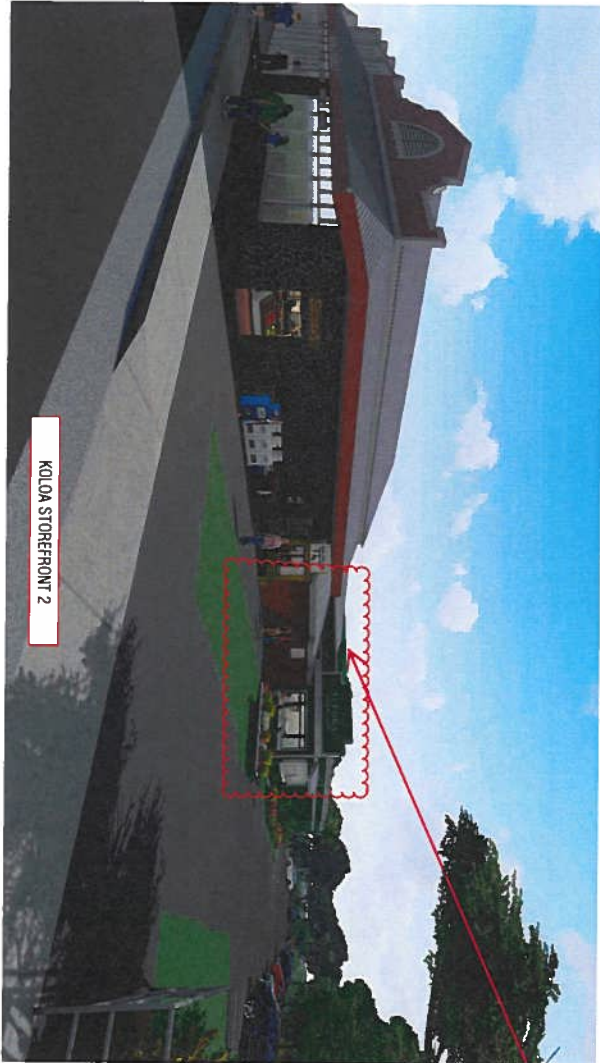
JAMB DETAIL
SCALE: 1-1/2" = 1'-0"



SILL DETAIL
SCALE: 1-1/2" = 1'-0"

