



HAWAII KAI NEIGHBORHOOD BOARD NO. 1

NEIGHBORHOOD COMMISSION • 530 SOUTH KING STREET ROOM 406 • HONOLULU, HAWAII, 96813
PHONE (808) 768-3710 • FAX (808) 768-3711 • INTERNET <http://www.honolulu.gov>

SPECIAL MEETING MINUTES TUESDAY, JANUARY 8, 2008 HAHAIONE ELEMENTARY SCHOOL CAFETERIA

CALL TO ORDER: Chair Greg Knudsen called the meeting to order at 7:13 p.m. with a quorum of nine members present. He acknowledged new Board member Matt Dirks, K. Russell Ho (former Neighborhood Assistant for the Hawaii Kai Board, who was being paid from private funds to take the meeting minutes), and videographer Bob Farrell from www.makakilo.com.

MEMBERS PRESENT: Matt Dirks, Steve Geimer, Marian Grey, Jeanette Hanson, Greg Knudsen, Wayne Levy, David Livingston, Manuel Mejia, Elizabeth Reilly, David Tanabe, and Gary Weller.

MEMBERS ABSENT: Robert Clark, A.J. Halagao, Norma Kehrberg, and Carl Makino.

GUESTS: Sen. Sam Slom, Rep. Gene Ward, Councilmember Charles Djou, Francisco Figueiredo (Djou's Office), Joel and Stacy Stella, Paula Bender, John Dodson, Jane Dodson, Christa Gerlich Geise, Nicole Boynton, Chris Rodrigues, Francis Make, Ernest and Louise Chan, Norman Nonaka, John Rhine, Ursula Retherford, James M. Cox, Jim Dittmar, Neal Morisato, James A. Cox, John F. Richardson Jr., Jacqueline W. Richardson, Jay Richman, Clifford Chang, Linda Tangren, Marilyn Billingsley, Arlo Valera, Hyeyoung Kim, Eve Anderson, Doug Olson, John Wingert, Tom Yamabe, Charlotte White, Kirby Leong, Henry Curtis and Kat Brady (Life of the Land), Constance Kelsey, Levin Matsukawa, Ronald Livingston, Oren Tsutsumi, Bob Retherford, Tania Retherford, Adrienne King, Priscilla Glander, Dan Clement, Steve Kastner, Lynda Bell, David Monk, Cromwell Crawford, Grace and Blu Mokuiki, Gloria Fowler, Phyllis Tsutsui, Alan McClelland, Colleen Young, Susan Fruth, Ronella and Richard Hawkins, David Enley, Alan Price, Pam Kam, Dave Fitzpatrick, Grace Fitzpatrick, Arne Knudson, Herbert Rodrigues, Norma Teko, Donna Wendt, Tim Mason, Diane Peter, Jan Choy, Ilene Ho, Eva Torres, Segundo Torres Jr., Nicole LaParade, Paul Pellerin, Jesse Newsome, Edw W. Kalilikane, Angela Matthew, George and Diana Kunz, Anna and Richard DiBucci, Greg and Rae Anne Schmidt, Claire teGroc, Joan Siridiorig, Arlene Curtis, Ed McCauley, Rita Ariyoshi, Joe Cammalleri, Iva Gabrilla, Sheila Petersen, Elizabeth Uhr, Marc Hawal, John V. Smith, Franco Mancassona, Paul Pellerin, Jerry Hersh, Sheila Wendler, Dana Isaac Proctor, Pat Edge, Bill Hartford, Barbara, Cargill, Richard Halloran, Rick Wagner, Leonard Smothermon, Terry Stroede, Carla E. Connell, Lucy M. Akau, Robert Akau, Kim Fassler, Albert K.Y. Choy, Nohea Torres, John Kealoha, Mardi LaPrade, Stan and Janet Zisk, Bob and Harriet Hoffman, Janet and Bill Merse, Marc Furukawa, Mitch Pflugh, Walter Osman, Electrice Cara, Anthony Cara, Ed Lee, Sheila Fox, Mr. and Mrs. Klimenko, Lewis Trusty, Dick Rankir, Matilol Crawford, Phyllis Latimer, Deb Stampfle, Mike Gallo, Steven Geshell, John McCarthy, Jerome and Karen Walsh, Mark Arnola, Rudy Salazar, Kerina Salazar, Mike Dang, Geraldine LeMais, Sara M. Yacuk, Paige Alton, Charla and Doah Trotter, Sasha Hedona, Jim Kastner, Anna Marie Watkin, Bruce Lockhart, William Darrow, Bob Kawal, Todd Shelly, Richard DePreto, Margaret Baker, Suzanne Roig (Honolulu Advertiser), Grace Atkins, Cyndi Obayashi, Sandra DaRoza, Joyce McCauley, Suzanne Wright, Don Posto, Linda Posto, Arthur K. Mahoe Jr., Joan Y. McDonald, Wilfred Hirashima, Peter and Cherilyn Robertson, Kim Rodrigues, Clyde and Sarah Kobatake, James Choe, Phil Estermann, Anna Hoover, James Ewing, Michael Wong, Jean Tsukamoto, Natalie Iwasa, Liz Matthews, Darryl Matthews, Michelle Spalding-Matson (Diamond Head/Kapahulu/St. Louis Heights Neighborhood Board No. 5), Wade Yoshiyama, Robert Cahn, Peter Rappa, Sarah C. Ewing, Helen Walker, Diane Wong, Michael Nozaki, Maria Kaneshige, Kit Hawkins, Roger Davis, Ann Marie Kirk, Tam Lu, Evangeline Yacuk, Anastasia Stallings, Michael Kelso, Dorothy Clegg, Terry Bostra, Dutchy Kapu Saffery, Dick Baker, Andrea Kirk, Sally Ewing, Sherry Spangler and Peter Kay (Kuli'ou'ou Kalani Iki Neighborhood Board No. 2); Bob Farrell (www.makakilo.com); and K. Russell Ho.

