

## HFC Committee

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**From:** Kelly Pearson <kellyp@bgcmaui.org>  
**Sent:** Thursday, January 30, 2020 11:39 AM  
**To:** HFC Committee  
**Subject:** BGCM Response Letter HFC-27  
**Attachments:** BGCM Response Letter to Councilman Hokama 1.30.2020.pdf; Parking Use Determination Request Letter to Planning Dept. 103019.pdf; 120419 Email from DP re Parking Use Determination.pdf; Topo Survey.pdf

Aloha,

Enclosed with my email you will find our response and attachments to the letter received from Councilman Riki Hokama, Healthy Families and Communities Committee, dated January 17, 2020.

Please let me know if you have any questions. Per my conversation with Lesley Milner, we will be mailing you a hard copy of the letter.

Mahalo,

Kelly Pearson

*Kelly Lanilei Pearson*

Kelly Lanilei Pearson  
Chief Executive Officer  
Boys & Girls Clubs of Maui  
100 Kanaloa Avenue  
Kahului, Hawaii 96732  
(808) 242-4363, ext. 222  
[kellyp@bgcmaui.org](mailto:kellyp@bgcmaui.org)



**BOYS & GIRLS CLUBS**  
OF MAUI

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*President*

Dave Gomes  
*Vice President*

Ward Letvin  
*Treasurer*

Kau'i Awai-Dickson  
*Secretary*

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*Former Past President*

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Mei Lee Dowling

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Kelly Lanilei Pearson  
*Chief Executive Officer*

January 29, 2020

Riki Hokama, Chair  
Healthy Families and Communities Committee  
County of Maui, 200 S. High Street  
Wailuku, Hawaii 96793

**Subject: Letter dated January 17, 2020 Re: FY 2019 Grant Performance and Evaluation Report for Department of Housing and Human Concerns Grantees, HFC-27**

Aloha Councilman Hokama,

This letter is in response to your letter dated January 17, 2020 regarding the above mentioned Committee item number and a request for a status update of the Paukukalo Clubhouse project. For the past 5 months, we have been working on our planning and design phase with Riecke Sunnland and Kono Architects, Ltd. and Munekiyo Hiraga.

In beginning our work on this project, there were a few issues needing to be addressed before work on preparing the Environmental Assessment (EA) document could proceed including confirmation of the allowable use of the site for the Clubhouse project, parking requirements and a boundary line matter for the existing covered playcourt, where the clubhouse is proposed. Prior to proceeding with the preparation of the EA document, we coordinated with the Planning Department and the Department of Hawaiian Home Lands (DHHL) to determine whether the planned clubhouse use is allowable on the DHHL property which is zoned R-2, Residential. We received a written determination from the Planning Department that the use was allowed and thus, a County Special Use Permit would not be required.

**GREAT FUTURES START HERE.**

Boys & Girls Clubs of Maui, Inc., 100 Kanaloa Avenue, Kahului, Hawaii 96732  
(808) 242-4363 • [www.BGCMaui.org](http://www.BGCMaui.org)

Subject: Letter dated January 17, 2020 Re: FY 2019 Grant Performance and Evaluation Report for Department of Housing and Human Concerns Grantees, HFC-27

We are currently working with the County's Planning Department to address the parking matter, as it will affect site planning. Our coordination to date has included the Department's review of preliminary parking analyses and requested that they classify the clubhouse as a "classroom" rather than a "clubhouse", as this would require substantially less parking be added to the site for the project. However, the Planning Department determined that the project could not be classified as a classroom, and our option at this point would be to request a reduction in parking requirements for the project as the current site conditions do not allow for additional parking. Currently, we are preparing a draft Parking Reduction application to be submitted and processed by the Planning Department. Once this determination is made, we will know what our parking requirements will be for the project, allowing the site plan to be finalized and the EA process to proceed. The DHHL has also requested that outreach to their beneficiaries be included in our EA process. We will be incorporating meetings with the guidance of DHHL.

Also, since the existing playcourt was constructed straddling the property line, a consolidation is needed to be processed to combine the two lots into one so that the structure will come into compliance with zoning regulations. We met with the DHHL Chair to discuss this matter and will be proceeding to address this as the project moves forward. This resolution will be important in order to enable Boys and Girls Club to get the building permits issued. It has been discussed that the subdivision/consolidation process can run concurrently with the EA process.

Councilman Hokama, I have attached the first request we sent to the Planning Department, as well as the letter that denied our request.