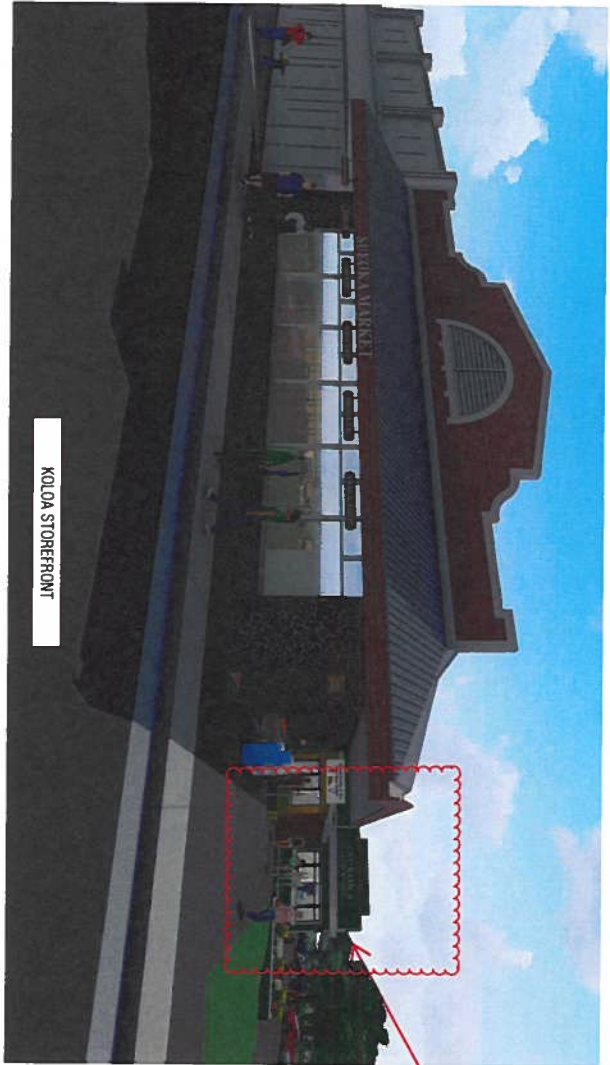
PROPOSED KOLOA STOREFRONT DETAILS





KOLOA STOREFRONT 2

STORAGE ROOF BEYOND AS VIEWED FROM EYE LEVEL FROM KOLOA ROAD



KOLOA STOREFRONT

REMOVED DELI BUMP OUT



SECOND ENTRY 2

REARRANGED LANAI & PARKING AND ADDED LANDSCAPED AREA TO CONCEAL TWO-STORY STORAGE STRUCTURE

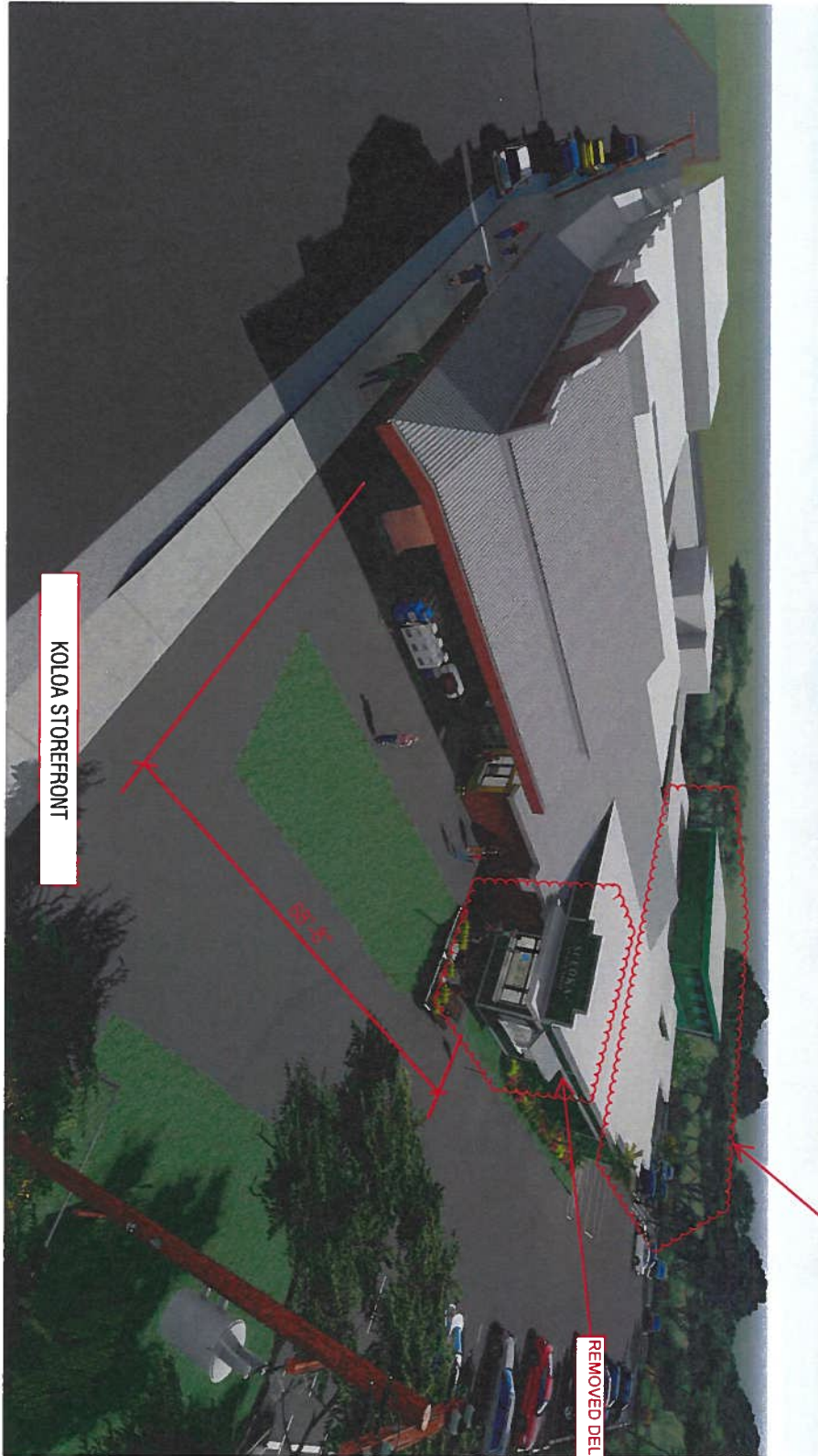
REDUCED STORAGE ROOF HEIGHT



SECOND ENTRY

REARRANGED LANAI & PARKING AND ADDED LANDSCAPED AREA TO CONCEAL TWO-STORY STORAGE STRUCTURE

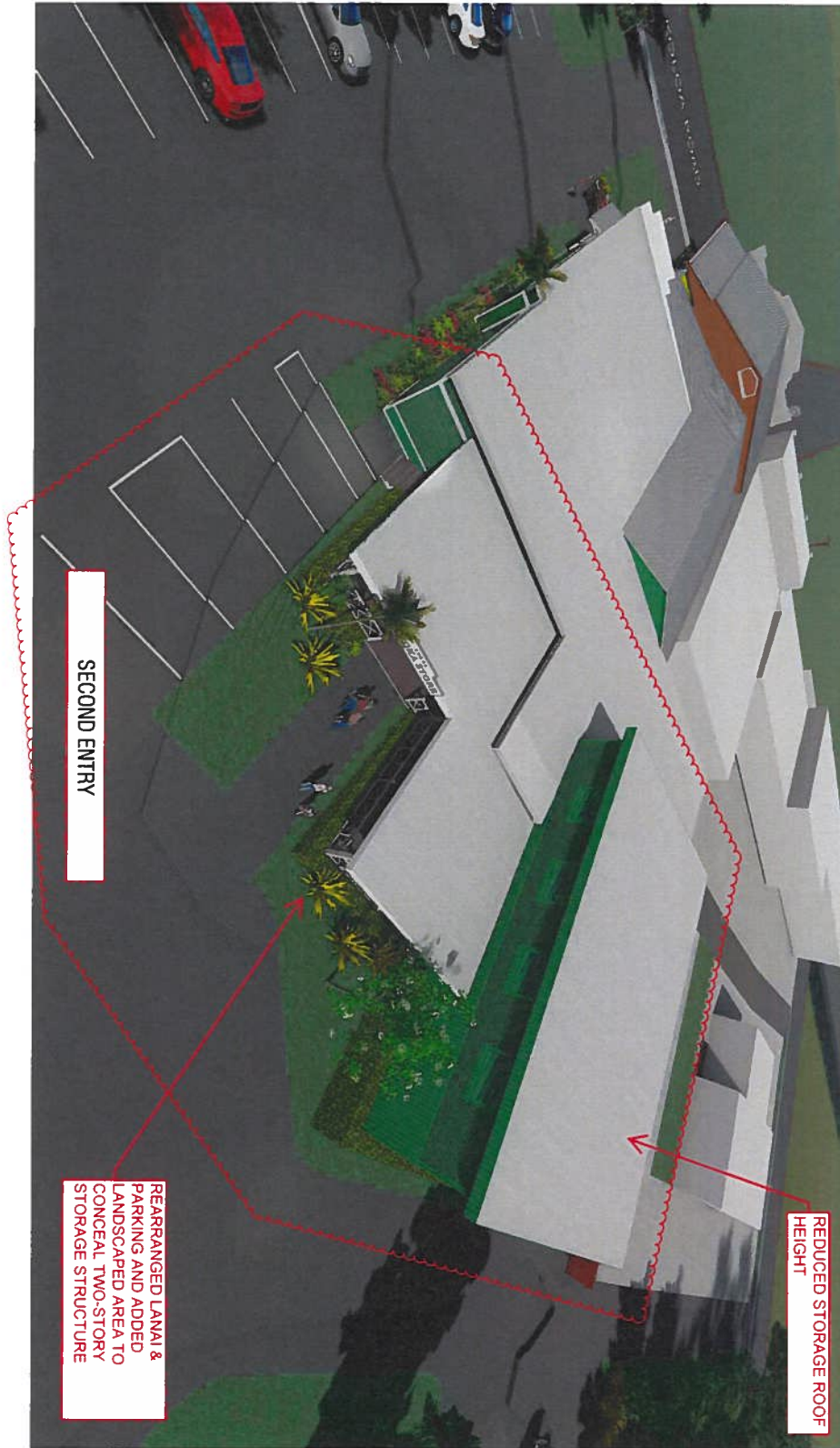
REDUCED STORAGE ROOF HEIGHT



KOLOA STOREFRONT

REDUCED STORAGE ROOF HEIGHT

REMOVED DELI BUMP OUT





2121 West Chandler Boulevard, Suite 108, Chandler, Arizona 85224 - 480.850.0575 - www.trileaf.com

August 9, 2022

Kauai County Planning Department

Attn: Mr. Kaaina Hull

4444 Rice Street, Suite A473

Lihue, Hawaii 96766

8082414050

khull@kauai.gov

RE: **CellCo Partnership and its Controlled Affiliates Doing Business as Verizon Wireless (Verizon Wireless) – HI1 COCONUT BEACH / Project# Trileaf Project #675141**
650 Aleka Loop, Kapa'a, HI 96746
Kauai County, Kapa'a Quadrangle (USGS)
Latitude: 22° 3' 23.01" N, Longitude: 159° 19' 21.40" W

Dear Mr. Hull:

Trileaf Corporation is in the process of completing a Section 106 Review at the referenced property. Verizon Wireless proposes to install 9 antennas in a proposed 10-foot tall FRP screen on an existing rooftop for a new overall height of 58 feet. New equipment cabinets will be installed on the ground approximately 65 feet east of the proposed antenna installation location in a proposed 30-foot by 10-foot lease area. Under ground utilities will run approximately 650' northeast of the proposed lease area to the existing power box. The antenna will be licensed by the Federal Communications Commission (FCC).

Our investigation includes determining if the site is contained in, on or within the viewshed of a building, site, district, structure or object, significant in American history, architecture, archaeology, engineering or culture, that is listed, or eligible for listing on the State or National Registers of Historic Places, or located in or on an Indian Religious Site.

Trileaf is requesting information regarding this tower's potential effect on Historic Properties. All information received will be forwarded to the State Historic Preservation Office (SHPO) as part of the Section 106 review process. *Additionally, this invitation to comment is separate from any local planning/zoning process that may apply to this project.*

If you wish to comment or be considered a consulting party, please respond within thirty (30) days of the date of this letter. If a response is not received within thirty (30) days, it will be assumed that you have no objections to this undertaking. A site topography map and aerial photograph are enclosed for your reference.

Please call me at (480) 850-0575 or email m.laymon@trileaf.com if you need additional information or have any questions. Thank you for your assistance in this regard.

Sincerely,

A handwritten signature in black ink, appearing to read "Makinna Laymon".

Makinna Laymon
Project Scientist II

H.I.
OCT 20 2022



Site Location & Surrounding Properties



Site Location



Easement

Aerial Photographs (2019)

Verizon Wireless – HI1 COCONUT BEACH
650 Aleka Loop
Kapa'a, HI 96746



Kapa'a Quadrangle, Hawaii (2017)

Contour Interval = 40 Feet

Scale 1 Inch = ~2,000 Feet

Latitude: 22° 3' 23.01" N, Longitude: 159° 19' 21.40" W



North



Image © 2022 Maxar Technologies
Data SOEST/UHMI

Site Vicinity Map

Verizon Wireless – HI1 COCONUT BEACH
650 Aleka Loop
Kapa'a, HI 96746





ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

1. IBC - 2006, INTERNATIONAL BUILDING CODE ALL CONSTRUCTION SHALL CONFORM TO THE 2006 INTERNATIONAL BUILDING CODE (2006 IBC)
2. NEC-2008, NATIONAL ELECTRICAL CODE
3. NFPA - 2012, NATIONAL FIRE PROTECTION ASSOCIATION FIRE SAFETY DURING CONSTRUCTION, ALTERATION OR DEMOLITION SHALL COMPLY WITH 2012 NFPA 1
4. A.D.A. COMPLIANCE

INSTALLATION IS UNANNOUNCED AND NOT FOR HUMAN HABITATION. HANDICAP ACCESS IS NOT REQUIRED PER A.D.A.