It was estimated that 200-300 people attended the meeting.

PRESENTATION BY QRM, LLC ON ITS POSSIBLE APPLICATION FOR A CONDITIONAL USE PERMIT (MAJOR) TO BUILD VACATION CABINS ON THE KAIWI COAST HILLSIDE ON PROPERTIES THAT ARE IN P-2 GENERAL PRESERVATION ZONING [TMK (1) 3-9-010:046 (POR.) AND TMK (1) 3-9-010:047]:



Chair Knudsen explained the reason for the special meeting. In mid-November, William McCorriston sent a letter requesting to present QRM's development plans to the Neighborhood Board. That request did not reach the Board until early December. With the Board recessed for December, Chair Knudsen called this special meeting to comply with the legal requirement to provide the opportunity to present within 60 days.

William McCorriston, Esq., presented plans for two development projects - Mauuwai and Queen's Rise. Maunalua Associates is the fee owner. He was making this presentation on behalf of QRM, LLC and no one else from QRM was present. To clarify some misinformation, he said the two properties are not on the Ka Iwi coast, but mauka of Kalaniana'ole Highway. He showed the locations on a map. Mauuwai was next to the Hawaii Kai golf course. The other property for Queen's Rise I and II were two parcels to the right. H.J. Kaiser bought these two parcels and they were in his 1966 Master Plan, zoned urban for residential use. The City classification is P/P2 (Preservation). In the Land Use Ordinance (LUO) for P-2, golf courses and vacation cabins are permitted uses. They are asking for no changes in the LUO and no zoning changes.

Queen's Rise covers 98 acres and access will be from Kalaniana'ole Highway. They plan for 98 cabins, configured in 8-plexes to preserve 95 percent of the land in natural state and use only 5 percent for cabins. There will be hiking trails to the ridge, which have little historic use, open hiking trails (no charge) and a camp area with a small fee. A park ranger will be employed 24 hours a day for 7 days a week to enforce the rules. There will be public access to the parking spaces. 800-sq.-ft. cabins are permitted by the LUO. In addition to the 8-plexes an alternate design will also be submitted with independent units.

According to their environmental studies, the area has introduced species like the Indian mongoose, rats, mice, the golden plummer, and cardinals, and flora such as introduced keawe. One "significant" archeological site will not be disturbed. They conducted traffic studies within the project, one car per unit, 147 spaces. Cars would enter and exit during off-peak hours and the traffic impact would be minimal. Noise would come during construction and then more from the golf course and Kalaniana'ole Highway.

The infrastructure is in place nearby with water/sewer lines easily hooked up. Drainage would be through the golf course. Utilities would be underground except for lighting. They propose 15 mitigation measures, including alignment to match topography, landscaping, use of colors, and using 15 native plants.

Mauuwai is closer to the golf course in a "hidden valley" with access from Mokuhano Street in Kalama Valley. They propose a wilderness park concept on the 83 acres. The cabins would be grouped along the access road. Nothing or little would be visible from the beach or highway. There would be 8-plexes and 800-sq.-ft. cabins. The materials would have earth tones. They plan for campgrounds and hiking trails and the two archeological sites would be undisturbed. They plan for 83 cabins, which will be visually unobtrusive. Traffic would be during off-peak hours and would not adversely affect traffic on Mokuhano or Kealahou Streets. They project a 2009 start. They plan to file the Conditional Use Permit (CUP) - Major application by the end of this month (January).

