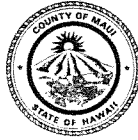


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COUNTY COUNCIL
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WAILUKU, MAUI, HAWAII 96793
www.MauiCounty.us

April 20, 2017

Mr. Luigi Manera
P.O. Box 1718
Kaunakakai, Hawaii 96748

Dear Mr. Manera:

SUBJECT: COMMUNITY PLAN AMENDMENT AND CHANGE IN ZONING FOR CHOPRA HALE APARTMENTS (KAUNAKAKAI) (LU-15)

At its meeting of January 14, 2015, the Molokai Planning Commission (Commission) voted to recommend denial of a request for a Community Plan Amendment and Change in Zoning for the Chopra Hale Apartments, located at 190 Makaena Place, Kaunakakai, Molokai, Hawaii.

The Commission recommended denial "citing that the project or the change of zoning and the community plan amendment would interfere with public and private parks, facilities, etcetera, and would adversely impact social, economic, and safety of the community and surrounding residences." Minutes of the Commission, January 14, 2015, page 31.

Accordingly, prior to the Maui County Council's Land Use Committee review of the application, may I request your response to the following:

1. During the Commission's review of the matter, a Department of Water Supply representative stated that "there is no water meter currently... serving the property, and at this time, we wouldn't be able to write...that this project has a long-term reliable supply of water." When asked by a Commission member "can you supply this project at this time?", the answer from the Department representative was "At this time, no." However, the Department of Planning Report to the Molokai Planning Commission, dated September 24, 2015, stated that "The 16-unit apartment is not expected to have an adverse impact upon the potable

water source, storage and distribution network that services the Central Molokai area.”

- a. Therefore, please clarify the status of availability for this project.
 - b. To ensure fire protection for the entire project, please explain your proposed improvements to the infrastructure that will address concerns noted by the Department of Fire and Public Safety.
2. A Community Police Officer stated during the Commission meeting that roads entering the “Manila Camp” area are “always unsafe” requiring a hard left turn into the area, “without having a shoulder for pedestrians.”
 - a. Explain how you intend on addressing traffic safety concerns for pedestrians and vehicles accessing the project?
 - b. The County requires a 20-foot paved road with a 24-foot right-of-way. Do you intend to include a sidewalk to enhance pedestrian safety in this area?
3. Both Commissioners and County personnel noted the area for the proposed project is subject to flooding.
 - a. Provide a detailed explanation of how the proposed project will address water run-off including plans for retention on-site, the effect of planned surface hardening on water flow, and an analysis showing how the drainage system design for the project will protect adjoining properties, downslope properties, streams, and the near-shore waters.
 - b. Include an explanation of how the water that leaves the site will be cleaner than current run-off conditions.
4. In correspondence dated June 26, 2013, the Housing Administrator, Department of Housing and Human Concerns, stated that the project needs to execute and record a Residential Workforce Housing Agreement. Accordingly, you responded that the Agreement will be “executed and recorded prior to final building permit approval.”
 - a. Confirm that the project will be 100 percent affordable housing in perpetuity.
 - b. Will the units be rentals and participate in the Housing Choice Voucher Program (Section 8)?

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5. Since the Commission meeting of January 14, 2015, have you reached out to the community to address their stated concerns that the proposed project “would adversely impact social, economic, and safety of the community”?

Thank you for your consideration of these requests. May I also request that you provide your written response by May 19, 2017.

To ensure efficient processing, please include the relevant Committee item number in the subject line of your response.

Should you have any questions, please contact me or the Committee staff (Gary Saldana at (808) 270-7137, or Clarita Balala at ext. (808) 270-7668).

Sincerely,



ROBERT CARROLL, Chair
Land Use Committee

lu:ltr:015a01:grs

cc: Stacy Crivello, Councilmember (Molokai)
William Spence, Planning Director