CODE COMPLIANCE

SITE ADDRESS: 650 ALEKA LOOP, KAPA'A, HI 96746
TRC: (41) 4-3-002-028
LAND OWNER: 900 LLC, 100 ST PAUL ST, SUITE 800, DENVER, COLORADO 80206
CONTACT: SHUAN BORGES (800) 783-0106
PHONE:
LATITUDE: 22° 07' 23.97" N (WAD 83)
LONGITUDE: 159° 19' 21.407" W (WAD 83)
GROUND ELEVATION: 16' AMSL
HEIGHT OF STRUCTURE: 48' AG (35' UNCL)
JURISDICTION: COUNTY OF KAUAI
ZONING: HOTEL / RESORT
BUILDING TYPE: 1-A
OCCUPANCY: R-1

PROJECT INFORMATION

APPLICANT/LESSEE: VERIZON WIRELESS, 220 KANELE AVENUE, MELBANE, HI 96750
CONTACT: HOSAM BROODIN, PHONE: (808) 443-3371, EMAIL: hosam.broodin@verizon.com
PLANNING/LEASING CONTACT: EUKON GROUP, 3430 NE 127th AVENUE, PORTLAND, OR 97230
CONTACT: KATHY PHELPS, PHONE: (503) 796-3334, EMAIL: kathy.p@eukongroup.com
RF ENGINEER: VERIZON WIRELESS, 3430 NE 127th AVENUE, PORTLAND, OR 97230
CONTACT: DOUG BREWSTER, PHONE: (503) 468-3044, MOBILE: (971) 303-2185, EMAIL: doug.brewster@verizon.com
ENGINEER CONTACT: EUKON GROUP, 31-112 KALANIA, SUITE 100, EWA BEACH, HI 96706
CONTACT: JEFF JACOB, PHONE: (813) 525-3005, EMAIL: jef.jacob@eukongroup.com
ENGINEER OF RECORD: VECTOR STRUCTURAL ENGINEERING, LLC, 631 E CHERRY FARM BLVD, STE 101, GRAYSON, VA 24042
CONTACT: WELLS E. JACQUES, P.E., PHONE: (803) 990-1779, EMAIL: wells@vector.com
CONSTRUCTION MANAGER: VERIZON WIRELESS, 220 KANELE AVENUE, MELBANE, HI 96750
CONTACT: ANDY LINCOLN, PHONE: (808) 722-0007, EMAIL: andy.lincoln@verizon.com

PROJECT TEAM

verizon

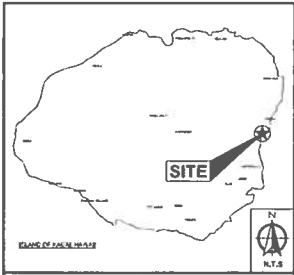
HI1 COCONUT BEACH

650 ALEKA LOOP
KAPA'A, HI 96746
(NCD)

PROPERTY OWNER: 009 LLC
PROPERTY INFO: 650 ALEKA LOOP, KAPA'A, HI 96746
PROJECT DESCRIPTION: INSTALL NEW VERIZON WIRELESS 3G/4G LEASE AREA & RF EQUIPMENT CABINETS AT GRADE AND 10' TALL TRIP SCREEN ABOVE EXISTING STAIRWELL. RELOCATE (1) SATELLITE ANTENNAS & (1) SECURITY CAMERA BY OTHERS
TAX MAP KEY: (13)-3-007.028

FROM LEIASE AIRPORT (L&H)
 1. HEAD SOUTHWEST ON HAWAII HIGH TOWARD HOOLANALANUA ST
 2. SHARP LEFT TO STAY ON HAWAII HIGH
 3. TURN RIGHT ON HI 100
 4. CONTINUE ON HI 100
 5. TURN RIGHT ONTO ALEKA LOOP
 6. TURN LEFT AT DESTINATION: 650 ALEKA LOOP, KAPA'A, HI 96746

DRIVING DIRECTIONS



VICINITY MAP

THIS PROJECT IS A VERIZON WIRELESS UNANNOUNCED TELECOMMUNICATIONS FACILITY IT SHALL CONSIST OF THE FOLLOWING:

- INSTALL NEW TELECOMMUNICATION EQUIPMENT CABINETS WITHIN A NEW 20'-0" x 10'-0" LEASE AREA AT GRADE
- INSTALL NEW 10' TALL TRIP SCREEN ABOVE STAIRWELL
- INSTALL (2) NEW PANEL ANTENNAS WITHIN PROPOSED TRIP SCREEN
- INSTALL (2) TRIP SCREEN WITHIN PROPOSED TRIP SCREEN
- INSTALL (1) RAINCAP BURGE PROTECTION UNIT WITHIN PROPOSED TRIP SCREEN
- INSTALL NEW OPS ANTENNA AT GRADE
- RELOCATE (2) EXISTING SATELLITE ANTENNAS AND (1) SECURITY CAMERA TO BE DONE BY OTHERS

PROJECT DESCRIPTION



LOCATION MAP

DO NOT SCALE DRAWING.
 CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. DR IS RESPONSIBLE FOR SAME

GENERAL CONTRACTOR NOTES

SHEET	DESCRIPTION	REV
001	TITLE SHEET	1
001	SITE SURVEY	1
SP1	SITE PLAN	1
SP2	ENHANCED SITE PLAN	1
E001	PROPOSED EQUIPMENT LAYOUT	1
A01	EXISTING PARTIAL ROOF PLAN AND PROPOSED ANTENNA PLAN	1
A02	EXISTING AND PROPOSED NORTHWEST ELEVATIONS	1
A03	EXISTING AND PROPOSED SOUTHWEST ELEVATIONS	1
A04	EXISTING AND PROPOSED NORTHEAST ELEVATIONS	1
A05	EXISTING AND PROPOSED SOUTHEAST ELEVATIONS	1

SHEET INDEX

DEPARTMENT APPROVAL STAMP

APPLICANT:
verizon
220 KANELE AVENUE
MELBANE, HI 96750

ENGINEER:
Eukon
3430 NE 127th AVENUE, SUITE 100, PORTLAND, OR 97230
www.eukongroup.com

ENGINEER:
VECTOR
631 E CHERRY FARM BLVD, STE 101, GRAYSON, VA 24042
www.vector.com

DRAWN BY: CC
CHECKED BY: CC

REVISIONS:

NO.	DATE	DESCRIPTION
1	01/20/20	SATELLITE COMPANY COMMENTS
0	10/29/19	ISSUE CORRECT DRAWINGS
A	10/17/19	DOE CONSTRUCTION DRAWINGS

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

PROJECT INFORMATION
HI1 COCONUT BEACH
650 ALEKA LOOP, KAPA'A, HI 96746

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
0cs1

PROPERTY OWNER: HHS LLC
 PROPERTY INFO: 850 ALEKA LOOP
 KAPA'A, HI 96746
 PROJECT DESCRIPTION: INSTALL NEW WIRELESS ANTENNA 30'x10'
 LEASE AREA WITH EQUIPMENT CABINETS
 AT GRADE AND 10' TALL TRIP SCREWS
 ABOVE EXISTING STAIRWELL RELOCATE
 (2) STAIRWELL ANTENNAS TO (1)
 SECURITY CAMERA BY OTHERS
 TAX MAP KEY: (114-3-007-028)



V2# COCONUT BEACH
 AFFECTING LOT 3 (MAP 2)
 LAND COURT APPLICATION 809
 AT HAWAII PARK, HAWAII
 DATE: AUGUST 26, 2019
 112 MAP KEY: (4) 11-3-007-028



10' ST. BOLING (20000) - 10' x 10'
 FIBER OPTIC - 4' x 4' x 10'
 Box of Fiber, Box 4
 Outside Power and 10' (10')
 Utility - 8' x 8' (24")
 Length - 8' 10" 10' 10"



DEPARTMENT APPROVAL STAMP

APPLICANT:
verizon
 140 KANALI AULIKA
 WILSON, HI 96750

ENGINEER:
Eukon
 an SFC Communications, Inc. Company
 15-171 KEAUNAHU DRIVE
 SUITE 100 (4TH FL)
 EWA BEACH, HI 96740
 www.eukonengineering.com

CONSULTANT:
VECTOR
 CONSULTANTS

DRAWN BY: CC
 CHECKED BY: CC

REVISIONS	
REV#	DESCRIPTION
1	01/29/20 SATELLITE COMPANY COMMENTS
2	11/27/19 ISSUE ZONING DRAWINGS
3	10/17/19 ISSUE CONSTRUCTION DRAWINGS