McCorriston was involved in the Waimea Valley issue, where many parties got involved with the solution. He said, "Demagoguery is just not enough." The developers have property rights and put in a significant investment, and "they are not going to go away." The developers want to address community concerns and have made significant changes to the original design - from scattered units to concentrated housing.

McCorriston made a proposal - "If the community will give its support to the Mauuwai project ... then the developer, upon approval, will deed the entire Queen's Rise parcel of 98 acres to an eleemosynary organization such as the Trust for Public Land, Sierra Club, or perhaps even to the City & County of Honolulu with conservation easements saying it will never be developed."

Chair Knudsen thanked McCorriston for his presentation, and said he would put this proposal on the January 29, 2008, regular Board meeting's agenda.

Issues, community concerns and comments -

1) Vice Chair Elizabeth Reilly mentioned that due to changes in the zoning laws, the 2006 Conditional Use Permit (CUP) - minor changed to a CUP - Major, which requires a public hearing. She had questions on how the proposed project aligned with the East Honolulu Sustainable Communities Plan (EHSCP). Would there be

pressure for the Kalama Shopping Center to convert to residential? Expand on how to minimize impact on the natural environment? McCorriston replied by reducing development to 8-plexes, they would preserve 95 percent of land.

2) Board member Marian Grey commented that the vacation cabins with lodges and pools look like two-room condos, not a wilderness park McCorriston responded that they plan to preserve 90 percent of the land, as wilderness. The "cabins" would be similar to cabins at National Parks. Alternatives to the 8-plexes or individual cabins would use more land. The two 7,500-sq.-ft. lodges would not exceed an elevation of 25 feet. They would be run like short-term rentals with one parking space per cabin.

3) Board member Wayne Levy asked how 7500-sq.-ft. lodges, pools, and parking lots can be consistent with the LUO.

4) Board member Gary Weller asked about the ownership of QRM, LLC. McCorriston replied ZKS and Zurich Insurance. Maunalua Associates is a subsidiary of Zurich Insurance. In response to other questions, McCorriston said the last 2006 representative was not here today, that there is no connection of two parcels (Kamehameha Schools own the intervening property), and a shopping center is not part of the project. He said that there would be one water pump for Queen's Rise, and that electricity would be from poles on Kalaniana'ole Highway and underground from the highway to the property, and that soil studies have been made. Weller asked, "Who owns the cabins?" McCorriston said that was not determined, but there would be no time shares - one owner per cabin. Weller asked if QRM would sell the land, and if so for what cost? McCorriston replied that the owners have not discussed a possible selling price with him.

5) Vice Chair Reilly added that the LUO allows up to six owners per cabin.

6) When Board member David Livingston asked who is in favor of the project, no one in the audience raised his/her hand.

7) Constance Kelsey asked when the Board and public would see the soil studies and other reports. McCorriston replied the studies have been done and will be submitted with application.

8) Darryl Matthews paid tribute to his father, the late David Matthews, who protested against development along the Ka Iwi coastline for the last 30 years. He cited anti-development petitions signed by 120,000 people in the late 1980s. "You have said the developer will not go away. Neither will we, Mr. McCorriston."

9) Michael Kelso asked, "How have the plans changed since Kaiser's in 1966?"

10) Henry Curtis (executive director, Life of the Land) had questions. Are wedding chapels possible in this development? A convention center? Can we see the plans? Time share? McCorriston replied that detailed drawings are not required until when they are submitted to the Department of Planning and Permitting. As to wedding chapels, they were not discussed yet. P-2 zoning does not allow time sharing.

11) Kat Brady asked how archeological sites will be protected. How do they know about non-peak traffic? Water? Flooding? She wanted more details, more information. McCorriston replied that they will have mitigative measures to protect the environment. They will hire an archeologist to see if the sites are "significant." Flooding mitigation has been taken by the golf course, and they will use City water.

12) Phil Estermann (Ka Iwi Coalition, Sandy Beach Coalition) mentioned it was déjà vu of the earlier protests to preserve Queen's Beach and across from Sandy Beach. On the current proposal, he encouraged everyone to "oppose it all the way." He ultimately wants public ownership. If the developers seek to re-zone to residential, then there will be even more opposition.

13) Dorothy Clegg asked, "How many water rights?" McCorriston replied there is sufficient City water.

14) Natalie Iwasa had a few question. 1) In mainland parks, SUVs (Sport Utility Vehicles) were going beyond barriers; what will QRM do to contain such activity? 2) Terminology: What will QRM actually do versus What is feasible? McCorriston replied that SUVs would not be allowed on trails. As to the visual impact, they would follow DPP. They will look again at the wording and terminology.

