

**Meeting Summary
East Kaua`i Development Plan 2020
CAC Meeting No. 12**

**December 4, 2007
4:00 – 7:00 p.m.
Planning Commission Meeting Room**

1. Nadine Nakamura welcomed members.
2. **November 29, 2007 Meeting Summary**
 - There was some discussion on the cultural center concept at Coco Palms. It may not be appropriate for a high intensity center (such as the Maui Arts and Cultural Center) and may be more suitable for a lower-intensity use that would preserve and promote the archaeological sites in the area.
 - There was general agreement that community discussion is needed to develop a vision for this site.
 - Albezia trees are obstructing the view of the Opaeka`a Falls. One tree is growing on the face of the falls and should be removed.
 - The date of the CAC 11 Meeting Summary should be changed to November 29, 2007 and the date of the CAC 10 Meeting Summary should be changed to November 20, 2007.
3. The CAC continued their review of the draft section on **Historic Kapa`a Town**, dated November 16, 2007, beginning on Page 8.
4. **Kapa`a Beach Park**
 - Page 8, first paragraph, last sentence: add that access is from both north and south corners along Kūhio Highway.
 - Park should be a hub for the bus system
 - There was considerable discussion on the location of the Kapa`a State Library. Many believe that the library should be relocated to another site (7). Some members expressed concern about moving the library and prefer the current location (5).
 - Page 9, Objective 3.1 – add the need for a methodology for implementation. There was general agreement for this objective.

- The County Parks and Recreation Department should be added to list of stakeholders who should be involved in creating the park improvement plan.
- Before converting into a passive park, there should be replacement parks for current activities.
- Parking should accommodate both park users and the general public.
- The plan should also include location of permanent bicycle racks.
- The plan should integrate existing and proposed library and pump station properties.
- The park needs to balance activities that attract people with having adequate parking.

5. **Historic Character**

- One additional nonconformity is the lack of American with Disability Act (ADA) improvements.
- Clarify the issue: Some buildings are abandoned or underutilized (e.g., Kapa`a Electric) and there are some vacant lots. Incentives are needed to clean up and renovate.
- Suggested incentives to preserve historic character of buildings include:
 1. Real property tax incentives for owners to renovate
 2. Rehabilitation loan fund for historic properties
 3. Promote residential development on second floors, but do not require off-street parking
- Off-site parking solution must be developed at the same time incentives are offered.
- A multi-use parking structure should be considered. One possible site is the Roxy Theatre Square. Use federal funds mitigation funds when by-pass is developed to develop parking structure.
- Look at General Plan, Section 3.3.4.1 for guidance.

6. **Special Planning Areas**

- We should recognize that many changes have taken place in SPA “C,” that are not consistent with the historic town character. Examples include the Kapa`a Professional Building and Otsuka Furniture Store.
- There were differences in opinion on whether to combine SPA “A” and “C.” The majority of members believe that not all SPA “A” rules should be imposed on SPA “C”
- Some CAC members believe the “look” of historic Kapa`a Town should be encouraged in SPA “C”
- The majority of CAC members believe that SPA “B” should be removed.

7. **Unpermitted retail structures, uses and signage**

- Suggested goal: encourage permanent structures to replace tents

8. **Town boundaries**

- Follow-up with Kaua`i Historic Preservation Review Commission on Historic Kapa`a town boundaries. Confirm that historic Kapa`a Town is between the two canals.
- Clarify issue: there is one small sign at Horner Park identifying Historic Kapa`a Town. Most people don`t know where Historic Kapa`a Town begins and ends. There is a need for improved community identity for Historic Kapa`a Town.
- Clarify goal: Add signage describing the north, south, and western boundaries of Historic Kapa`a Town (western boundary would be located off the by-pass road, near the existing round about).
- Follow-up with SDOT: can a sign, similar to the big Hanapēpē sign be installed that says “Welcome to Historic Kapa`a Town”?

9. **Pedestrian Orientation**

- Another issue is the lack of ADA accessibility
- Put planters “at strategic locations that don`t take away from parking.”
- Concerns about closure of Kukui Street, between Inia and Kūhio Highway. There is heavy traffic heading *makai* on Kukui Street with parents dropping toddlers off at KIDS School. A suggestion is keep the

lane heading *makai* open and create diagonal parking in the lane closed off.

- The majority of CAC members have concerns about suggestions to relocate homes and expand Horner Park.
- Some CAC members expressed concern over outdoor cafes taking away from valuable sidewalk space. Rather than change CZO, encourage where appropriate. May be more suitable in SPA “C.”
- There is a need for public restrooms
- Art Walk from Waiakea Canal to swimming pool should be encouraged.

10. **Overhead utility lines**

- Change wording of Goal 7.0: “To improve the aesthetics of Historic Kapa`a Town”
- The majority of CAC members believe that this is not a top priority given other recommendation in the report

11. **Urban In-fill**

- The majority of CAC members agree with Objective 8.1.
- Objective 8.2: Replace “Ensure” with “Recommend,” and add “pedestrian access along Mo`ikeha Canal”
- Concern was expressed about Historic Kapa`a Town losing its local character. Many believe that Pono Market is a good example of a place that locals frequent. Yet there are fewer places like this in the town. There is fear that it will evolve into another Lahaina.

12. **Canals**

- Majority of CAC members like the idea of walking along canals.
- ADA accessibility issues
- Are there existing maintenance easements along canals?

13. **KBA follow-up**

Nadine will schedule another meeting with KBA to discuss specific changes to the Kapa`a-Wailua Development Plan Ordinance.

14. **Next Meeting**

Nadine asked CAC members to “hold the date” Tuesday, January 15, 2007, from 4:00 to 7:00 p.m. for the next CAC meeting.

Recorded by:

Nadine Nakamura