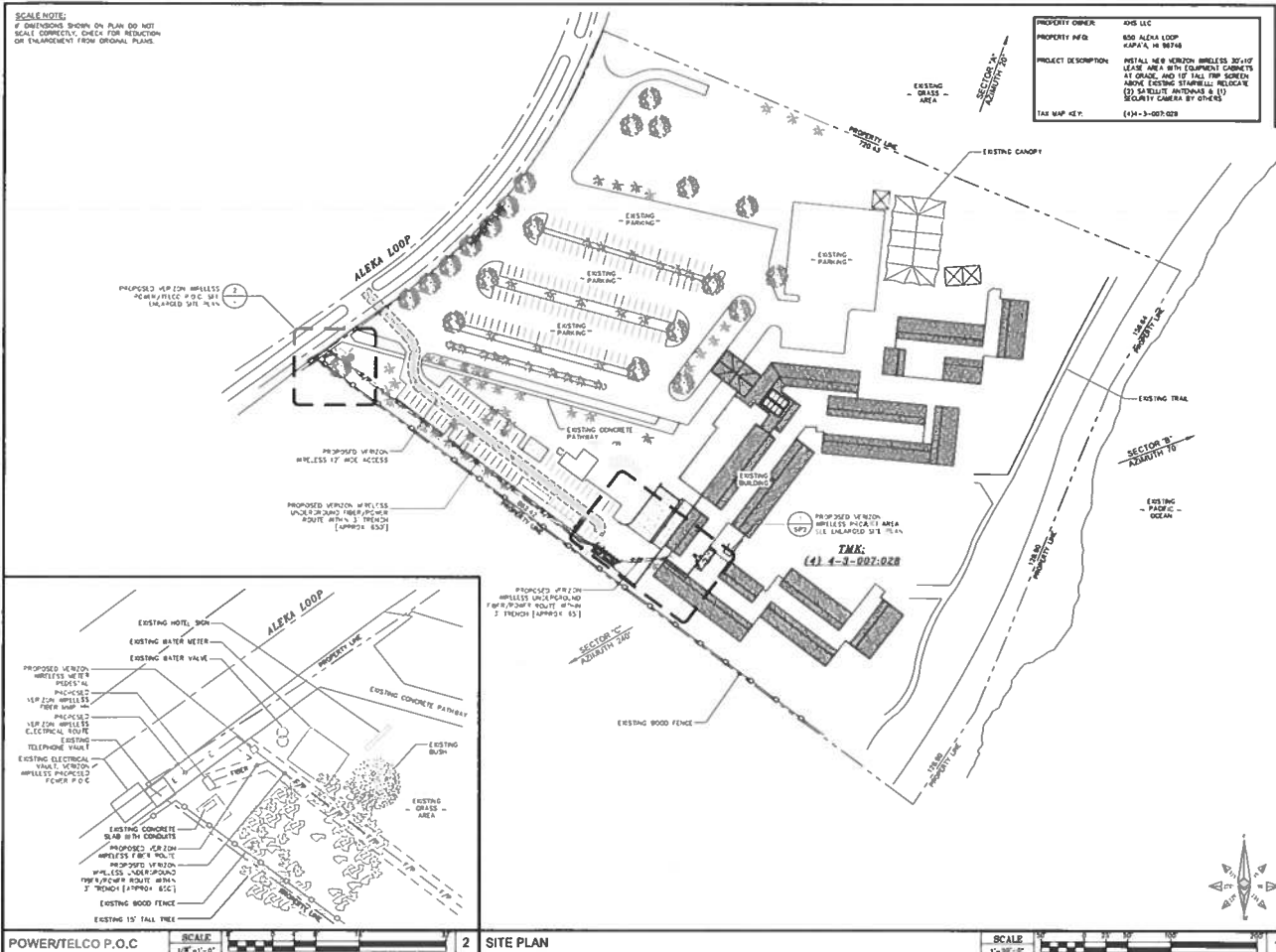
PROJECT INFORMATION
H11 COCONUT BEACH
 850 ALEKA LOOP
 KAPA'A, HI 96746

SHEET TITLE
SITE SURVEY

SHEET NUMBER
C01

SCALE NOTE:
 IF DIMENSIONS SHOWN ON PLAN DO NOT
 SCALE CORRECTLY, CHECK FOR REDUCTION
 OR ENLARGEMENT FROM ORIGINAL PLANS.

PROPERTY OWNER: KHS LLC
 PROPERTY NO.: 650 ALEKA LOOP
 KAPAA, HI 96746
 PROJECT DESCRIPTION: INSTALL NEW WIRELESS 30'x10'
 LEASE AREA WITH EQUIPMENT CABINETS
 AT GRADE, AND 10' TALL TOWER SCREEN
 ABOVE EXISTING STAIRWELL. INCLUDE
 (2) SATELLITE ANTENNAS & (1)
 SECURITY CAMERA BY OTHER.
 TAX MAP KEY: (4)-3-007-028



DEPARTMENT APPROVAL STAMP

APPLICANT
verizon
 181 W. KALANUI AVENUE
 WILSON, HI 96750

ENGINEER
Eukon
 An SFC Communications, Inc. Company
 30-111 PALANUI DRIVE
 SUITE 104 (NET 111)
 EWA BEACH, HI 96761
 www.eukonengr.com

ARCHITECT
VECTOR
 111 W. PALANUI DRIVE, SUITE 104
 EWA BEACH, HI 96761

DRAWN BY: EC
 CHECKED BY: CC

REVISIONS	
NO.	DESCRIPTION
1	01/20/20 SATELLITE COMPANY COMMENTS
2	10/23/19 ISSUE ZONING DRAWINGS
3	10/17/19 ISSUE CONSTRUCTION DRAWINGS

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

PROJECT INFORMATION
HI1 COCONUT BEACH
 650 ALEKA LOOP
 KAPAA, HI 96746

SHEET TITLE
SITE PLAN

SHEET NUMBER
SP1

POWER/TELCO P.O.C

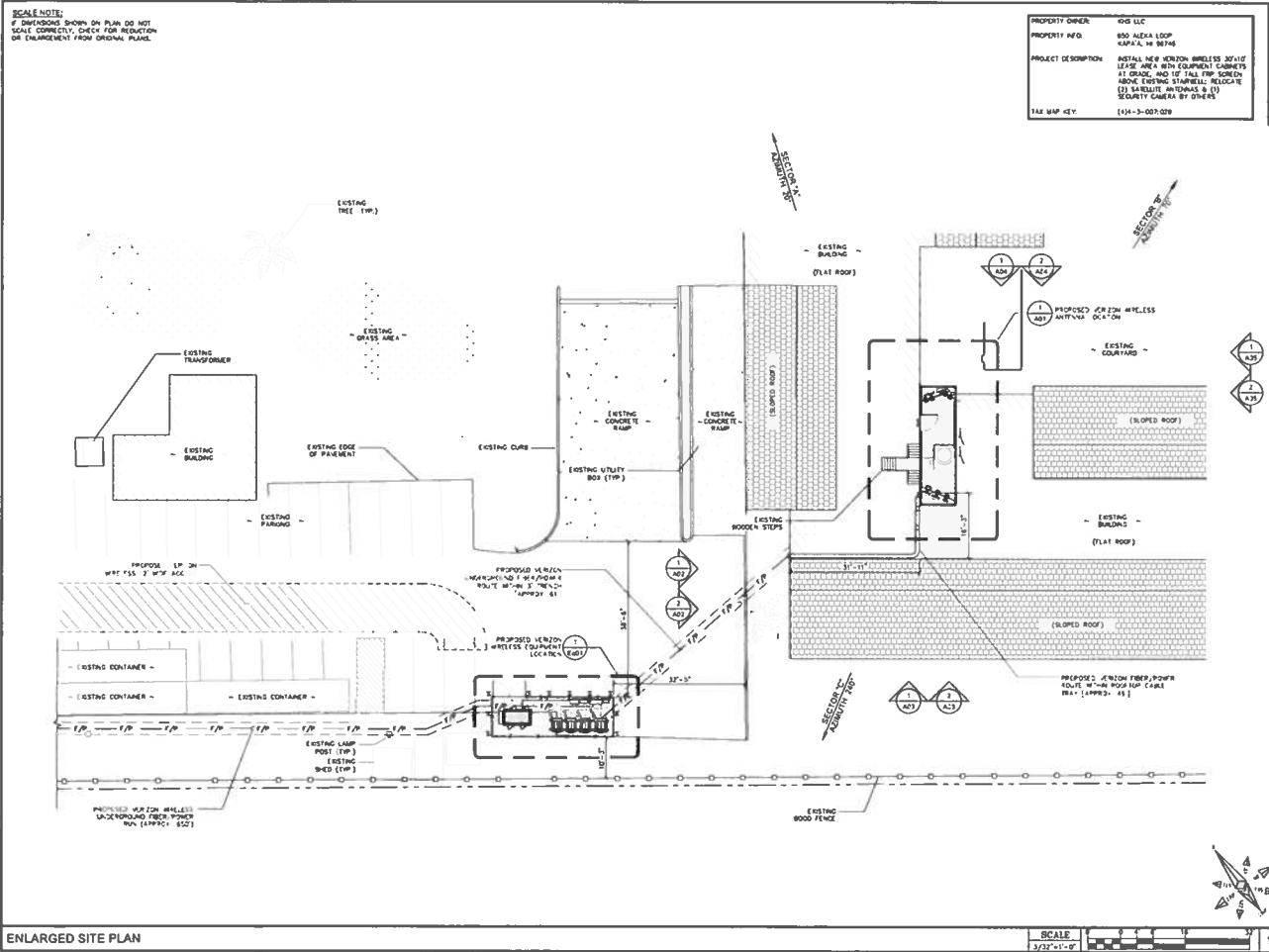
SCALE
 1" = 10'-0"

2 SITE PLAN

SCALE
 1" = 50'-0"

SCALE NOTE:
 IF DIMENSIONS SHOWN ON PLAN DO NOT
 SCALE CORRECTLY, CHECK FOR REDUCTION
 OR ENLARGEMENT FROM ORIGINAL PLANS.

