



PLANNING COMMISSION

KAAINA S. HULL, CLERK OF COMMISSION

DONNA APISA, CHAIR
HELEN COX, VICE CHAIR
MELVIN CHIBA, MEMBER
FRANCIS DEGRACIA, MEMBER
GLENDA NOGAMI-STREUFERT, MEMBER
LORI OTSUKA, MEMBER

REGULAR TELECONFERENCE MEETING NOTICE AND AGENDA

Tuesday, June 8, 2021
9:00 a.m. or shortly thereafter

RECEIVED

Microsoft Teams Audio: + 1 469-848-0234,
Conference ID: 180 045 965#

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OFFICE OF
THE COUNTY CLERK
COUNTY OF KAUAI

This meeting will be held via Microsoft Teams conferencing only. Members of the public are invited to join this meeting by calling the number above with the conference ID information. You may testify during the video conference or submit written testimony in advance of the meeting via e-mail, fax, or mail. To avoid excessive noise/feedback, please mute your microphone except to testify.

SWEARING IN OF NEW COMMISSIONER

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF AGENDA

D. MINUTES of the meeting(s) of the Planning Commission

E. RECEIPT OF ITEMS FOR THE RECORD

F. HEARINGS AND PUBLIC COMMENT The Planning Commission will accept written testimony for any agenda item herein. Written testimony indicating your 1) name, 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 in writing to planningdepartment@kauai.gov or mailed to the County of Kaua'i Planning Department, 4444 Rice Street, Suite 473, Lihue, Hawai'i 96766. Written testimony received by the Planning Department before 9:00 a.m. on Monday, June 7, 2021, will be distributed to all Planning Commissioners prior to the meeting. Written testimony received after 9:00 a.m. on Monday, June 7, 2021, will be summarized by the Clerk of the Commission during the meeting and added to the record thereafter.

1. Continued Agency Hearing

2. New Agency Hearing

- a. CLASS IV ZONING PERMIT (Z-IV-2021-9) and USE PERMIT (U-2021-8) to allow renovations to the existing church to include lanai additions, a new meeting room, storage spaces, and pantry on the 'Ele'ele Baptist Church property, situated on the makai side of Kaumuali'i Highway, approximately 300 feet east of the Kaumuali'i Highway/Mehana Road intersection, further identified as 339 Mehana Road, Tax Map Key: (4) 2-1-001:041 and containing a total area of 30,013 square feet = **'Ele'ele Baptist Church**. [Director's Report Received, May 25, 2021.]

1. Director's Report pertaining to this matter.
2. Supplemental Director's Report pertaining to this matter.

- b. CLASS IV ZONING PERMIT (Z-IV-2021-10) to allow conversion of the existing Kukui Grove Cinema building into a mix-use professional office/residential project involving a parcel situated at the Haleko Road/Pua Loke Street intersection, further identified 4368 Kukui Grove Street, Tax Map Key: (4) 3-3-006:020 and containing a total area of 2.1667 acres = **Mana'o Capital Group, LLC**. [Director's Report Received, May 25, 2021.]

1. Director's Report pertaining to this matter.

3. Continued Public Hearing

4. New Public Hearing

5. All remaining public testimony pursuant to HRS 92 (Sunshine Law)

G. CONSENT CALENDAR

1. Status Reports

2. Director's Report for Project Scheduled for Agency Hearing

H. EXECUTIVE SESSION

EXECUTIVE SESSION: The Commission may go into executive session on an agenda item for one of the permitted purposes listed in Section 92-5(a) Hawai'i Revised Statutes ("H.R.S."), without noticing the executive session on the agenda where the executive session was not anticipated in advance. HRS Section 92-7(a). The executive session may only held, however, upon an affirmative vote of two-thirds of the members present, which must also be the majority of the members to which the board is entitled. HRS Section 92-4. The reason for holding the executive session shall be publicly announced.

I. GENERAL BUSINESS MATTERS

- a. Amendment to Class IV Zoning Permit (Z-IV-2016-15), Use Permit (U-2016-12), and Special Permit (SP-2016-5) to amend Condition No. 8 to allow additional time to complete the project, involving the Kipu Ranch parcel situated approximately 0.25 east of the Kipu Road/A'akukui Road intersection in Kipu, further identified as Tax Map Key: 3-1-002:001, and affecting a portions larger parcel containing approx. 2,842+ acres = *Outfitters Kauai, Ltd.*

1. Director's Report pertaining to this matter.

J. COMMUNICATION

K. COMMITTEE REPORTS

L. UNFINISHED BUSINESS (For Action)

M. NEW BUSINESS

1. For Action – See Agenda F for Project Descriptions

N. ANNOUNCEMENTS

1. Topics for Future Meetings
2. The following regularly scheduled Planning Commission meeting will be held at 9:00 a.m., or shortly thereafter, on July 13, 2021. The Planning Commission anticipates meeting via teleconference, but will announce its intended meeting method via an agenda electronically posted at least six days prior to the meeting date.

O. ADJOURNMENT

NOTE: 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.

Pursuant to Section 8-27.8 (6) of the Kaua'i County Code (1987), as amended, the following shoreline setback determinations by the Director are disclosed for purposes of public notification.

June 08, 2021

SHORELINE SETBACK DETERMINATIONS

Application No.	Name of Applicant(s)	Property I.D. (Tax Map Key)	Location	Reasons
SSD 2021-34	ADA Properties, LLC c/o Cades Schutte, LLP	5-5-004:018	Hanalei	5'-10" high by 140' linear feet fence
SSD 2021-35	Chris Gates	5-4-012:011 0001	Princeville	Interior renovations
SSD 2021-36	Puu Poa Condominium c/o Matthew Schaller	5-4-012:011	Princeville	Railing replacement on 2nd, 3rd and 4th floors of Buildings 1, 2, and 3