Please believe me when I say we are trying our best to move our project forward. We are working with the County's Department of Housing and Human Concerns on ensuring our goal of spending the funds is achieved. As of now, we have spent \$65,884.19 (of the \$250,000) of the State of Hawaii's contribution to our planning and design phase to prepare the Environmental Assessment and preliminary design plans. Our plan is to access and spend all of the \$75,000 of the County's contribution to our planning and design phase by the deadline of 12/31/2020.

Mahalo,



Kelly Pearson, CEO  
Boys & Girls Clubs of Maui  
(808) 242-4363 x222  
[KellyP@BGCMaui.org](mailto:KellyP@BGCMaui.org)

October 30, 2019

Michele Chouteau McLean, AICP, Director  
Department of Planning  
County of Maui  
2200 Main Street, Suite 315  
Wailuku, Hawai'i 96793

**SUBJECT: Request for Determination on Parking Calculation for Proposed Boys & Girls Clubs of Maui Paukūkalo Clubhouse Property; TMK (2)3-3-005:086 (por.) and 087 (por.); Paukūkalo, Maui, Hawai'i**

Dear Ms. McLean:

We appreciate the coordination time and attention from the Zoning Administration and Enforcement Division (ZAED) staff regarding the proposed Boys and Girls Club of Maui (BGCM) Paukūkalo Clubhouse project. As an outcome of these discussions regarding parking requirements for the project, we are submitting a request for your consideration.

This letter is being respectfully submitted on behalf of the Applicant, BGCM, to request a determination that the "classroom" ratio be used to calculate parking requirements for the proposed project.

### **I. PROJECT DESCRIPTION**

The BGCM is proposing the development of a permanent location for its Paukūkalo Clubhouse in Paukūkalo, Maui, Hawai'i.

The BGCM currently holds land use License No. 743 granted by the Hawaiian Homes Commission (HHC) to operate its Paukūkalo Clubhouse at the Department of Hawaiian Home Lands' (DHHL) Paukūkalo Community Center, located at 657 Kaumuali'i Street in Wailuku, on a parcel identified by Tax Map Key (TMK) (2)3-3-005:087 (Parcel 87), owned by DHHL. In addition to the community center, the BGCM also utilizes the neighboring Paukūkalo Park, including a covered open air playcourt on a portion of TMK (2)3-3-005:086 (Parcel 86), also owned by the DHHL. See **Figure 1**. The proposed action will repurpose the existing playcourt structure into a two-story building, the first floor of which will encompass staff offices and meeting rooms, game and lounge

areas, a cooking classroom with kitchen, a fitness room, storage areas, restrooms, and covered lanais. The second floor will be used as an attic and retained for future expansion of club uses to be developed as a second, later phase of the proposed project.

The Paukūkalo Clubhouse is the second largest BGCM clubhouse; it provides an after school space for approximately 330 children between the ages 9 to 17. It is noted that the Paukūkalo Clubhouse, in particular, serves a large number of Native Hawaiian children, due partly to its location within the Paukūkalo Hawaiian Homes community and its proximity to Paukūkalo Park, which serves as a bus stop for those children attending Hawaiian language immersion schools at Pā'ia Elementary, Kalama Intermediate, and King Kekaulike High School.

Adjacent to and within the same complex as the proposed project site and the Paukūkalo Community Center, are the DHHL's Maui District Office and the Kamehameha Schools (KS) Paukūkalo Preschool. This complex is situated within the DHHL Paukūkalo homestead community and is accessed via a single driveway and shared parking lot off of Kaumuali'i Street. Refer to **Figure 1**.

## **II. PARKING CONSIDERATIONS**

### **A. Current Parking Provided**

As previously mentioned, a single parking lot serves the existing DHHL Community Center and all uses that occur there, including the current BGCM Paukūkalo Clubhouse, which operates on weekdays from 1:00 p.m. to 5:30 p.m. (excluding State holidays). The existing parking lot also serves the DHHL Maui District Office, Paukūkalo Park and playcourt, and the KS Paukūkalo Preschool. The parking lot will also serve the full buildout of the proposed BCGM Paukūkalo Clubhouse project. Currently, there are 73 stalls onsite. See **Figure 2**.

