

URBAN DESIGN REVIEW BOARD KA PAPA NĀNĀ KŪKULU HALE

PURSUANT TO CHAPTER 92, PART I, HAWAI'I REVISED STATUTES, AS AMENDED; NOTICE IS HEREBY GIVEN OF A REGULAR REMOTE PUBLIC MEETING OF THE MAUI COUNTY URBAN DESIGN REVIEW BOARD

E LIKE ME KA MOKUNA 92, KA MAHELE I, KE KĀNĀWAI 'AHA'ŌLELO HAWAI'I I HO'OPONOPONO 'IA; EIA KE HO'OLAHA 'IA AKU NEI KEKAHI HĀLĀWAI MA'AMAU A LOLOUILA A KA PAPA NĀNĀ KŪKULU HALE O KE KALANA O MAUI NO KA LEHULEHU

AGENDA KA PAPA KUMUMANA'O

(HYPERLINKS TO MEETING MATERIALS ADDED)
(KOMOHIA NĀ LOULOU NO NĀ KINO HĀLĀWAI)

DATE: JANUARY 6, 2026

KA LĀ: 6 IANUALI, 2026

TIME/KA HOLA: 10:00 A.M.

REMOTE MEETING LOCATION: Interactive conference technology via Microsoft Teams
Videoconferencing: **Meeting ID: 234 307 796 685 34 and Passcode: uh7qn7Xb**

KE KAHUA HĀLĀWAI LOLOUILA: *Ka 'ōnaehana hālāwai kūka'ipā ma o ka Microsoft Teams: **Ka Helu Hālāwai: 234 307 796 685 34 a me ka 'Ōlelo Huna: uh7qn7Xb***

PHYSICAL LOCATION: Members of the public may observe the remote meeting or testify in-person using audio/visual technology at the Planning Department Conference Room, Kalana Pakui Building, 250 South High Street, Wailuku, Maui, Hawai'i 96793. Note: The Board Members may not be physically present at this location.

KE KAHUA HĀLĀWAI MAOLI: *Hiki nō i ka lehulehu ke nānā i ka hālāwai lolouila a i 'ole ke ha'i mana'o he alo a he alo me ka 'ōnaehana 'aukiō/wikiō ma ka Lumi Hui o ka 'Oihana Kālai'āina, Kalana Pakui Building, 250 South High Street, Wailuku, Maui, Hawai'i 96793. E Nānā: 'A'ole paha nā Lālā o ka Papa ma kēia kahua hālāwai maoli.*

Members/Nā Lālā: Paul Areus (Chair/Ka Luna Ho'omalū), Ashley Otomo (Vice Chair/Ka Hope Luna Ho'omalū), Kimo Clark, Kiley Dindinger, Byron Zach Hansel, Brendan Kennedy, Paul Kumar, Jeremy Stoddart, (one vacancy/he ho'okahi hakahaka)

Alternate Members/Nā Lālā Kūikawā: Frederick Loesberg, (three vacancies/he 'ekolu hakahaka)

Public testimony will be taken when each agenda item is discussed. Testimony will be limited to a maximum of three (3) minutes.

*E lohe 'ia ka **'ōlelo hō'ike lehulehu** i ka wā i kūkā 'ia ai kēlā me kēia 'ikamu. Kaupalena 'ia ka 'ōlelo hō'ike i ka 'ekolu (3) minute.*

To watch the meeting or provide video testimony: Click on or use meeting link: <https://tinyurl.com/2ha9zvyp>

No ka nānā 'ana i ka hālāwai a i 'ole e ha'i mana'o wikiō aku: E kaomi i ka loulou hālāwai: <https://tinyurl.com/2ha9zvyp>

To listen to the meeting or provide oral testimony via phone, dial **1-808-800-0254**, and enter conference ID: **400 373 58# (Press *5 to raise hand, and press *6 to mute/unmute)**

No ka lohe 'ana i ka hālāwai a i 'ole e ha'i mana'o waha aku ma o ke kelepona, e wili iā **1-808-800-0254**, a e kikokiko i ka helu hālāwai: **400 373 58# (E kaomi iā *5 no ka hāpai lima 'ana, a e kaomi iā *6 no ka ho'omū 'ana iho)**

Testifiers via video are asked to sign-up using the Chat function providing your name and the item you're wishing to testify on. Testifiers via phone will be called by the Chair after in-person and video testimony are finished.

