

MPW Comments on the 4.29.16 Hanapohaku/Quinn Sketch for New Joint SMA 5.9.16 - Antolini

Overall

The proposed sketch indicates a piecemeal, kapakahi approach to development on the property and does not demonstrate quality professional planning in the short- or long-term.

A Major SMA application should be prepared for the existing and proposed improvements because of the scope of the existing and proposed development on all three lots, the likely cost of what is reflected on the sketch, the cumulative environmental impact of the development on the property, and the need for (a) traffic analysis, (b) environmental review, and (c) public hearings for the ongoing and future commercial activity on the property.

Permits, Existing Conditions

- list all city and state permits obtained since the property zoning was changed in 1978
- list all city and state permits obtained since the property was purchased in 2014 by Hanapohaku
- show all utilities (electrical, plumbing, water, wastewater) on site, existing (permitted and unpermitted) and proposed
- indicate which vendors/businesses are connected to which utilities; indicate if the connections are legal or unpermitted; if wastewater, indicate the daily flow through the connection
- provide a list of all permitted and unpermitted structures on all lots, including food trucks that are not moved daily
- for each structure, indicate if any violations or citations have been noticed by DOH or DPP or any other agency including DOH
- provide a list and date of any other violations cited by DOH, such as wastewater and FBI violations; indicate the resolution of those violations
- provide a list of any other violations cited by DPP, including grading, grubbing, building, plumbing, electrical, or other; indicate the resolution of those violations
- for the entire property, indicated any administrative penalties past or pending assessed or actually paid since the property was purchased in 2014
- provide a list of all the “after the fact” permits that you intend to seek during the next 12 months for permit violations on the property

Management

- indicate the name and contact information of the on-site project manager who has knowledge of operations and decision-making authority over daily activities on the property and is designated to receive and respond to complaints

Planner

- indicate if anyone other than Architect Greg Quinn prepared the sketch
- indicate if a professional planner been consulted or will be consulted on the proposed sketch or plans for this SMA

Kamehameha Highway/Driveway/Traffic

- indicate whether any analysis has been done since 1978 or since the property was purchased in 2014 of the connection on or between the property and Kamehameha Highway in terms of traffic capacity, flow, safety; same question for Pahoe Road usage
- have the property owners consulted with the State Department of Transportation or retained a traffic engineer about compliance with the conditions of the 1978 Unilateral Agreement regarding improvements to Kamehameha Highway and/or Pahoe Road? If not, why not? When will that consultation/improvements be done?
- is the concrete entrance or the entire driveway between Lot 68 and 69 legally permitted? Provide permit number and date. What was the cost of the improvement?
- what is the capacity and safety of the ingress/egress/driveway, and is that estimate supported by the opinion of a professional traffic engineer?
- what will be the daily traffic flow at all ingress points under the proposed plan?
- is there sufficient ingress/egress/turnaround for emergency vehicles (ambulance, fire) on the property in the event of an emergency
- is there sufficient ingress/egress/turnaround for passenger vans and buses to the property? Are tour buses anticipated to park on near the property?
- what safety measures will be taken to ensure pedestrian and driver safety due to the traffic ingress and egress onto the Highway and around Pahoe Road?
- will vehicles be allowed to park in front of the property along Kamehameha Highway? Are they allowed to park there now?
- will customer or employee vehicles be allowed to Park on Pahoe Road? How will this be managed?

Prior SMAs

- list all expenditures by the owners on the property in improvements or development activities of any kind under the three SMA Minor Permits (e.g., wastewater systems, utilities, grading/grubbing, structures, decks, purchase of containers)
- when will the owner remove the improvements, as required by the May 2, 2016 letter from DPP revoking the three SMA Minor Permits?

Restrooms

- this plan does not indicate any temporary or permanent restrooms – the earlier sketch did, what changed?
- where do and where will customers use the restroom and wash their hands?
- where do and where will employees use the restroom and wash their hands?
- what information do vendors on the property provide to customers and employees regarding restrooms and handwashing?

Meals Served

- how many meals are and will be served by each Food Truck and each proposed “eating” or restaurant establishment under the plan?
- what is the basis of that estimate?
- how many of the meals are or will be eaten on site and how many will be “take out”

Garbage

- what kind of garbage facilities are and will be provided to customers on the site?
- where do the vendors dispose of their garbage? How is food/wet waste v. dry waste managed?
- what is the vector-control plan for pests on site (flies, chickens, geckos) at the Food Trucks and in the garbage areas?
- are all food containers used by vendors single-use, disposable? Are biodegradable products used by any or all vendors v. plastic, Styrofoam, or other non-degradable products?
- do the vendors make any effort to manage off-site (take home) garbage disposal by customers?