### **B. Description of Actual Parking Usage**

As previously mentioned, the Paukūkalo Clubhouse currently operates from 1:00 p.m. to 5:30 p.m. A maximum of nine (9) staff members are present at the club on any given business day. The majority of the clubhouse members are bussed to the facility each day directly from their respective schools, with a small number that walk from the neighboring community. No members of the club drive personal vehicles to the clubhouse as most are children that are younger than the legal driving

age. All members are picked up in personal automobiles each day. As such, parking usage attributed to the clubhouse operations varies throughout the day, with a maximum of 15 vehicles parked during pick-up times, which also includes those vehicles attributed to staff. Actual parking counts taken at the Paukūkalo Clubhouse between the period of May through September 2019 are provided in **Appendix “A”**.

**C. Current Parking Calculation**

According to the County of Maui parking code, which is currently codified in Maui County Code (MCC), Section 19.36B (formerly MCC, Section 19.36A), the existing uses at the site (as calculated under the former code as these uses were established prior to the adoption of the amended code in December 2018) require 60 total stalls, leaving an excess of 13 stalls. Thirty-eight (38) of the required stalls are attributed to the community center. See **Appendix “B”**. As previously mentioned, the current clubhouse operations only account for an approximate maximum of 15 stalls at any given time, resulting in a large number of unused stalls during BGCM operating hours.

**D. Proposed Parking Calculation**

In looking at the different component uses of the proposed facility in relation to parking requirements specified in MCC, Section 19.36B, the proposed project would increase the parking requirement from 73 stalls to 97 stalls, including 48 stalls for the proposed clubhouse alone, thus requiring that 24 stalls be added to the site. See **Appendix “C”**. This parking count was calculated by looking at the different component uses and utilizing the general office, clubhouse, and classroom parking ratios. The facility currently operates within the capacity of the existing stalls at the site. An increase in the number of parking stalls to 97 stalls would relatedly increase the number of unused stalls at the site, and would require that parking be added in the area of the existing park.

Alternatively, as the facility is a place for the mentorship and development of children, should the classroom ratio be utilized for all component uses within the building in lieu of the clubhouse ratio, the total required parking count becomes nine (9) stalls for the proposed clubhouse, thereby, bringing the total required parking stall count for the entire site to 59. See **Appendix “D”**. It is noted that the nine (9) parking stalls may be accommodated on Parcel 87, thereby avoiding the need to place parking

stalls in the park area although the 73 currently existing stalls is able to fulfill the requirement of 59 stalls.

**E. Reasons for Proposed Parking Designation**

**1. Actual and Projected Parking Usage**

We acknowledge that with development of the proposed project, the total required parking count for the site will be reexamined to determine the required amount of parking attributed to the project.

As previously discussed, because of the nature of the clubhouse's operations wherein members are primarily bussed in and the only personal vehicle use at the site is attributed to pick-ups, and staff actual parking usage is limited at any given time throughout normal business hours. In addition, as mentioned previously, the clubhouse operations provide an after school space for approximately 330 children who are under the legal driving age. As such, the use of the classroom designation is deemed more appropriate given the nature of the club's operations and membership.

**2. Site Constraints**

Parcel 87 is limited on available space to accommodate a large number of additional parking due to the existing parking area layout and siting of the community center building. While some stalls may be able to be sited on this parcel, any additional parking required beyond that which may reasonably be sited on the property would need to be placed on Parcel 86. As previously mentioned, Parcel 86 contains the Paukūkalo Park. The park is a valued community resource which is heavily utilized by the neighboring Paukūkalo homestead community, as well as other community uses such as children's sports teams. As such, encroachment into the park area for parking is not considered to be ideal.

**III. REQUEST**

Given the forgoing, on behalf of the BGCM, we respectfully submit this request to utilize the classroom designation for the purposes of calculating parking

requirements for the proposed BGCM Paukūkalo Clubhouse project due to the following circumstances:

1. Current and anticipated continued minimal usage of parking for the existing Paukūkalo Clubhouse due to the nature of the facility's operations which is more akin to classroom uses
2. Existing site constraints and the desire to avoid encroaching on the park area for the purpose of providing parking

Thank you for your consideration of this request. We look forward to a response from the Department on this matter. Should you have any questions, or require additional information, please feel free to contact me at (808) 983-1233 or via email at [planning@munekiyohiraga.com](mailto:planning@munekiyohiraga.com).

