



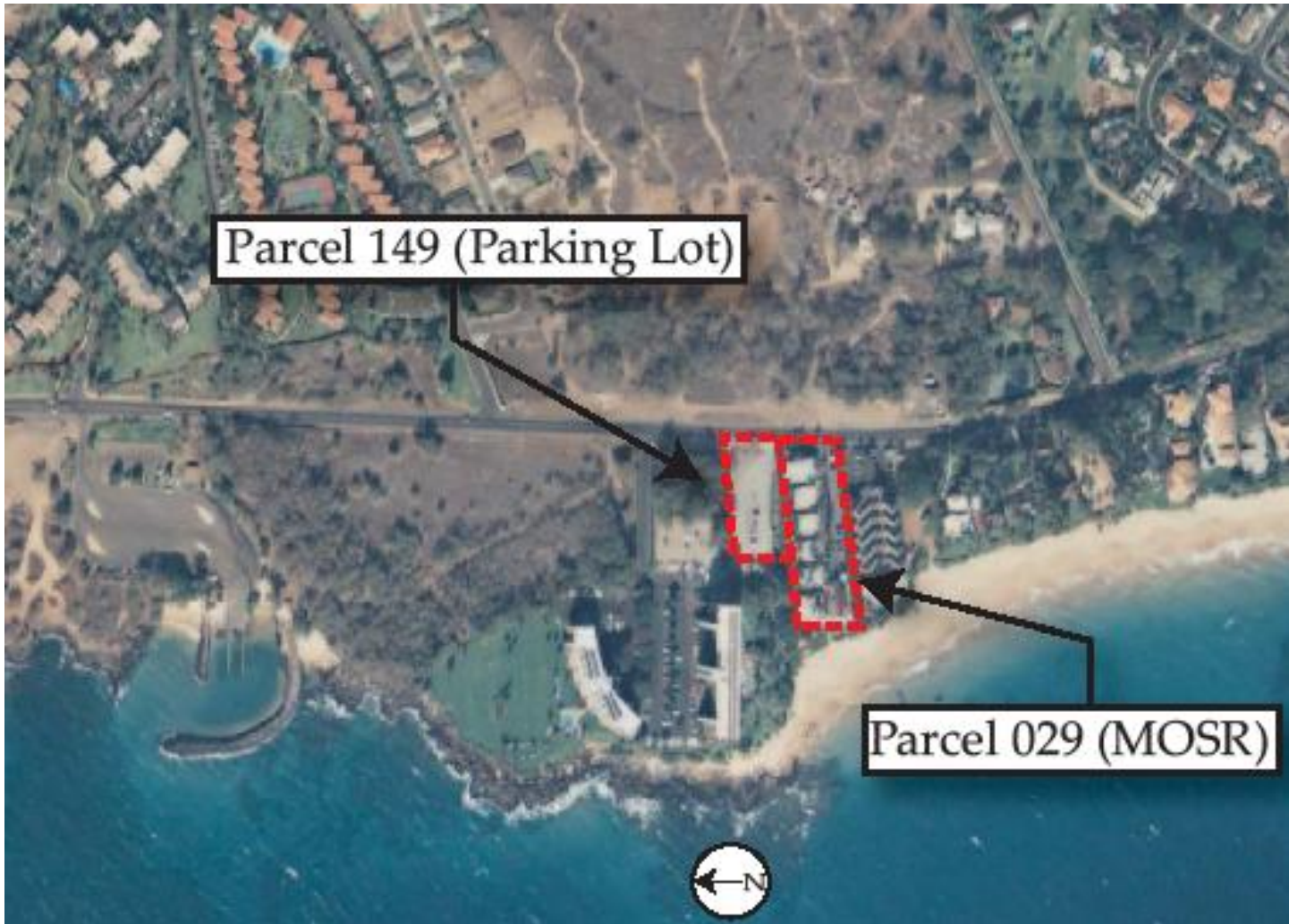
Maui Oceanfront Inn & Sarento's Restaurant



*Community Plan Amendment,
Conditional Use Permit*

(Project has obtained a FONSI for an HRS Chapter 343 Environmental Assessment)