- 15) Mike Kim mentioned, "Keep Ka Iwi the way it is." Kaiser had kicked his grandfather off the land.
- 16) Ursula Retherford of Kailua wanted to keep Ka Iwi open. She cited a 1987 coastal view study in defending the panorama viewshed and visual plane from Hawaii Kai to Makapu'u to Waimanalo, including the lands mauka of Kalaniana'ole Highway.
- 17) Terry Bostra commented, "When signing a petition, look at what you are signing." He questioned the traffic study, which was most important.
- 18) Michelle Spalding-Matson recalled when her family fought Chinn Ho over Diamond Head development. She felt this development is a dangerous one that can set a precedent for similar over-development.
- 19) Rep. Gene Ward thanked everyone for attending this "emergency meeting." He encouraged everyone to get involved with the process, attend the January 29, 2008, Neighborhood Board meeting and voice their opposition to this development. He was one of the elected officials interested in this issue. Regarding "accessory" use, the LUO states that cabins are secondary to recreation. McCorriston replied that the cabins are consistent with other State and National Parks.
- 20) Steven Geshell asked, "What has changed in the proposal since June 2006?" McCorriston replied that the CUP-Minor changed to a CUP-Major, which has a public hearing requirement. Chair Knudsen asked McCorriston to clarify whether or not his presentation was being specific to the QRM's current plans, or if it was just "talk story." McCorriston said his presentation related to the proposal that will be presented to DPP.
- 21) Greg Schmidt stated, "It's about economics and profit." "Has QRM offered to sell the land?" McCorriston replied there has been no discussion of a buy-out.
- 22) Vice Chair Reilly added that in 2006, she contacted the owner on the mainland on the price of a buy-out. She has documentation she will send to McCorriston.
- 23) Dutchy Kapu Saffery offered a Hawaiian perspective of how development changes a place and lamented what happened to Waikiki and the loss of the Aloha Spirit. She was concerned that Kamehameha Schools is part of this area and wants to keep it open. She wanted "pono."
- 24) Sally Ewing wanted clarification of the offer on the table, assurances and asked who decides which entity the land goes to. McCorriston expanded on the counter proposal. The land would be deeded to the entity with a mission of land preservation. If the second parcel is deeded to a non-profit, like the Trust for Public Land, will all of the 180 units go to first parcel? McCorriston replied, "No." Chair Knudsen asked for the proposal in writing and given to the Chair.
- 25) Sherry Spangler asked about the traffic study, the environmental study, and her concerns about fires that can threaten the whole community, as Hawaii Kai is very windy. She was concerned about people drinking beer and cooking on hibachis. McCorriston said the LUO requires a general description; they are giving more information than is required. There would be more access to fight fires, more control of Guinea Grass and Koa Haole through landscaping, and alcoholic beverages will not be allowed. There would be one park ranger 24/7.
- 26) Dick Baker had three questions: 1) Are QRM officers interested in hearing the community and are there QRM representatives present? 2) Can you show us demand for the project? 3) How can you make project acceptable to the community? McCorriston replied they have responded to community input from the last public hearing and that no one besides him was here. Marketing studies showed demand for recreation facilities in East Honolulu. No formal marketing, but they studied other State and National Parks.
- 27) Peter Kay commented that if one can essentially build a hotel or condos on P-2 land, then it will become "a huge battle" for the future of Hawaii and the future of preservation land. McCorriston also wanted "pono" or what is right for both sides. Condemnation may be in the future. For Queen's Beach, the State had to pay millions of dollars for the land for a public purpose.
- 28) Ed McCalley asked, "How is the development going to mitigate the traffic in Kalama Valley on Mokuhanu Street, which is a dead end? How do you reconcile traffic study's "No impact"? McCorriston replied there would be minimal impact during off-peak hours.

29) Carla E. Connell commented that if traffic would be during off-hours, then cars can't leave the property until then. Traffic's "no impact" is ridiculous. We have to stop turning over the land. Who are the people involved? McCorrison stated the list of people involved is confidential.

30) Ann Marie Kirk was concerned about users and the dangerous conditions at Makapu'u and Sandy Beach. McCorrison replied the projects were not a "resort" area. They plan marketing to local people, like the park on Haleakala on Maui.

31) Charlotte White commented on the need to be united and asked what to do next.

Chair Knudsen thanked McCorrison for coming and presenting the proposals. McCorrison commented that the audience was courteous and that this was the first step in a process. He will submit his written proposal for the January 29, 2008, Board meeting.

ANNOUNCEMENTS:

- The next regular Board meeting is scheduled for January 29, 2008, at the Hahaione Elementary School cafeteria at 7:00 p.m.
- Olelo broadcasts of the Hawaii Kai Neighborhood Board are every Tuesday at 9:00 p.m., Channel 54.

ADJOURNMENT: The meeting was adjourned at 9:24 p.m.

Submitted by,
K. Russell Ho with assistance from Board member Manuel Mejia

Reviewed by,
Greg Knudsen
Chair