Very truly yours,



Bryan K. Esmeralda, AICP  
Senior Associate

BKE:yp

Enclosures

cc: Kelly Pearson, Boys & Girls Clubs of Maui (w/enclosures)  
Anthony Riecke-Gonzales, Riecke, Sunnland, & Konno Architects, Ltd.  
(w/enclosures)

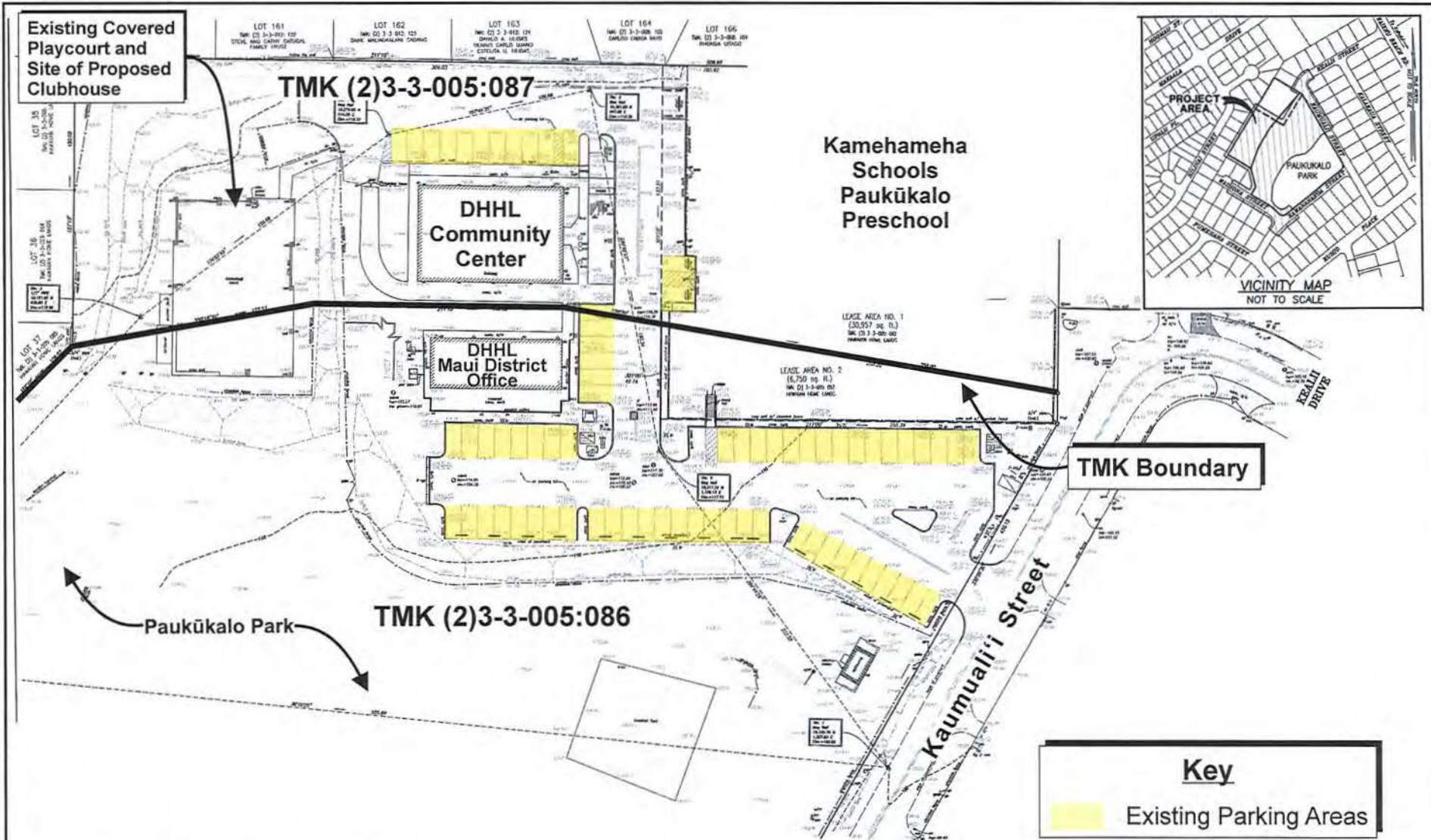
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Figure 1 Boys & Girls Clubs of Maui Paukūkalo Clubhouse  
Property Location Map





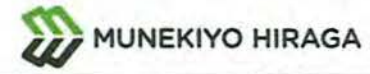
Source: Austin, Tsutsumi & Associates, Inc.

