



HAWAII COMMUNITY
DEVELOPMENT AUTHORITY



David Y. Ige
Governor

John Whalen
Chairperson

Aedward Los Banos
Executive Director

Ref. No.: PI PH 3.265

September 11, 2018

The Honorable Scott Saiki
Speaker of the House
House of Representatives
State Capitol, Room 431
Honolulu, Hawaii 96813

DEPT. COMM. NO. 96

Dear Mr. Speaker:

Re: Report of Public Hearing of September 5, 2018

In accordance with Hawaii Revised Statutes Chapter 206E-5.5, the Hawaii Community Development Authority is transmitting herein the report of the public hearing on the Universal Building Development Permit Application KAK 18-057.

Should you have any questions, please feel free to contact me at 594-0300.

Sincerely,

Aedward Los Banos
Executive Director

ALB/DN/CS:km
Enc.

547 Queen Street
Honolulu, Hawaii
96813

Telephone
(808) 594-0300

Facsimile
(808) 587-0299

E-Mail
dbedt.hcda.contact@hawaii.
gov

Website
www.dbedt.hawaii.gov/hcda

SUMMARY - PUBLIC HEARING
HAWAII COMMUNITY DEVELOPMENT AUTHORITY
State of Hawaii
September 5, 2018 – 12:00 p.m.

ATTENDANCE

Authority Members Present:

Mary Pat Waterhouse, Vice Chairperson
David Rodriguez, Ex-Officio - Dept. of Transportation
Mark Anderson, Ex-Officio – Budget and Finance
Wei Fang
Beau Bassett
Jason Okuhama
William Oh

Authority Members Absent:

John Whalen, Chairperson
Kathy Sokugawa non-voting – City Department of Planning and Permitting

Others Present:

Aedward Los Banos, Executive Director
Carson Schultz, HCDA Planning & Development
Max Levins, Deputy Attorney General
Laura Savo, Court Reporter

For the Applicant RP Makai Owner, LLC

Robert “Bob” Strand, Attorney for the Applicant
Jenna Wells, Executive Agent for the Applicant
Davidean K.K. Young, President and Owner
Tonia Moy, Vice President/ Director of Preservation
Morgan Davis, Scientific Consultant Services, Inc.

A public hearing of the Kakaako members of the Hawaii Community Development Authority (“Authority” or “HCDA”), a body corporate and a public instrumentality of the State of Hawaii, was called to order by Mary Pat Waterhouse, Vice Chairperson of the Authority at 12:00 p.m. on Wednesday, September 5, 2018 at 547 Queen Street, 2nd Floor Conference Room, Honolulu Hawaii 96813.

DEVELOPMENT PERMIT APPLICATION No. KAK 18-057: Universal Building

Vice Chairperson Waterhouse introduced the representative for the Applicant, Robert “Bob” Strand. She followed by stating that the public hearing was for Development Permit No. KAK 18-057 and that it was being held in accordance with Hawaii Revised Statutes Section 206E-5.6, Hawaii Administrative Rules (“HAR”) Chapter 15-219 and HAR Chapter 15-217.

The Applicant, Dearborn 535 LLC, is requesting a development permit to construct interior and exterior improvements to the existing Universal Building. The Applicant proposes to demolish the front portion of the building and return the building to its original footprint and design. Upon completion of the proposed improvements the Applicant intends to register the building on the historic registry.

LEGAL NOTICE:

Vice Chairperson Waterhouse stated that the Application date is July 13, 2018. A public hearing notice was published in the Honolulu Star-Advertiser, The Garden Island, West Hawaii Today, Hawaii Tribune-Herald and Maui News on Wednesday July 25, 2018.

PROCEDURES FOR HEARING:

Vice Chairperson Waterhouse explained the procedure for the public hearing. The HCDA staff presented a report summarizing the development permit application, including a description of the Project. The Authority members were given the opportunity to ask questions of HCDA staff.

This was followed by Applicant's request that the Authority enter into record Exhibits 1, 2, 3, 4, 5, 6 and 7.

Subsequently, the Applicant's counsel, Mr. Strand, designated and established qualifications of the witnesses for examination by the Authority members. The list of witnesses was entered into the record.

Mr. Strand asked to leave the record open until the next hearing as they are waiting on a response from the State Historic Preservation Division (SHPD).

Board members and staff had no objections to the exhibits being offered by the applicant. The applicants exhibit 1 through 7 were admitted to the record.

Mr. Strand proceeded with the presentation of witnesses.

Board members and staff had no objections to the witnesses offered by the Applicant.

Mr. Strand called each witness up one at a time; Davidean K.K Young, Tonia Moy, and Morgan Davis. Each witness was sworn in by Vice Chairperson Waterhouse and acknowledged that each exhibit was theirs and factual.

Member Fang arrived at 12:35pm

Vice Chairperson Waterhouse asked if there were any questions from board members or staff. Executive Director, Aedward Los Banos, asked if the project included any significant disturbance, finds, or feedback from SHPD. Ms. Davis did not expect significant feedback, she could not predict whether or not there would be significant finds because there has not been an AIS conducted on the property in the past. She explained that the ground disturbance

will be shallow and minimally invasive.

Mr. Strand told the Board that Ms. Jenna Wells, Executive Agent for the Applicant, was present for questions. Ms. Wells is coordinating the restoration of the project, returning it to what it looked like in 1928.

Vice Chairperson Waterhouse swore in Ms. Jenna Wells. Member Bassett asked Ms. Wells why her organization decided to restore this structure. Ms. Wells explained that their mission is to save and protect the building in perpetuity. The goal is to lease out the building to someone who is going to use recycled materials from the areas that are currently being demolished.

Member Bassett commented that it was mentioned this building would be used for Patagonia related companies. Ms. Wells said that they currently do not have any letters of intent on the property and do not have a current tenant.

Member Okuhama commended the Applicant for trying to restore the property to its original footprint.

Member Oh asked if there are lease agreements executed with the Patagonia family. Ms. Wells mentioned there are interested parties; however, nothing is confirmed. Ms. Wells explained that most of the interested parties are proposing a retail use.

HCDA staff, Carson Schultz, addressed Ms. Davis's comment that there was not an AIS completed for the property. He explained that within SHPD's letters to HCDA they initially requested an AIS, but later revised their request stating that an AIS was no longer required because grease interceptors and significant subterranean work were removed from the project. The correspondence letter is included in staff Exhibit C.

Vice Chairperson Waterhouse proceeded with the public testimony. Kiersten Fulkner, Executive Director of Historic Hawaii Foundation, offered oral testimony in support of the Project.

ADJOURNMENT:

Vice Chairperson Waterhouse closed the public hearing at 12:53 p.m.

Note: The transcript of this meeting contains a verbatim record and should be consulted if additional detail is desired.