Cesspools/Septic Tanks/Wastewater Treatment

- indicate all cesspools and septic tanks or other wastewater treatment systems extant on the property
- indicate all legal and unpermitted connections to any of these cesspools or septic or wastewater treatment systems/tanks
- indicate all present and future anticipated flows to these systems under the plan; indicate the basis for these estimated flows

Lot 68

Existing Office

- what is and will be the function of the existing office (e.g., continued Real Estate Office)?
- what are the words written on the deck in front of the Existing Office (not legible)?
- does the Existing Office have a restroom, who is allowed to use it?
- is the Existing Office connected to the IWS tank, is this one of the new Waipono Pure Units?

Outdoor Dining

- Is this Outdoor Dining area the same as the existing carport?
- are any modifications to the carport anticipate? If so, what are they? Cost?

Restaurant Building

- what is the current function of the existing building? Is the building occupied or used currently?
- what are the modifications planned for the “Restaurant Building” (the old Dental Office)?
- what is the nature and size of the kitchen/commissary planned for this building?

- will it service other businesses on the property, in what manner?
- what is the WWTS anticipated for the Restaurant Building?
- will alcohol be served in the short-term or in the future plans?
- what is the estimated number of meals or drinks to be served from this facility?
- what is the square footage, cost, and permitting requirements for the Outdoor Decks around the Restaurant Building?
- Which Food Truck is #5 at this location?

Pre-Fab Commissary in Converted Container

- who owns this container?
- provide a copy of the DOH permit that allows it to be on site supporting a food truck
- will it support only this food truck?
- how does the container have a supply of fresh water, electricity; are these connections permitted (provide permit and date)
- how does or will it dispose of its wastewater or graywater? Is this approved by DOH?

Storage Containers – Cold and Dry

- indicate whether DOH has approved these storage containers on this site for these purposes
- what is the purpose of the storage containers and which businesses will use them?
- are any utilities connected to the containers? Are these connections permitted? Provide permit and date
- is it legal to have food storage containers adjacent to a trash enclosure?

Trash Enclosure

- plan indicates 678 sf gravel; is paving or impervious surface required for trash enclosures?
- will all businesses on the site use this trash enclosure? How much trash is expected to be generated daily?
- will the trash be separated for recyclables, wet-food waste, cardboard, plastic type, glass, aluminum, or other wastestreams?
- how is trash picked up, how often, and by a private or City service?

Parking

- Stalls 1,2,3,4 = 583 sf paved parking; what is the cost?
- Stalls 5, 6,7,8 = 1354 sf paved parking; what is the cost?
- will stalls have curbs and drainage?
- where are the ADA stalls?
- when the “major development plan” is done, will all of this paved parking be torn out?

Concrete Sidewalks

- on all parcels, pavers or sidewalks, what are the dimension and the costs of these areas?

- will they be torn out when the “major development” is done in the future?

Driveway

- 1784 sf paved driveway; what is the cost?
- will it have curbs and drainage?

Lot 69

All Catch Basins – 3 indicated (Lot 69 (1 small), and Lot 70(1 small + 1 extra large))

- detail the engineering, dimension, and cost of the “decorative catch basin drain structure, gravel percolator storm water drainage field”; indicate connection of these units to any structures or utilities on site; indicate where the drainage “goes” after it leaves the catch basin; indicate the volume of stormwater anticipated; indicate any treatment pre-discharge
- will the area be blocked off from pedestrians and children? How will pedestrians cross from the parking (stalls 9-20) over the drainage to FT#1,2,3?
- indicate the existing and planning eating (picnic table?) area for FT#1, particularly related to its proximity to the catch basin structure

Existing

- existing concrete slab near FT#2 – is this a legally permitted structure? Provide date of permit and number, square footage; this was previously slated to be removed, explain the change in plans

For each Food Truck #1, 2, 3:

- are structures (wood, concrete) existing and utilized by these trucks permitted (provide permit number)?
- what was the total cost of these decking, pads, steps? When were they installed?
- what is the SF of each of these areas?
- what is the name (or names), owner of FT#?
- is FT# in compliance with all DOH and DPP permit requirements? Specifically
 - (a) where is the legal commissary for this food truck?
 - (b) how does it dispose of its daily wastewater?
 - (c) is the truck capable of being moved daily, does it move daily? Assuming the FTs are mobile, where do/will they ingress and egress their location – through Pahoe Road or through the main driveway?
 - (d) does FT# have any decks or structures associated with its operation?
 - (e) does FT# connect to any on-site utilities, including water, electricity, sewage?
 - (f) how many employees are, on average, in daily occupancy of FT#?
 - (g) where do these employees park?
 - (h) where do these employees use a restroom?
- for customers of FT# 6, 7, 8: where are the restroom and handwash facilities?