No ke kāinoa 'ana o ka po'e ha'i mana'o wikiō, e hō'ike aku i kou inoa a me kāu 'ikamu e ha'i mana'o aku ai me ka pahu kolekole. E kāhea 'ia ka po'e ha'i mana'o kelepona e ka Luna Ho'omalua ma hope o ka po'e he alo a he alo a me ka po'e wikiō.

Testifiers will be called by the Chair to offer their testimony. Those participating by phone or video are asked to **mute** their audio and video when they are not testifying.

*E kāhea 'ia ka po'e ha'i mana'o e ka Luna Ho'omalua e ha'i mana'o aku ai a i noi 'ia ka **ho'omū 'ana iho** i ka 'aukiō me ka wikiō i ka wā ha'i mana'o 'ole*

To provide written testimony: Online testimony can be submitted by clicking the "Submit Testimony" links under each item, or written testimony may be submitted by mail to Urban Design Review Board, c/o Department of Planning, One Main Plaza, 2200 Main Street, Suite 315, Wailuku, Maui, Hawai'i 96793. While the Board requests that written testimony be submitted by noon, one business day prior to the meeting, to allow time for it to be transmitted and reviewed by the Board, testimony submitted after such date and time will still be accepted by the Board.

No ka 'ōlelo hō'ike i kākau 'ia: Hiki nō ke waiho 'ia ka 'ōlelo hō'ike ke kaomi aku i nā loulou "Waiho 'Ōlelo Hō'ike" ma lalo o kēlā me kēia 'ikamu a i 'ole ma ka leka

‘ana i ka Papa Nānā Kūkulu Hale, c/o Department of Planning, One Main Plaza, 2200 Main Street, Suite 315, Wailuku, Maui, Hawai‘i 96793. I loko na‘e o ke noi a ka Papa e loa‘a ka ‘ōlelo hō‘ike kākau i ke awakea, ho‘okahi lā hana ma mua o ka hālāwai i lawa ka manawa e ho‘oka‘a ‘ia a nānā ‘ia e ka Papa, ‘o ia ‘ae ‘ia maila nō ia o ka ‘ōlelo hō‘ike lohi e ka Papa ma hope o ka lā i kuhikuhi ‘ia.

Commissioners **shall not** be contacted by the Chat function.

‘A‘ole e kāhea ‘ia nā komikina me ka pahu kolekole.

CALL TO ORDER
E HO‘OMALU

A. COMMUNICATIONS
NĀ HO‘OKA‘A‘IKE

1. PILI DESIGN BUILD on behalf of the DAVID AND CATHERINE MEDINA TRUST, requesting design review of a Special Management Area Use permit for the proposed reconstruction of a single-family residence that was destroyed in the August 8, 2023 Lahaina wildfire. The scope of work also includes repairs to an existing pool and deck, located at 355 Front Street, Lahaina, Island of Maui, TMK: (2) 4-6-003:011 (SM12024-00020) (L. Sanger)

PILI DESIGN BUILD no ka pono o DAVID AND CATHERINE MEDINA TRUST, ke noi aku nei i ka hō‘ike kūkulu hale o kekahi ‘Āpana Mālama Kūikawā no ke kūkulu hou i ho‘olale ‘ia o kekahi hale ‘ohana kū ho‘okahi i pau i ke ahi ma ke Ahi Weliweli o Lāhaina ma ka 8 ‘Aukake 2023. Helu pū ‘ia ka ho‘oponopono ‘ana i kekahi ki‘o wai e kū nei a me ka lānai, ma 355 Front Street, Lāhaina, Ma Ka Mokupuni o Maui, Ke Kī Palapala ‘Āina: (2) 4-6-003:011 (SM12024-00020) (L. Sanger)

The Board may provide its comments and recommendations to the Maui Planning Commission on the design aspects within its purview as related to the Special Management Area Use Permit.