PROPERTY OWNER: KOB LLC
 PROPERTY INFO: 630 ALEKA LOOP
 KAPAA, HI 96746
 PROJECT DESCRIPTION: INSTALL NEW VERIZON WIRELESS 30'x15'
 LEASE AREA WITH EQUIPMENT CABINETS
 AT GRADE, AND 10' TALL FIBER SCREENS
 ABOVE EXISTING STRUCTURE. INCLUDE
 (1) SATELLITE ANTENNAS & (1)
 SECURITY CAMERA BY OTHERS.
 THE MAP KEY: [14]-3-007-020



DEPARTMENT APPROVAL STAMP

APPLICANT:
verizon
 THE WASHINGTON GROUP
 1000 CALIFORNIA DRIVE
 WASHINGTON, DC 20004

ENGINEER:
Eukon
 INCORPORATED
 14111 KALANUI DRIVE
 SUITE 108, APT 111
 EWA BEACH, HI 96746
 www.eukongroup.com

INSPECTOR:
VECTOR
 CONSULTANTS
 1110 KALANUI DRIVE, APT 101
 EWA BEACH, HI 96746

DRAWN BY: EC
 CHECKED BY: CG

REVISIONS		
1	01/20/20 SATELLITE COMPANY COMMENTS	
0	10/29/19 ISSUE ZONING DRAWINGS	
1	10/17/19 ISSUE CONSTRUCTION DRAWINGS	
REV#	DATE	DESCRIPTION

THIS PROJECT HAS BEEN PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT SHALL BE UNDER MY OBSERVATION.

PROJECT INFORMATION:
H11 COCONUT BEACH
 630 ALEKA LOOP
 KAPAA, HI 96746

SHEET TITLE:
ENLARGED SITE PLAN

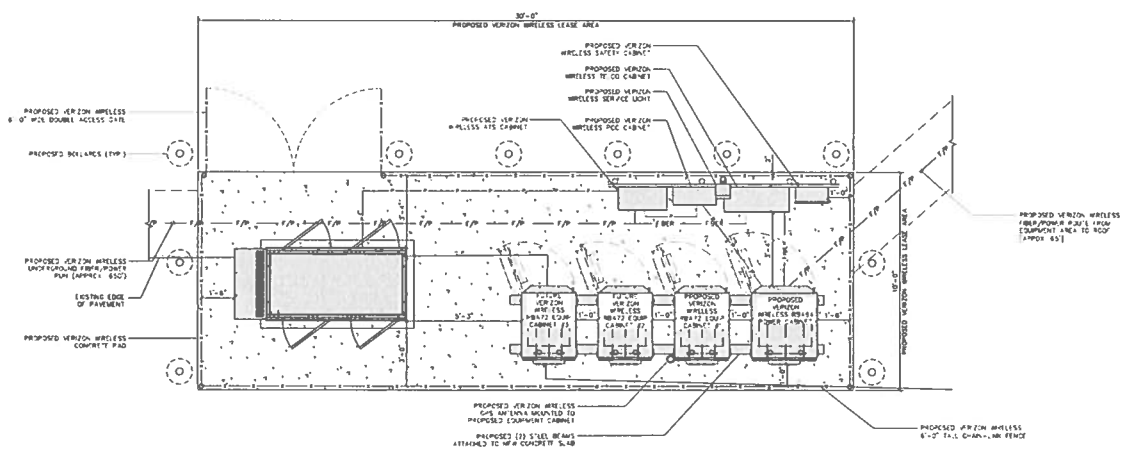
SHEET NUMBER:
SP2

SCALE: 3/32" = 1'-0"

SCALE NOTE:

IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.

PROPERTY OWNER: H1E LLC
 PROPERTY INFO: 650 ALEKA LOOP
 KAPA'A, HI 96746
 PROJECT DESCRIPTION: INSTALL NEW VERIZON WIRELESS 30'x17' LEASE AREA. WITH EQUIPMENT CABINETS AT 8' ONCE, AND 17' TALL FOR SERVICE ABOVE EXISTING STAIRWELL. RELOCATE (2) SATELLITE ANTENNAS & (2) SECURITY CAMERAS BY OTHERS.
 T&E MAP REF: (134-3-007-028)



DEPARTMENT APPROVAL STAMP

APPLICANT:
verizon
 78 KANOLI AVE # 6
 WILSONVILLE, OR 97150

ENGINEER:
Eukon
 an EFC Consulting, Inc. Company
 91171 KALANAN DRIVE
 SUITE 100 UNIT 411
 EWA BEACH, HI 96741
 www.eukonengr.com

ENGINEER:
VECTOR
 CONSULTANTS
 1110 KANOLI AVE SUITE 200 # 21
 WILSONVILLE, OR 97150
 PHONE: 503.648.1774
 FAX: 503.648.1822
 www.vectorinc.com

DRAWN BY: EC
 CHECKED BY: CG

REVISIONS:

REV	DATE	DESCRIPTION
1	07/20/20	SATELLITE COMPANY COMMENTS
0	10/29/19	CODE ZONING DRAWINGS
A	10/17/19	ISSUE CONSTRUCTION DRAWINGS

USER:

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

PROJECT INFORMATION

H11 COCONUT BEACH
 650 ALEKA LOOP
 KAPA'A, HI 96746

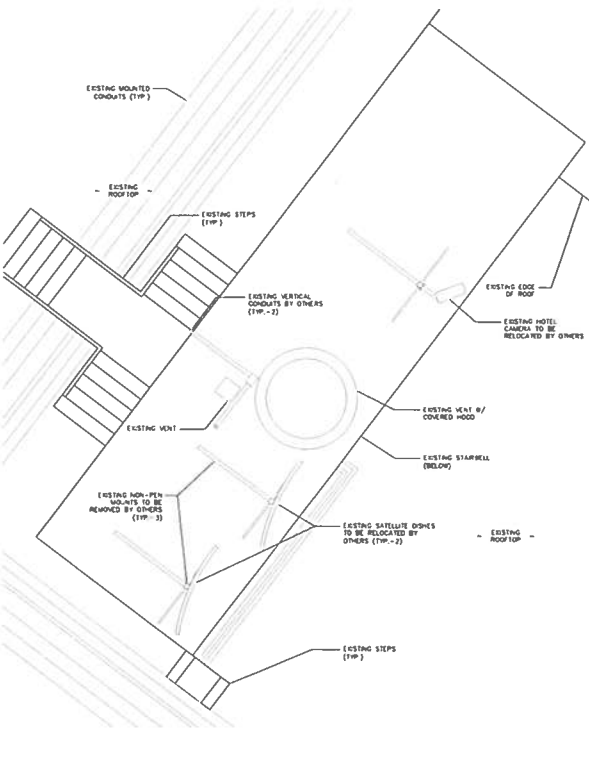
SHEET TITLE:
PROPOSED EQUIPMENT LAYOUT

SHEET NUMBER:
Eq01

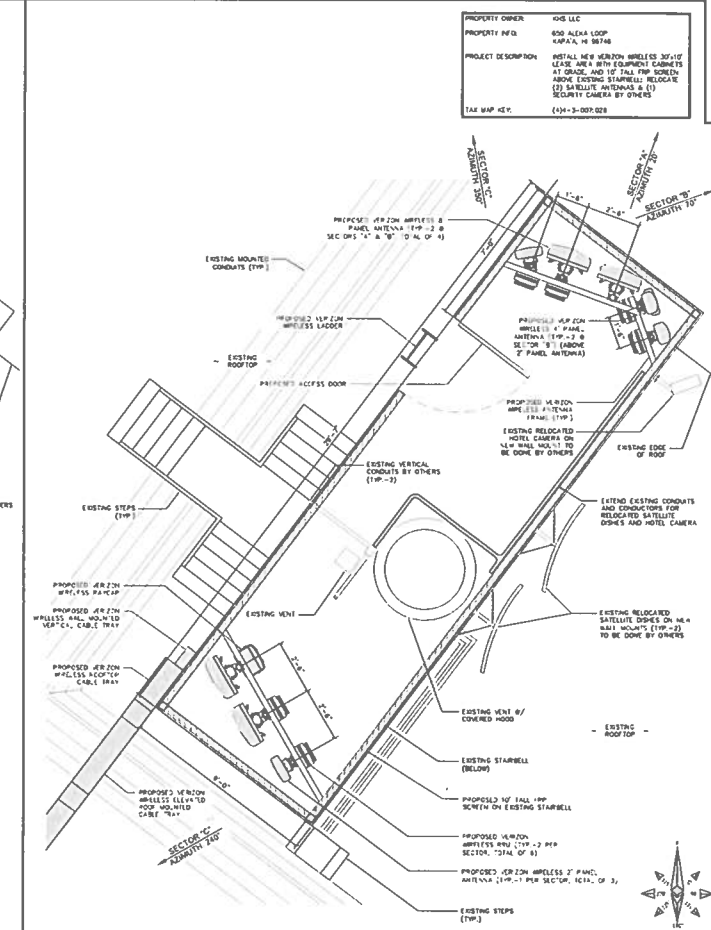
PROPOSED EQUIPMENT LAYOUT



SCALE NOTE:
 IF DIMENSIONS SHOWN ON PLAN DO NOT
 SCALE CORRECTLY, CHECK FOR REDUCTION
 OR ENLARGEMENT FROM ORIGINAL PLAN.