Figure 2 Boys & Girls Club of Maui Paukūkalo Clubhouse  
Existing Site Plan

NOT TO SCALE



Prepared for: Boys & Girls Clubs of Maui



## **APPENDIX A.**

**Actual Parking Counts from  
Paukūkalo Clubhouse for the  
Period Between May and  
September 2019**

	1st	2nd	3rd	6th	7th	8th	9th	10th	13th	14th	15th	16th	17th	20th	21st	22nd	23rd	24th	28th	29th	30th	31st
8:00am																						
8:30am																						
9:00am																						
9:30am	9	9	9	9	9	9	9	3	8	8	8	10	10	8	8	10	10	4	10	9	9	4
10:00am	9	9	9	9	9	9	9	3	8	8	8	10	10	8	8	10	10	4	10	9	9	4
10:30am	10	10	10	9	10	10	9	3	9	9	9	14	5	10	10	7	10	4	9	10	9	4
11:00am	9	10	9	9	9	9	10	3	8	9	9	14	5	10	10	7	10	4	9	10	9	4
11:30am	9	9	9	9	9	9	9	3	8	8	8	11	8	9	7	8	4	4	8	8	7	4
12:00pm	4	3	3	3	3	6	4	3	8	8	8	11	8	9	7	8	4	4	8	8	7	4
12:30pm	3	3	3	3	3	5	4	3	2	3	5	3	3	12	5	4	8	4	4	7	5	3
1:00pm	6	3	6	3	3	5	4	3	2	3	5	3	3	12	5	4	8	4	4	7	5	3
1:30pm	12	4	5	6	6	8	10	3	2	4	8	4	7	5	4	10	14	4	4	4	4	4
2:00pm	7	7	5	6	6	10	12	3	3	4	8	4	7	5	4	10	14	4	4	4	4	4
2:30pm	11	8	5	10	12	12	12	3	3	15	12	14	10	10	14	15	15	4	10	15	15	6
3:00pm	14	12	10	10	9	14	15	3	15	15	12	14	10	10	14	15	15	4	10	15	15	6
3:30pm	10	12	12	12	14	11	11	3	12	13	15	15	14	15	15	14	13	4	15	14	13	15
4:00pm	13	15	12	14	12	15	13	3	14	13	15	15	14	15	15	14	13	4	15	14	13	15
4:30pm	11	12	9	-	11	12	10	3	11	10	13	13	9	10	10	10	15	4	14	10	15	14
5:00pm	6	10	3	7	8	6	10	3	14	10	13	13	9	10	10	10	15	4	14	10	15	14
5:30pm	4	3	3	3	6	3	4	3	5	5	5	4	4	5	4	4	4	4	10	4	4	6
6:00pm	2 2																					
6:30pm																						

	3rd	4th	5th	6th	7th	10th	11th	12th	13th	14th	17th	18th	19th	20th	21st	24th	25th	
8:00am																		
8:30am		7	7	8	11	10		12	8	11	7		8	3	4	4	4	
9:00am		7	7	8	11	10		12	8	11	7		6	0	3	3	0	
9:30am	8	8	8	9	15	11	-	15	10	13	9	2	6	2	3	3	4	
10:00am	8	8	8	7	15	11	-	15	10	13	9	2	7	2	3	3	1	
10:30am	9	8	8	7	12	13	-	15	10	13	9	2	6	2	3	3	1	
11:00am	9	8	8	7	12	13	-	15	10	13	9	3	6	2	3	3	1	
11:30am	10	9	9	7	6	8	-	10	11	10	9	3	7	2	3	4	1	
12:00pm	9	8	8	7	6	8	-	10	11	10	9	3	4	2	3	3	1	
12:30pm	4	2	5	2	2	2	-	2	3	2	2	3	5	3	4	4	1	
1:00pm	6	3	5	2	2	2	-	2	3	2	2	6	4	3	3	6	1	
1:30pm	4	2	3	3	4	5	-	6	7	7	10	3	3	3	5	3	1	
2:00pm	7	4	3	3	4	5	-	6	7	7	10	4	4	3	3	2	3	
2:30pm	4	2	3	5	7	2	-	4	4	10	7	4	3	5	3	2	2	
3:00pm	4	2	3	5	7	2	-	4	4	10	7	4	2	5	6	2	1	
3:30pm	4	2	3	2	3	3	-	3	3	4	12	4	2	3	3	3	2	
4:00pm	4	2	5	2	3	3	-	3	3	4	12	4	2	3	3	3	4	
4:30pm	6	2	2	3	2	6	-	5	5	6	9	3	2	8	3	3	3	
5:00pm	4	3	3	3	2	6	-	5	5	6	9	3	2	8	3	3	1	
5:30pm	0	2	2	2	1	2	-	2	3	3	2	5	0	2	1	2	0	
6:00pm												1						1
6:30pm																		