E hō‘ike aku paha ka Papa i ona mana‘o a i ona kuhikuhi i Ka ‘Oihana Kālai‘āina o Maui no ke kūkulu ‘ana e pili pū ana i Ke Koina ‘Āpana Mālama Kūikawā.

[\(Materials\)](#)

[\(Documents Received After Posting\)](#)

[\(Submit Testimony\)](#)

[\(View Testimony Received\)](#)

2. MR. RICHARD YOUNG on behalf of MR. VADIM ANTONOV, requesting design review of a Special Management Area (SMA) Assessment for the proposed construction of a two-story single-family residence including a cabana, garage, in ground swimming pool and spa, and water feature. The total combined floor area as calculated for SMA is approximately 7,456 sq. ft. The project is located at 63 Kuahulu Place, Lahaina, Maui, Hawai'i TMK (2) 4-8-003:120 (SMX2022-00370) (L. Sanger)

MR. RICHARD YOUNG no ka pono o MR. VADIM ANTONOV, ken oi aku nei i hō'ike kūkulu hale o Ka 'Auhau 'Āpana Mālama Kūikawā no ke kūkulu i ho'olale 'ia o kekahi hale 'ohana kū ho'okahi he 'elua papahale me kekahi hale kāpi'o, ka hale ka'a, ke ki'o wai honua a me ka hale ho'onanea, a me kekahi hi'ona wai. 'O ka nui o ka papahale i ho'ohui 'ia no Ka 'Āpana Mālama Kūikawā, aia ma kahi o 7,456 kapua'i kuea. Aia ma 63 Kuahulu Place, Lāhaina, Maui, Hawai'i Ke Kī Palapala 'Āina (2) 4-8-003:120 (SMX2022-00370) (L. Sanger)

The Board may provide its comments and recommendations to the Planning Director on the design aspects within its purview as related to the Special Management Area Assessment.

He papaha Kō Ka Papa hāpai mana'o 'ana i Ke Po'o o Ka 'Oihana Kālai'āina e pili ana i Ke Koina 'Āpana Mālama Kūikawā.

[\(Materials\)](#)

[\(Documents Received After Posting\)](#)

[\(Submit Testimony\)](#)

[\(View Testimony Received\)](#)

3. MUNEKIYO HIRAGA on behalf of the William W. Stevens Trust and the Virda J. Stevens By-Pass Trust requesting review of a Special Management Area Use Permit for the proposed reconstruction of a two-story, 3,470 square-foot single-family home that was destroyed in the August 8, 2023 Lahaina wildfire. The design also provides for 1,260 square feet of covered lanai and garage space, and also includes landscaping, grading, and repairs to the access driveways and front walkway; located at 35 Kai Pali Place, Lahaina, Hawai'i TMK (2)4-5-004:049 (SM12025-00002) (J. Buika)

MUNEKIYO HIRAGA no ka pono o William W. Stevens Trust a me Virda J. Stevens By-Pass Trust, ke noi aku nei i ka nānā 'ana i Ke Koina 'Āpana Mālama Kūikawā no ke kūkulu hou 'ana i ho'olale 'ia

kekahi hale ‘ohana kū ho‘okahi he ‘elua papahale he 3,470 kapua‘i kua i pau i ke ahi weliweli o Lāhaina ma ka 8 ‘Aukake 2023. Helu pū ‘ia ka lānai me ke kaupoku a me ka hale ka‘a he 1,260 kapua‘i kua, helu pū ‘ia ka ho‘onani hi‘ohi‘ona ‘āina, ka ho‘ololi hi‘ohi‘ona ‘āina, a me ka ho‘oponopono ‘ana i ke alahale kalaiwa a me ke alahale; ma 35 Kai Pali Place, Lāhaina, Hawai‘i Ke Kī Palapala ‘Āina (2)4-5-004:049 (SM12025-00002) (J. Buika)

The Board may provide its comments and recommendations to the Maui Planning Commission on the design aspects within its purview as related to the Special Management Area Use Permit.