Parking

plan indicates 12 new stalls, 4660 sf paved parking

- what is the estimated cost of this area of paved parking?
- what does “stall overhang” mean?
- will the parking have curbs and drainage?
- if drainage, indicate where the drainage will exit.
- what assumptions were made to estimate the required parking?
- what is the estimated traffic flow (daily vehicle) for this area, for 7 days a week?

Mystery Box

- what is the rectangle box behind stalls 9-10-11? A structure, a container?

Lot 70

Existing Retail Building #1

- indicate the name and owner of ERB#1
- show all existing parking for ERB#1
- provide the dates of the building permits listed on the plans
- is this parking area legal (indicated permit number and date)?
- is paving of this parking area required or planned?
- how many employees are, on average, in daily occupancy of ERB#1?
- where do these employees (a) park, and (b) use the restroom?
- does ERB#1 have a restroom?
- does ERB#1’s restroom connect to a legal wastewater treatment system (what year was the permit granted, what is the capacity, and what is the permit number?)
- are customers of ERB#1 allowed to use the employee restroom?
- list all the building and zoning permits and violations related to ERB#1; if violations are pending, indicate the plan for resolution and penalties to be paid by what date
- what is the function of the “existing fenced area for Surf Shop”

Existing Retail Building #2

- indicate the name and owner of ERB#2
- show all existing parking for ERB#2
- provide the dates of the building permits listed on the plans
- is this parking area legal (indicated permit number and date)?
- is paving of this parking area required or planned?
- how many employees are, on average, in daily occupancy of ERB#2?
- where do these employees (a) park, and (b) use the restroom?
- does ERB#2 have a restroom?
- does ERB#2’s restroom connect to a legal wastewater treatment system (what year was the permit granted, what is the capacity, and what is the permit number?)
- are customers of ERB#2 allowed to use the employee restroom?
- list all the building and zoning permits and violations related to ERB#2; if violations are pending, indicate the plan for resolution and penalties to be paid by what date

Food Truck #4

- what is the name (or names), owner of FT#4?
- is FT#4 in compliance with all DOH and DPP permit requirements? Specifically
 - (a) where is the legal commissary for this food truck?
 - (b) how does it dispose of its daily wastewater?
 - (c) is the truck capable of being moved daily, does it move daily?
 - (d) does FT#4 have any decks or structures associated with its operation
 - (e) does FT#4 connect to any on-site utilities, including water, electricity, sewage
- how many employees are, on average, in daily occupancy of FT#4?,
- where do these employees park
- where do these employees use a restroom

Landscaping

- end low shrubbery along Pahoe Road after a few feet allows ingress and parking from Pahoe Road (where label says "property line") – is that part of the plan?
- are the four trees shown along Kamehameha Highway new? They existing trees are (ironwoods) stumps and do not have that canopy shown
- 793 sf driveway: is this a driveway or a parking stall? What will prevent cars from parking in this "driveway"?
- what will prevent cars from parking along Pahoe Road?
- will pedestrian access be allowed or planned from the Pahoe Road side? Or will it be blocked off?

Area Near & Food Trucks #6, 7, 8

- are the wood decking and steps permitted (provide permit number)?
- what was the total cost of these decking and steps? When were they installed?
- clarify if the "graded area and wood deck/walkway" is graded (permit number, date?) or deck (permit number, date)? what is the SF of each of these types?
- is there any landscaping buffer planned between these trucks and Pahoe Road?
- clarify if the "outdoor dining" area (between 7, 8, 9) is a existing or new deck, gravel, or dirt, and the size of this area?
- For each of these Food Trucks 6, 7, 8, indicate:
 - what is the name (or names), owner of FT#?
 - is FT# in compliance with all DOH and DPP permit requirements? Specifically
 - (a) where is the legal commissary for this food truck?
 - (b) how does it dispose of its daily wastewater?
 - (c) is the truck capable of being moved daily, does it move daily? Assuming the FTs are mobile, where do/will they ingress and egress their location – through Pahoe Road or through the main driveway?
 - (d) does FT# have any decks or structures associated with its operation?
 - (e) does FT# connect to any on-site utilities, including water, electricity, sewage?
 - (f) how many employees are, on average, in daily occupancy of FT#?
 - (g) where do these employees park?
 - (h) where do these employees use a restroom?
- for customers of FT# 6, 7, 8: where are the restroom and handwash facilities?

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