## **APPENDIX B.**

# **Current Parking Analysis**

## APPLICANT'S PARKING ANALYSIS (EXISTING USES)

Project Name	Boys & Girls Clubs of Maui Paukūkalo Clubhouse		
Tax Map Key #:	233005086(por.) and 087 (por.)	Address:	657 Kaumuali'i Street, Wailuku
Owner:	Dept. of Hawaiian Home Lands	Address:	91-5420 Kapolei Parkway, Kapolei
Applicant/Consultant:	Munekiyo Hiraga	Phone:	(808) 244-2015
Signature:		Address:	305 High Street, Suite 104, Wailuku
# of buildings	6	# of units	9
Zoning:	R-2, Residential	Grass parking	
Zoning Permits (obtained)		OSP/Reduction	
SMA Permits (obtained)		LPA approval	
<b>STANDARDS</b>	<b>ON SITE/ON PLAN</b>	<b>REMARKS/ COMMENTS</b>	
Lot area			
Building Height			
No. of story	2		
Parking requirements	32 additional stalls		
Provided Parking stalls	73 stalls		
# of Loading zones		1 LZ b/w 2K-10K sq.ft. & 2 for flr. area greater than 10K sq.ft.	

### Parking Calculations

Description			Area (sf)	Date Built/Business Established	Parking required per use		Sub-totals	Comment
Bldg #	Rm/Unit #	Use			No. of Stalls	Ratio		
<b>TMK (2)3-3-005:086</b>								
1	1	Community Center	3800	1992	1 per	100 sf	38	Old code
2	1	Playcourt	5859	1996	1 per	600 sf	10	Old code
<b>TMK (2)3-3-005:087</b>								
1	1	DHHL Offices	1800	1991	1 per	500 sf	4	Old code
2	1	KS Offices	2000	1992	1 per	500 sf	4	Old code
3	1	KS Classroom		1992	1 per	Classroom	1	Old code
3	2	KS Classroom		1992	1 per	Classroom	1	Old code
4	1	KS Classroom		1992	1 per	Classroom	1	Old code
4	2	KS Classroom		1992	1 per	Classroom	1	Old code
<b>Total parking required</b>								

<b>Total Parking Required</b>		<b>=</b>	<b>parking stalls</b>
<b>Total Current Parking Provided</b>	73	<b>=</b>	<b>parking stalls</b>

## **APPENDIX C.**

### **Proposed Parking Analysis (General Office, Clubhouse, and Classroom Ratios)**

## APPLICANT'S PARKING ANALYSIS (PROPOSED USES)

Project Name	Boys & Girls Clubs of Maui Paukūkalo Clubhouse		
Tax Map Key #:	233005086(por.) and 087 (por.)	Address:	657 Kaunuali'i Street, Wailuku
Owner:	Dept. of Hawaiian Home Lands	Address:	91-5420 Kapolei Parkway, Kapolei
Applicant/Consultant:	Munekiyo Hiraga	Phone:	(808) 244-2015
Signature:		Address:	305 High Street, Suite 104, Wailuku
# of buildings	6	# of units	9
Zoning:	R-2, Residential	Grass parking	
Zoning Permits (obtained)		OSP/Reduction	
SMA Permits (obtained)		LPA approval	
<b>STANDARDS</b>	<b>ON SITE/ON PLAN</b>	<b>REMARKS/ COMMENTS</b>	
Lot area			
Building Height			
No. of story	2		
Parking requirements	32 additional stalls		
Provided Parking stalls	73 stalls		
# of Loading zones		1 LZ b/w 2K-10K sq.ft. & 2 for flr. area greater than 10K sq.ft.	