He papaha Kō Ka Papa hāpai mana‘o ‘ana i Ke Komikina Kālai‘āina o Maui e pili ana i Ke Koina ‘Āpana Mālama Kūikawā.

[\(Materials\)](#)

[\(Documents Received After Posting\)](#)

[\(Submit Testimony\)](#)

[\(View Testimony Received\)](#)

4. Review and Comment on Proposed Design Guidelines for Commercial Rebuilds within the Lahaina National Historic Landmark District, Paunau and Pūehuehunii Ahupua‘a, Lahaina Moku, Maui Mukupuni (K. Farm)

Ka Nānā ‘ana a me Ka Hā‘awi Mana‘o ‘ana ma Ka Lula Kūkulu Hale i Ho‘olale ‘ia no Ke Kūkulu Hou o Nā ‘Oihana Kalepa ma Ka ‘Āpana Mo‘olelo Pekelala o Lāhaina, Paunau a me Pūehuehunii Ahupua‘a, Ma Ka Moku o Lāhaina, Ma Ka Mukupuni o Maui (K. Farm)

[\(Materials\)](#)

[\(Documents Received After Posting\)](#)

[\(Submit Testimony\)](#)

[\(View Testimony Received\)](#)

B. DIRECTOR’S REPORT

KA HŌ‘IKE A KE PO‘O‘OIHANA

1. Agenda items for the February 3, 2026 meeting.

Nā ‘ikamu papa kumumana‘o no ka hālāwai ma ka 3 Pepeluali 2026.

[\(Documents Received After Posting\)](#)

[\(Submit Testimony\)](#)

[\(View Testimony Received\)](#)

NEXT MEETING DATE: February 3, 2026

KEKAHI LĀ HĀLĀWAI AKU NŌ: 3 Pepeluali 2026

ADJOURNMENT

KA HO'OKU'UNA

AGENDA ITEMS ARE SUBJECT TO CANCELLATION.

HIKI NŌ PAHA KE KĀPAE 'IA NĀ 'IKAMU PAPA KUMUMANA'O.

INTERRUPTION IN VIDEO/AUDIO: IF THE CONNECTION BETWEEN ANY TESTIFIER AND THE VIDEO CONFERENCE IS LOST, THE MEETING WILL CONTINUE. A MEETING HELD BY INTERACTIVE CONFERENCE TECHNOLOGY SHALL BE AUTOMATICALLY RECESSED FOR UP TO 30 MINUTES TO RESTORE COMMUNICATION WHEN AUDIOVISUAL COMMUNICATION CANNOT BE MAINTAINED WITH COMMISSION MEMBER PARTICIPATING IN THE MEETING OR WITH THE PUBLIC LOCATION IDENTIFIED ABOVE. IF CONNECTION CANNOT BE RESTORED WITHIN 30 MINUTES, THE MEETING IS AUTOMATICALLY TERMINATED.

***HO'OKA'AWALE KA WIKIŌ/AUKIŌ:** KE LILO KE KU'INA PŪNAEWELE MA WAENA O KEKAHI MEA HA'I MANA'O A LILO PAHA KA HĀLĀWAI LOLOUILA, E MAU AKU NŌ KA HĀLĀWAI. E HO'OMALOLO POLOLEI 'IA AKU NŌ KEKAHI HĀLĀWAI ME KA 'ŌNAEHANA KŪKA'IPĀ NO 30 MINUKE MA KA NUI LOA E HO'OPONOPONO I KE KELEKA'A'IKE KE HIKI 'OLE KE KŪKĀ 'AUKIŌ/WIKIŌ ME NĀ KOMIKINA MA KA HĀLĀWAI A I 'OLE ME KE KAHUA LEHULEHU I HŌ'IKE 'IA I LUNA A'E. KE HKI 'OLE KE HO'OPONOPONO 'IA KE KELEKA'A'IKE I LOKO O KA 30 MINUKE, HO'ŌKI 'IA AKU KA HĀLĀWAI.*

AN **EXECUTIVE SESSION** MAY BE CALLED IN ORDER FOR THE BOARD TO CONSULT WITH ITS ATTORNEY ON QUESTIONS AND ISSUES PERTAINING TO THE BOARD'S POWERS, DUTIES, PRIVILEGES, IMMUNITIES AND LIABILITIES, PURSUANT TO SEC. 92-5(a) (4), HRS.