EXISTING PARTIAL ROOF PLAN



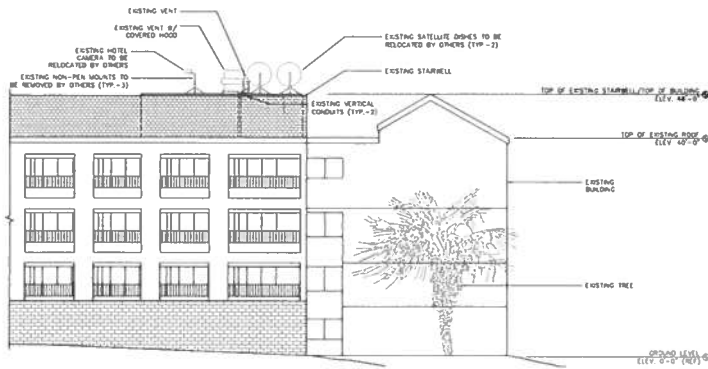
2 PROPOSED ANTENNA PLAN

PROPERTY OWNER: KHS LLC
 PROPERTY NO.: 650 ALEKA LOOP
 KAPAA, HI 96746
 PROJECT DESCRIPTION: RETAIL NEW VERIZON MOUNTED 30-FT LEASE AREA WITH EQUIPMENT CABINETS AT DRIVE AND 10' TALL RPP SCREEN ABOVE EXISTING STARWELL; RELOCATE (2) SATellite ANTENNAS & (1) SECURITY CAMERA BY OTHERS
 TAX MAP KEY: (1X)-3-007-028

SCALE: 1/8" = 1'-0"

DEPARTMENT APPROVAL STAMP		
APPLICANT:	verizon	
ENGINEER:	Eukon <small>an SFC Communications, Inc. Company</small> 96111 ALAHELA DRIVE KAPAA BEACH HI 96746 www.eukonengr.com	
ENGINEER:	VECTOR <small>ENGINEERS & ARCHITECTS, INC.</small> 411 N. PALMYRA AVE. SUITE 300 KAPAA, HI 96746 PHONE: 808.842.8522 FAX: 808.842.8522	
DRAWN BY:	EC	
CHECKED BY:	CC	
REVISIONS:		
NO.	DATE	DESCRIPTION
1	01/20/20	SATellite COMPANY COMMENTS
0	10/29/19	LOCAL ZONING CHANGES
A	10/17/19	ISSUE CONSTRUCTION DRAWINGS
LICENSER:		
THIS PROJECT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION.		
PROJECT INFORMATION:		
HI1 COCONUT BEACH 650 ALEKA LOOP KAPAA, HI 96746		
SHEET TITLE:		
EXISTING PARTIAL ROOF PLAN AND PROPOSED ANTENNA PLAN		
SHEET NUMBER:		
A01		

SCALE NOTE:
 IF DIMENSIONS SHOWN ON PLAN DO NOT
 SCALE CORRECTLY, CHECK FOR REDUCTION
 OR ENLARGEMENT FROM ORIGINAL PLANS.



PROPERTY OWNER: HHS LLC
 PROPERTY AFO: 650 ALEKA LOOP
 KAPA'AI, HI 96746
 PROJECT DESCRIPTION: INSTALL NEW VENTON WIRELESS 30'x15' LEASE AREA WITH EQUIPMENT CABINETS AT GRADE, AND 10' TALL TYP SCREENS ABOVE EXISTING STAIRWELL. REMOVE (2) SATELLITE ANTENNAS & (1) SECURITY CAMERAS BY OTHERS.
 TAX MAP KEY: (414)-3-007-028

DEPARTMENT APPROVAL STAMP

APPLICANT:
verizon
 THE WIRELESS GROUP
 1000 WILSON BLVD
 WASHINGTON, DC 20005

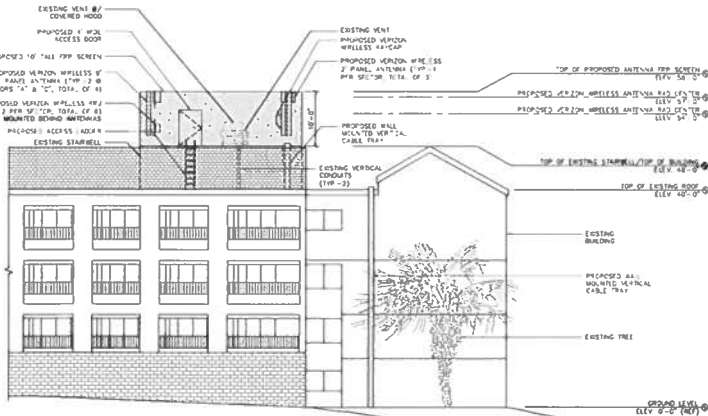
ENGINEER:
Eukon
 An STC Construction, Inc. Company
 16111 ALAKA ROAD
 STATE ROAD 241
 EVA BEACH HI 96746
 www.eukonengr.com

ENGINEER:
VECTOR
 ENGINEERS
 141 W. KALI ROAD, SUITE 100
 HONOLULU, HI 96813
 PHONE: 808.538.1111
 FAX: 808.538.1112
 WWW.VECTORENGR.COM

DRAWN BY: EC
 CHECKED BY: CG

EXISTING NORTHWEST ELEVATION

SCALE: 1/8"=1'-0"
 2



PROPOSED NORTHWEST ELEVATION

SCALE: 1/8"=1'-0"
 1

REV#	DATE	DESCRIPTION
1	01/20/20	SATELLITE COMPANY COMMENTS
0	10/29/19	LOCAL ZONING DRAWINGS
A	10/17/19	POST CONSTRUCTION DRAWINGS

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

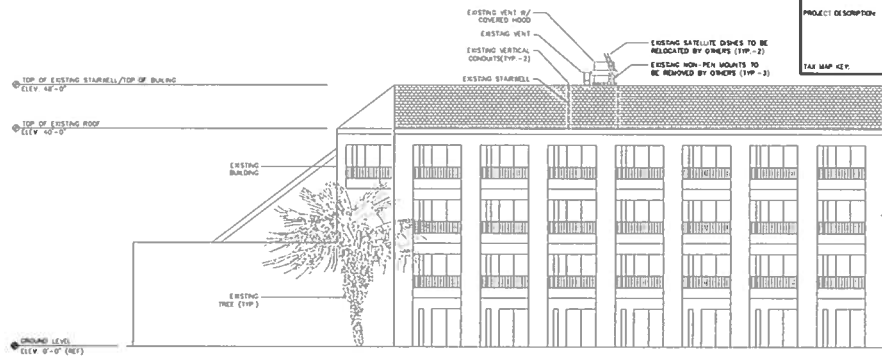
PROJECT INFORMATION:
H11 COCONUT BEACH
 650 ALEKA LOOP
 KAPA'AI, HI 96746

SHEET TITLE:
EXISTING AND PROPOSED NORTHWEST ELEVATIONS

SHEET NUMBER:
A02

SCALE NOTE:
IF DIMENSIONS SHOWN ON PLAN DO NOT
SCALE CORRECTLY, CHECK FOR REDUCTION
OR ENLARGEMENT FROM ORIGINAL PLANS.

PROPERTY OWNER: OHS LLC
 PROPERTY #/ID: 650 ALEXA LOOP
 KAPAZA, FL 32946
 PROJECT DESCRIPTION: INSTALL NEW VERIZON WIRELESS 30'x10'
 LEASE AREA WITH EQUIPMENT CABINETS
 AT GRADE AND OF TALL FIM SCREEN
 ABOVE EXISTING STAIRWELL - RELOCATE
 (2) SATELLITE ANTENNAS & (2)
 SECURITY CAMERA BY OTHERS
 TAX MAP KEY: (14)-3-007-028



DEPARTMENT APPROVAL STAMP

APPLICANT:
verizon
38 ANSELMI AVENUE
VERIZON WIRELESS

ENGINEER:
Eukon
an SDC Communications, Inc. Company
84-131 KUALA KEE DRIVE
SUITE 200, JAY 151
EVEN BEACH, FL 32946
www.eukonengr.com

ENGINEER:
VECTOR
ENGINEERS
1111 S. W. 10TH AVE., SUITE 200
MIAMI, FL 33135
PH: 305.441.8822
WWW.VECTORENGR.COM

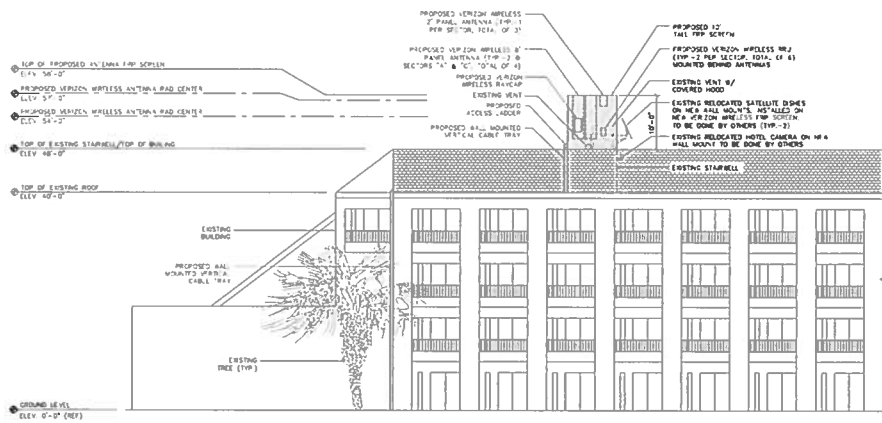
DRAWN BY: CC
 CHECKED BY: CC

REVISIONS:

NO.	DATE	DESCRIPTION
1	01/20/20	SATELLITE COMPANY COMMENTS
0	10/28/19	ISSUE CONSTRUCTION DRAWINGS
A	10/17/19	ISSUE CONSTRUCTION DRAWINGS

EXISTING SOUTHWEST ELEVATION

SCALE: 1/8"=1'-0" 2



PROPOSED SOUTHWEST ELEVATION

SCALE: 1/8"=1'-0" 1

PROJECT INFORMATION

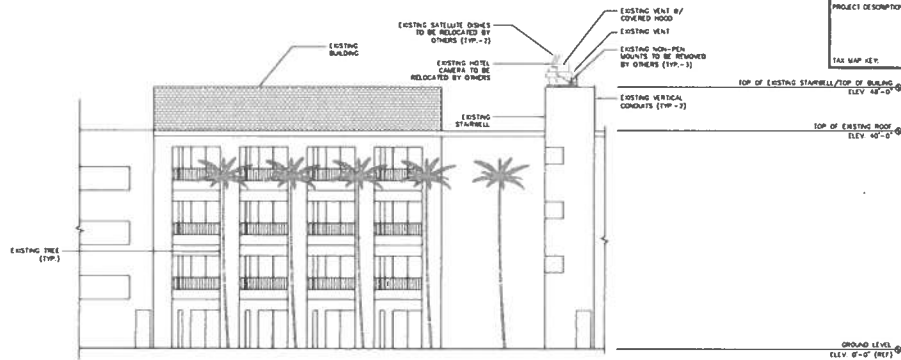
H11 COCONUT BEACH
 650 ALEXA LOOP
 KAPAZA, FL 32946

SHEET TITLE:
**EXISTING AND
 PROPOSED SOUTHWEST
 ELEVATIONS**

SHEET NUMBER:
A03

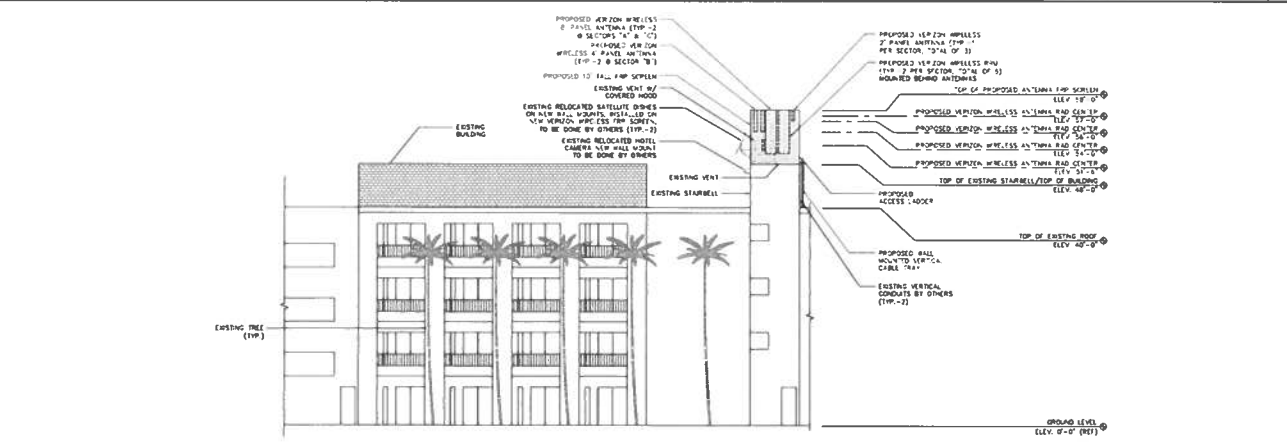
SCALE NOTE:
IF DIMENSIONS SHOWN ON PLAN DO NOT
SCALE CORRECTLY, CHECK FOR REDUCTION
OR ENLARGEMENT FROM ORIGINAL PLANE.

PROPERTY OWNER: JDS LLC
 650 ALEKA LOOP
 KAPAA, HI 96746
 PROJECT DESCRIPTION: INSTALL NEW WIRELESS 3G/4G/LTE
 LEASE AREA WITH EQUIPMENT CABINETS AT GRADE, AND 10' TALL FWP SCREENS
 ABOVE EXISTING STAIRWELL. RELOCATE (2) SATELLITE ANTENNAS & (2) SECURITY CAMERAS BY OTHERS
 TAX MAP KEY: (2)-1-007.02E



EXISTING NORTHEAST ELEVATION

SCALE: 1/8"=1'-0" 2



PROPOSED NORTHEAST ELEVATION

SCALE: 1/8"=1'-0" 1

DEPARTMENT APPROVAL STAMP

APPLICANT:
verizon
 700 SANDHILL AVENUE
 MENLO PARK, CA 94025

ENGINEER:
Eukon
 AN AEC COMMUNICATIONS, INC. COMPANY
 14111 ALAKA ROAD
 SUITE 500 UNIT 111
 KONA BEACH, HI 96746
 www.eukoneng.com

ENGINEER:
VECTOR
 CONSULTANTS
 111 S. KALANIANA'OLE BLVD. #201 HONOLULU, HI 96813
 PHONE: 808-449-7777
 FAX: 808-449-8888 www.vector.com

DRAWN BY: EC
 CHECKED BY: CG

REVISIONS		
NO.	DATE	DESCRIPTION
1	01/20/20	SATELLITE COMPANY COMMENTS
0	10/29/19	100% ZONING DRAWINGS
A	10/17/19	100% CONSTRUCTION DRAWINGS

LICENSEE:

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

PROJECT INFORMATION

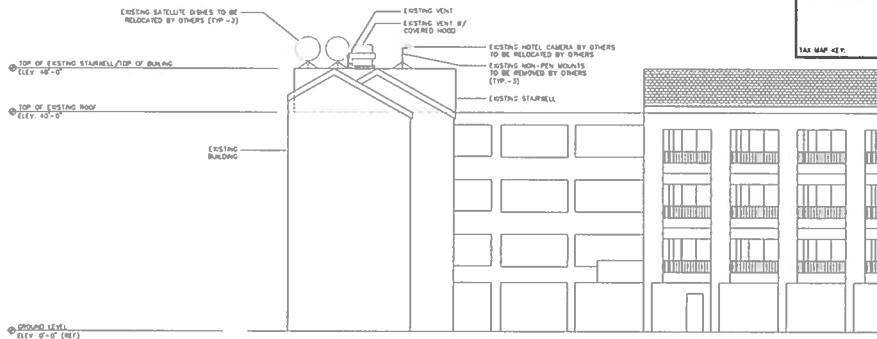
H11 COCONUT BEACH
 650 ALEKA LOOP
 KAPAA, HI 96746

SHEET TITLE:
EXISTING AND PROPOSED NORTHEAST ELEVATIONS

SHEET NUMBER:
A04

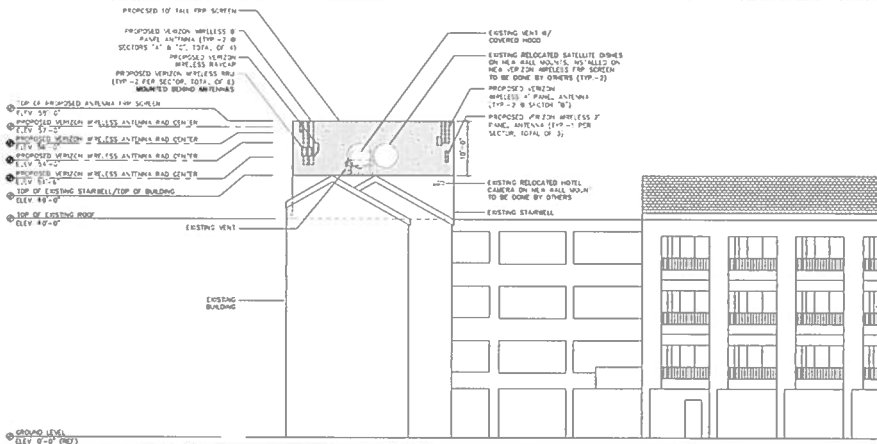
SCALE NOTE:
 IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.