### Parking Calculations

Description		Area (sf)	Date Built/Business Established	Parking required per use		Sub-totals	Comment	
				No. of Stalls	Ratio			
Bldg #	Rm/Unit #	Use						
<b>TMK (2)3-3-005:086</b>								
1	1	Community Center	3800	1992	1 per	100 sf	38	Old code
2	1	Clubhouse Phase 1 (First Floor)						
		Office	520	Proposed	1 per	500 sf	1	New Code
		Game Area	3630	Proposed	1 per	200 sf	18	New Code
		Kitchen Classroom	580	Proposed	1 per	Classroom	1	New Code
		Fitness Room	546	Proposed	1 per	200 sf	3	New Code
		Meeting Room	324	Proposed	1 per	500 sf	1	New Code
2	2	Clubhouse Phase 2 (Second Floor)						
		Game Area	3606	Proposed	1 per	200 sf	18	New Code
		Teen Lounge	730	Proposed	1 per	200 sf	4	New Code
		Classroom	504	Proposed	1 per	Classroom	1	New Code
		Learning Center	460	Proposed	1 per	Classroom	1	New Code
<b>TMK (2)3-3-005:087</b>								
1	1	DHHL Offices	1800	1991	1 per	500 sf	4	Old code
2	1	KS Offices	2000	1992	1 per	500 sf	4	Old code
3	1	KS Classroom		1992	1 per	Classroom	1	Old code
3	2	KS Classroom		1992	1 per	Classroom	1	Old code
4	1	KS Classroom		1992	1 per	Classroom	1	Old code
4	2	KS Classroom		1992	1 per	Classroom	1	Old code
<b>Total parking required</b>							<b>96.85</b>	

Total Parking Required	97	=	parking stalls
Total Current Parking Provided	73	=	parking stalls
Additional Parking Required	24	=	parking stalls

## **APPENDIX D.**

### **Proposed Parking Analysis (General Office and Classroom Ratios)**

## APPLICANT'S PARKING ANALYSIS (PROPOSED USES)

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<b>TMK (2)3-3-005:086</b>								
1	1	Community Center	3800	1992	1 per	100 sf	38	Old code
2	1	Clubhouse Phase 1 (First Floor)						
		Office	520	Proposed	1 per	500 sf	1	New Code
		Game Area	3630	Proposed	1 per	Classroom	1	New Code
		Kitchen Classroom	580	Proposed	1 per	Classroom	1	New Code
		Fitness Room	546	Proposed	1 per	Classroom	1	New Code
		Meeting Room	324	Proposed	1 per	500 sf	1	New Code
2	2	Clubhouse Phase 2 (Second Floor)						
		Game Area	3606	Proposed	1 per	Classroom	1	New Code
		Teen Lounge	730	Proposed	1 per	Classroom	1	New Code
		Classroom	504	Proposed	1 per	Classroom	1	New Code
		Learning Center	460	Proposed	1 per	Classroom	1	New Code
<b>TMK (2)3-3-005:087</b>								
1	1	DHHL Offices	1800	1991	1 per	500 sf	4	Old code
2	1	KS Offices	2000	1992	1 per	500 sf	4	Old code
3	1	KS Classroom		1992	1 per	Classroom	1	Old code
3	2	KS Classroom		1992	1 per	Classroom	1	Old code
4	1	KS Classroom		1992	1 per	Classroom	1	Old code
4	2	KS Classroom		1992	1 per	Classroom	1	Old code
<b>Total parking required</b>							<b>58.69</b>	

Total Parking Required	59	=	parking stalls
Total Current Parking Provided	73	=	parking stalls
Total Additional Parking Required	-14	=	parking stalls

## Bryan Esmeralda

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**From:** Rulan Waikiki <Rulan.Waikiki@co.maui.hi.us>  
**Sent:** Wednesday, December 4, 2019 3:59 PM  
**To:** Bryan Esmeralda  
**Subject:** Boys & Girls Club, Paukukalo

Bryan,

Thank you for your letter dated October 30, 2019 regarding the parking calculations for the proposed Boys & Girls Club Paukukalo location.

Your request to utilize classroom designation for uses other than a classroom type use cannot be allowed. The code does not provide for a substitution type designation. However, feel free to look into the possibility of a parking stall waiver and/or reduction if providing the required parking is a problem.

In the meantime, your parking analysis using the general office, clubhouse and classroom ratios are acceptable. Given the multiple buildings, various uses and numerous after hours events the Paukukalo Hawaiian Homes Community Center, Kamehameha Preschool, Paukukalo Park and the Boys & Girls Centers have, it would be a great service to the community if the required parking were provided.

Feel free to contact me if you should have any questions.

Mahalo,

*Rulan Waikiki*

*Senior Land Use & Building Plans Examiner  
Department of Planning, County of Maui  
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Phone/Fax: (808)270-7507*