*E KĀHEA 'IA PAHA KEKAHI **KAU KAPU** I MEA E KŪKĀ AI KA PAPA ME KONA MAU LOIO E PILI ANA I NĀ NĪNAU A ME NĀ MEA E PILI PŪ ANA I KA MANA, KE KULEANA, A ME KE KUMU 'AI'Ē O KE KOMIKINA, E LIKE ME KA PAUKŪ 92-5(A)(4), KE KĀNĀWAI 'AHA'ŌLELO HAWAI'I.*

DOCUMENTS RELATING TO THIS MEETING ARE ON FILE WITH THE DEPARTMENT OF PLANNING AND MAY BE FOUND BY CLICKING ON THE LINKS PROVIDED ON THIS AGENDA, AND ON THE OFFICIAL COUNTY OF MAUI WEBSITE AT WWW.MAUICOUNTY.GOV UNDER BOARDS AND COMMISSIONS, URBAN DESIGN REVIEW BOARD.

***'O NĀ PALAPALA** E PILI ANA I KĒIA HĀLĀWAI, AIA NŌ I KA PA'A LIMA MA KA 'OIHANA KĀLAI'ĀINA A HIKI NŌ KE LOA'A IA KE KAOMI I NĀ LOULOU I LOKO O KĒIA PAPA KUMUMANA'O, MA KE KAHUAPA'A KŪHELU O KE KALANA O MAUI MA [HTTPS://WWW.MAUICOUNTY.GOV](https://WWW.MAUICOUNTY.GOV), MA LALO O NĀ PAPA ME NĀ KOMIKINA, KA PAPA NĀNĀ KŪKULU HALE O MAUI.*

THE **ADDRESS OF THE COMMISSION** IS C/O DEPARTMENT OF PLANNING, ONE MAIN PLAZA, 2200 MAIN STREET, SUITE 315, WAILUKU, MAUI, HAWAI'I 96793, PHONE NUMBER IS 808-270-7735, AND EMAIL IS planning@mauicounty.gov.

EIA KA HELU WAHI NOHO O KE KOMIKINA: KA 'OIHANA KĀLAI'ĀINA, ONE MAIN PLAZA, 2200 MAIN STREET, SUITE 315, WAILUKU, MAUI, HAWAI'I 96793, EIA KA HELU KELEPONA: 808-270-7735, A EIA KA LEKA UILA planning@mauicounty.gov.

THE LINKS FOR DOCUMENTS RECEIVED AFTER POSTING WILL BE UPDATED PERIODICALLY WHEN DOCUMENTS ARE RECEIVED.

E HO'OPONOPONO 'IA NĀ LOULOU PALAPALA LOHI E LIKE ME KE KA'INA I LOA'A MAI AI.

UNLESS OTHERWISE SPECIFIED BY ANOTHER SPECIFIC BOARD RULE, ANY **PETITION TO INTERVENE** AS A FORMAL PARTY IN THE PROCEEDINGS BEFORE THE BOARD MUST BE FILED WITH THE BOARD AND SERVED UPON THE APPLICANT NO LESS THAN TEN (10) DAYS BEFORE THE FIRST PUBLIC HEARING DATE. (Note: The calculation of time for deadlines ten (10) days or less excludes weekends and State recognized holidays.) TEN (10) BUSINESS DAYS BEFORE JANUARY 6, 2026 WAS ON DECEMBER 19, 2025.