Aerial Location





Kihei Civic Development Plan Map, 1968

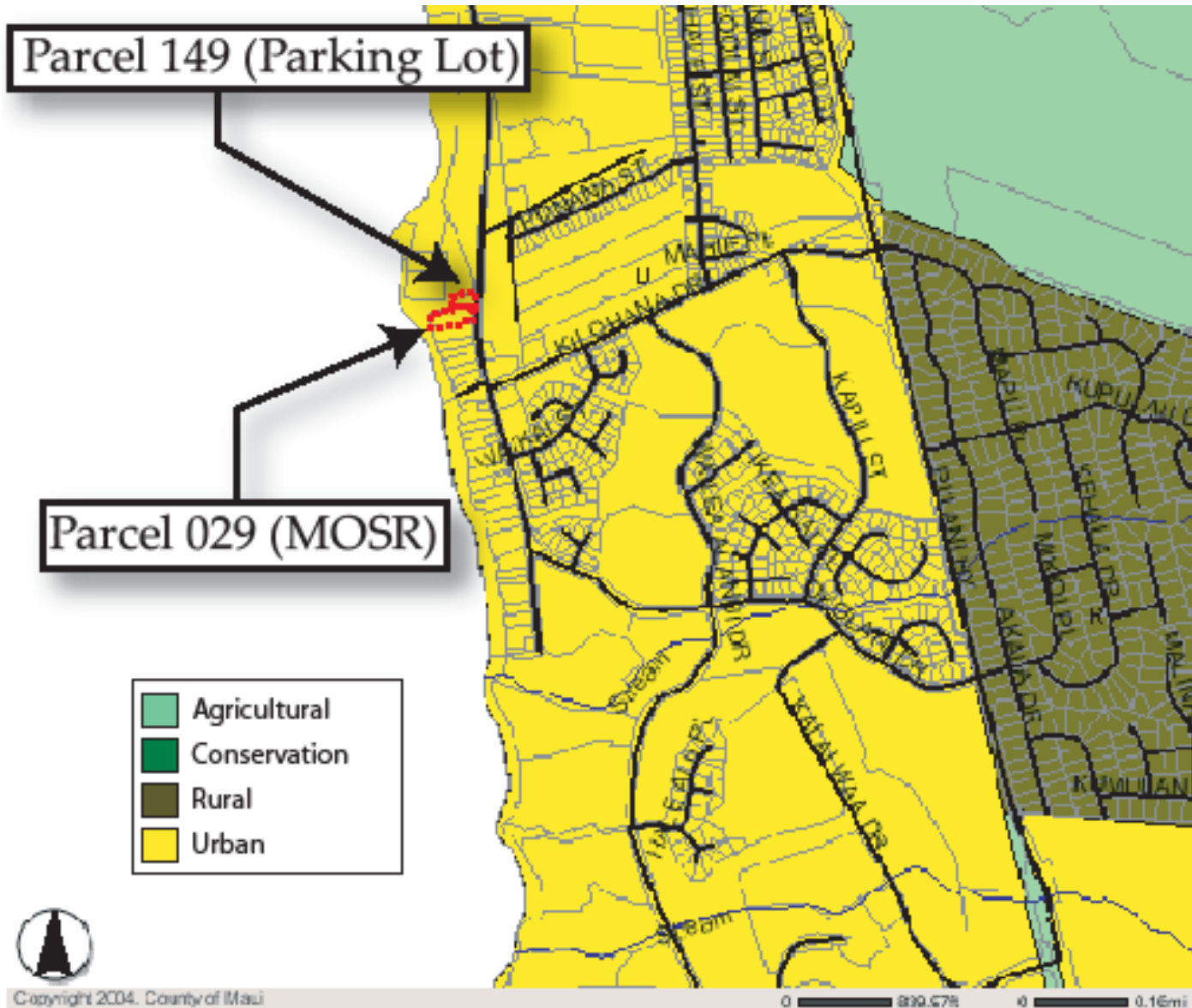


MOSR Designated Hotel

REGIONAL PLAN

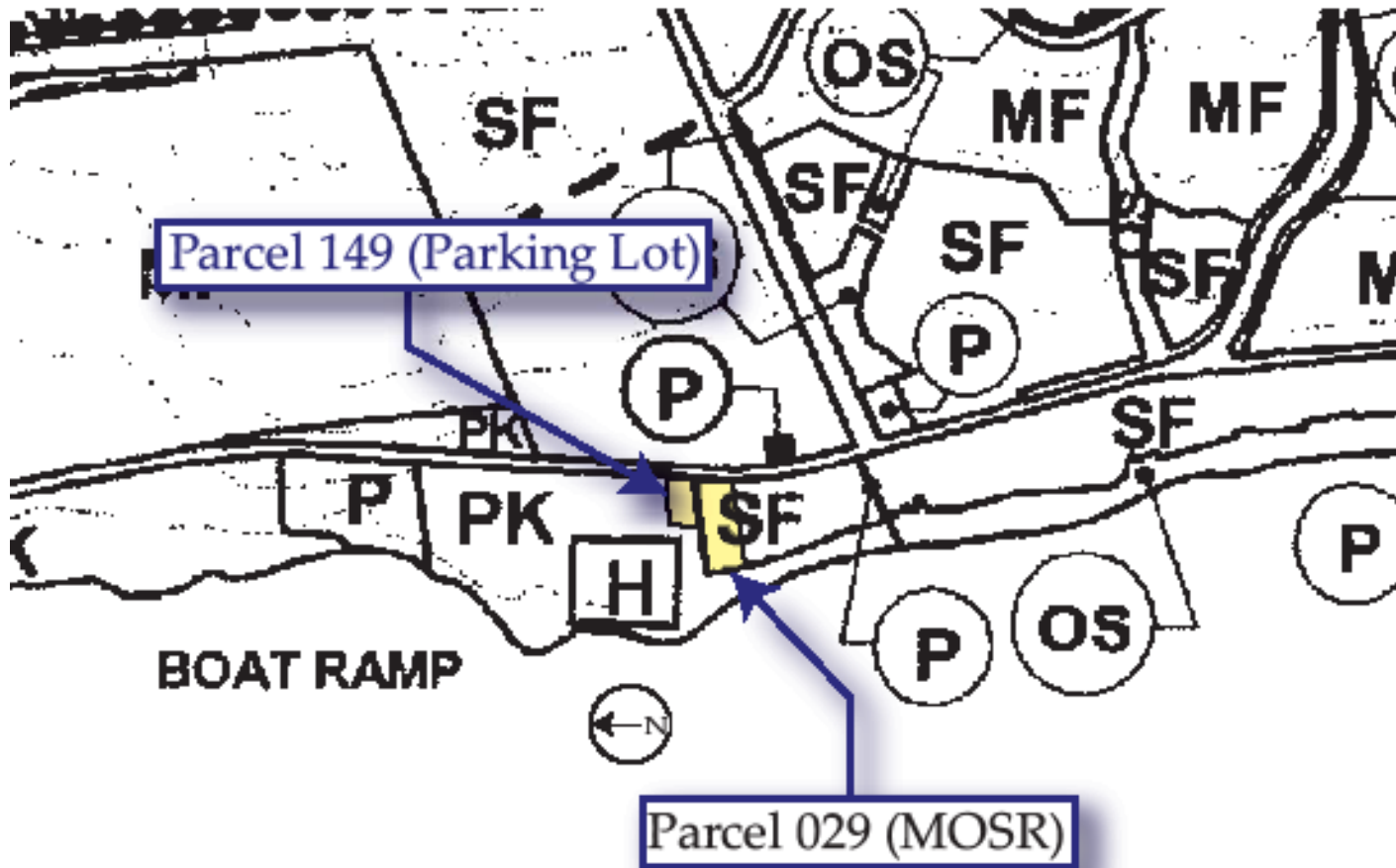
	RESIDENTIAL
	APARTMENT
	HOTEL
	BUSINESS
	RESORT COMMERCIAL
	INDUSTRIAL
	AGRICULTURE
	RURAL
	PUBLIC USE
	PARK
	DRAINAGE
	EXISTING STREET
	PROPOSED STREET
	PLANTING BUFFER
	BEACH RIGHT OF WAY
	GOLF COURSE
	OPEN ZONE