PROPERTY OWNER: DHS LLC
 PROPERTY #/ID: 550 ALEKA LOOP
 KAPAA, HI 96748
 PROJECT DESCRIPTION: INSTALL NEW VERIZON WIRELESS 30'-10" LEASE AREA WITH EQUIPMENT CABINETS AT GRADE, AND 10' TALL FPM SCREEN ABOVE EXISTING STAIRWELL. INCLUDE (1) SATELLITE ANTENNAS & (1) SECURITY CAMERA BY OTHERS.
 TAX MAP #/C: (134)-3-007-028



EXISTING SOUTHEAST ELEVATION

SCALE: 1/8"=1'-0"
 2



PROPOSED SOUTHEAST ELEVATION

SCALE: 1/8"=1'-0"
 1

DEPARTMENT APPROVAL STAMP

APPLICANT:
verizon
 280 WILHELM AVENUE
 MOBILE, AL 36688

ENGINEER:
Eukon
 AN EFC COMMUNICATIONS, INC. COMPANY
 11-111 ALAMAR DRIVE
 SUITE 100, 2ND FLOOR
 DUNEDIN, FL 33511
 WWW.EUKONENR.COM

ENGINEER:
VECTOR
 ENGINEERS
 111 N. ALAMAR DRIVE, SUITE 100, DUNEDIN, FL 33511
 PHONE: 813.448.1111
 WWW.VECTORENG.COM

DRAWN BY: EC
 CHECKED BY: CC

REVISIONS	
NO.	DESCRIPTION
1	01/20/20 SATELLITE COMPANY COMMENTS
0	10/29/19 ISSUE CONSTRUCTION DRAWINGS
0	10/17/19 ISSUE CONSTRUCTION DRAWINGS

LICENSOR

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

PROJECT INFORMATION

H11 COCONUT BEACH
 550 ALEKA LOOP
 KAPAA, HI 96748

SHEET TITLE:
EXISTING AND PROPOSED SOUTHEAST ELEVATIONS

SHEET NUMBER:
A05

DEPARTMENT OF PLANNING

KA'ĀINA HULL, DIRECTOR

JODI A. HIGUCHI SAYEGUSA, DEPUTY DIRECTOR



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

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

DIRECTOR'S REPORT

I. SUMMARY

Action Required by KHPRC: To provide comments in a Section 106 response letter regarding the proposed project's potential effect on historic properties.

KHPRC actions may include the following:

- a. Provide comments in a response letter; or
- b. Defer comments until more information becomes available.

II. PROJECT INFORMATION

Parcel Location:	Kapa'a, Hawai'i		
Tax Map Key(s):	(4) 4-3-007:028	Area:	452,022 sq. ft./ 10.3770 acres
Age of Structures	Hotel approximately constructed between 1977-1979 (Under 50 years old)		
Applicant	Verizon Wireless TRILEAF (Authorized Representative)		

III. PROJECT DESCRIPTION AND BACKGROUND

The Applicant, Verizon Wireless, is proposing to install 9 antennas in a 10-foot tall FRP screen on top of the existing rooftop of the Sheraton Kaua'i Coconut Beach Resort in Kapa'a. The rooftop antennas will increase the overall height of the hotel building to 58 feet. Along with the rooftop antennas, the proposed telecommunications facility involves the installation of new equipment cabinets to be contained within a 300 sq. ft. leased area on the existing hotel grounds approximately 65 feet east of the antenna installation. The proposed project also involves the trenching of underground utilities that will connect the new ground equipment to the existing power box.

H.l.a

OCT 20 2022

Kaua'i Historic Preservation Review Commission (KHPRC)

October 20, 2022 Meeting

Section 106- Verizon Wireless/ TRILEAF

Proposed Rooftop Telecommunications Facility and Associated Improvements

Sheraton Kaua'i Coconut Beach Resort, Kapa'a, Hawai'i

TMK: (4) 4-3-007:028

HPRC-2023-3

Page 2

Through the Section 106 process, the Applicant is requesting information and comments regarding the telecommunication facility's potential effect on historic properties.

Existing Permits

In April 2022 (prior to the Section 106 initiation), the Applicant filed an application to obtain the following permits: Class IV Zoning Permit, Use Permit, Variance Permit, and Special Management Area Use Permit. At its meeting on May 10, 2022, the County of Kaua'i Planning Commission approved the subject permits with conditions to allow for the construction of the rooftop telecommunications facility.

IV. AREA OF POTENTIAL EFFECT (APE)

Upon review of the consultation letter, the Applicant has not defined the Area of Potential Effect (APE) for the proposed project. The Applicant should define what the APE is in order to determine if historic properties within the APE may be impacted by the proposed project.

V. IDENTIFICATION OF CULTURAL AND HISTORIC SITES

- a. The subject property is not listed on the National Historic Register, State Historic Register, and the KHPRC Inventory List.
- b. As part of the Class IV Zoning Permit, Use Permit, Variance Permit, and SMA Use Permit, the Applicant conducted an analysis that produced maps and identified cultural sites and practices within the project area. As represented in the analysis, previous archeological studies prepared for areas along the Waipouli coastline have demonstrated the presence of buried cultural layers along with human burials.

VI. ADDITIONAL FINDINGS

- a. On May 10, 2022, the Planning Commission adopted two conditions of approval as mitigation measures to protect cultural resources and Native Hawaiian traditional and customary practices.
- b. The project area includes a portion of the Coconut Grove trees that are spread out between TMK: (4) 4-3-006:002, 4-3-007:027, 4-3-007:028, and 4-3-007:029. The Coconut Groves are recognized by the County of Kaua'i as exceptional trees under Chapter 22, Article 5, which is overseen by the

Kaua'i Historic Preservation Review Commission (KHPRC)

October 20, 2022 Meeting

Section 106- Verizon Wireless/ TRILEAF

Proposed Rooftop Telecommunications Facility and Associated Improvements

Sheraton Kaua'i Coconut Beach Resort, Kapa'a, Hawai'i

TMK: (4) 4-3-007:028

HPRC-2023-3

Page 3

Arborist Advisory Committee. The Applicant should clarify if the proposed project (ground equipment and trenching) will result in any impacts to or removal of any of the existing coconut trees.

- c. The Department has recently been informed by the Applicant that there may be a future amendment to the project involving the relocation of the ground equipment cabinets to a different site within the project area. However, a formal proposal of the amended scope of work has not been submitted yet and may warrant additional reviews by the Planning Commission, Planning Department, KHPRC, Arborist Committee, and the State Historic Preservation Division (for Section 106).

VII. RECOMMENDATION

The Planning Department recommends that the Kaua'i Historic Preservation Review Commission make a motion to provide comments in a response letter pertaining to the identification of historic properties and/ or the proposed project's effect on historic properties.

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.

Kaua'i Historic Preservation Review Commission (KHPRC)
October 20, 2022 Meeting
Section 106- Verizon Wireless/ TRILEAF
Proposed Rooftop Telecommunications Facility and Associated Improvements
Sheraton Kaua'i Coconut Beach Resort, Kapa'a, Hawai'i
TMK: (4) 4-3-007:028
HPRC-2023-3
Page 4

By **Marisa
Valenciano** Digitally signed by Marisa
Valenciano
Date: 2022.10.12
08:49:23 -10'00'

MARISA VALENCIANO
Planner

Approved & Recommended to Commission:

By **Jodi Higuchi** Digitally signed by Jodi
Higuchi
Date: 2022.10.12
09:05:35 -10'00'

JODI A. HIGUCHI SAYAGUSA
Deputy Director of Planning
Date: **10/12/2022**

DEPARTMENT OF PLANNING

KA'ĀINA HULL, DIRECTOR

JODI A. HIGUCHI SAYEGUSA, DEPUTY DIRECTOR



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

Kaua'i County Historic Preservation Review Commission (KHPRC)

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KHPRC actions may include the following:

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- a. The subject property is not listed on the National Historic Register, State Historic Register, and the KHPRC Inventory List.
- b. As part of the Class IV Zoning Permit, Use Permit, Variance Permit, and SMA Use Permit, the Applicant conducted an analysis that produced maps and identified cultural sites and practices within the project area. As represented in the analysis, previous archeological studies prepared for areas along the Waipouli coastline have demonstrated the presence of buried cultural layers along with human burials.

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Arborist Advisory Committee. The Applicant should clarify if the proposed project (ground equipment and trenching) will result in any impacts to or removal of any of the existing coconut trees.

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

Kaua'i Historic Preservation Review Commission (KHPRC)
October 20, 2022 Meeting
Section 106- Verizon Wireless/ TRILEAF
Proposed Rooftop Telecommunications Facility and Associated Improvements
Sheraton Kaua'i Coconut Beach Resort, Kapa'a, Hawai'i
TMK: (4) 4-3-007:028
HPRC-2023-3
Page 4

By _____
MARISA VALENCIANO
Planner

Approved & Recommended to Commission:

By _____
JODI A. HIGUCHI SAYAGUSA
Deputy Director of Planning

Date: _____