*KOE AKU KA I KUHIKUHI 'IA E KEKAHI LULA O KA PAPA, NO KA PO'E PA'ALULA E WAIHO I KA **PALAPALA HO'OPI'I** MA KA HĀLĀWAI MA MUA O KA PAPA, HE KOINA E WAIHO 'IA IA I KA PAPA A E HO'OKŌ 'IA AKU I KA PO'E PALE HE 'UMI (10) MAU LĀ MA MUA O KA LĀ LOHENA LEHULEHU MUA MA KA LI'ILI'I, (E nānā: 'A'ole i helu 'ia ka hopenapule a me ka lā nui moku'āina.) HE 'UMI MAU LĀ MA MU AO KA, 6 IANUALI 2026 AIA MA KA 19 KEKEMAPA 2025.*

ORAL OR WRITTEN TESTIMONY WILL BE RECEIVED ON EACH AGENDA ITEM SUBJECT TO THE PROVISIONS OF CHAPTER 92, HAWAI'I REVISED STATUTES, AND THE BOARD'S RULES OF PRACTICE AND PROCEDURE, EXCEPT FOR CONTESTED CASES UNDER CHAPTER 91, HRS, AS NOTED ABOVE.

*E LOHE 'IA KA '**OLELO HŌ'IKE HA'I WAHA A ME KA 'OLELO HŌ'IKE I KĀKAU 'IA** E PILI ANA I KĒLĀ ME KĒIA 'IKAMU E LIKE ME NĀ KOINA O KA MOKUNA 92, KE KĀNĀWAI 'AHA'OLELO HAWAI'I A ME NĀ LULA ME NĀ LOINA O KA PAPA KOE AKU NĀ HIHIA HO'OPA'APA'A MA LALO O KA MOKUNA 91, KE KĀNĀWAI 'AHA'OLELO HAWAI'I, I HŌ'IKE 'IA I LUNA.*

SPECIAL ASSISTANCE: IF ANY PERSON NEEDS AN AUXILIARY AID/SERVICE OR OTHER ACCOMMODATION DUE TO A DISABILITY, CONTACT THE PLANNING DEPARTMENT AT 808-270-7735 (MAUI), 1-800-272-0177 (MOLOKA'I), or 1-800-272-0125 (LĀNA'I), or planning@mauicounty.gov, AS SOON AS POSSIBLE. REQUESTS MADE AS EARLY AS POSSIBLE WILL ALLOW ADEQUATE TIME TO FULFILL THE REQUEST. UPON REQUEST, THIS NOTICE IS AVAILABLE IN ALTERNATE FORMATS SUCH AS LARGE PRINT, BRAILLE, OR ELECTRONIC COPY.

KE KĀKO'O KŪIKAWĀ: KE PONO KEKAHI KANAKA I KE KĀKO'O HO'OLOHE A I 'OLE KEKAHI 'ANO LAWELAWE NO KE KĪNĀ, E KELEPONA AKU I KA 'OIHANA KĀLAI'ĀINA ME KA HELU 808-270-7735 (MAUI), 1-800-272-0177 (MOLOKA'I) A I 'OLE 1-800-272-0125 (LĀNA'I), A I 'OLE planning@mauicounty.gov, ME KA NUI MIKIMIKI I HIKI. KE NOI 'IA ME IA MIKIMIKI, 'OI A'E KA WĀ E HO'OMĀKAUKAU AI. E LIKE ME KE NOI, HIKI KE LOA'A KĒIA HO'OLAHA

Urban Design Review Board
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MA KEKAHI 'ANO, E LIKE ME KE KINONA HUA NUI, KA PALAILA, A I 'OLE KEKAHI KOPE LOLOUILA.

Please note: If any member of the Board is unable to attend the scheduled meeting, please contact the Department of Planning at least **one** (1) day prior to the meeting date. Thank you for your cooperation.

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*E nānā: Inā 'a'ole hiki i kekahi lālā o ka Papa ke hele i ka hālāwai i ho'olālā 'ia, e hō'ike aku i ka 'Oihana Kālai'āina he **ho'okahi** (1) lā ma mua o ka lā hālāwai. Mahalo i kou kōkua 'ana mai. (K:\WP_DOCS\Planning\Agendas\UDRB\2025\010626udrb_age_Olelo.pdf)*