State Land Use Map



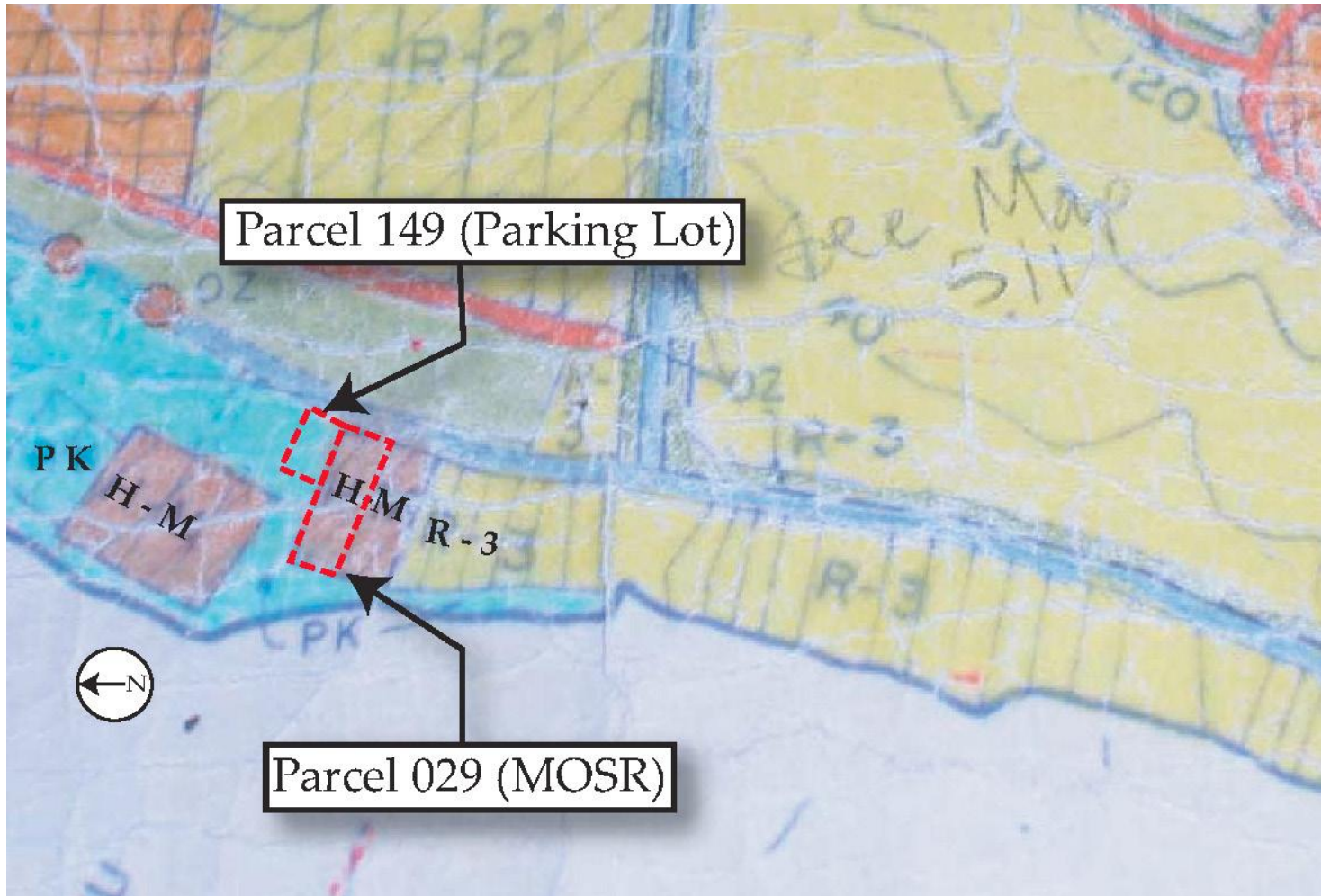


Kihei-Makena Community Plan, 1998



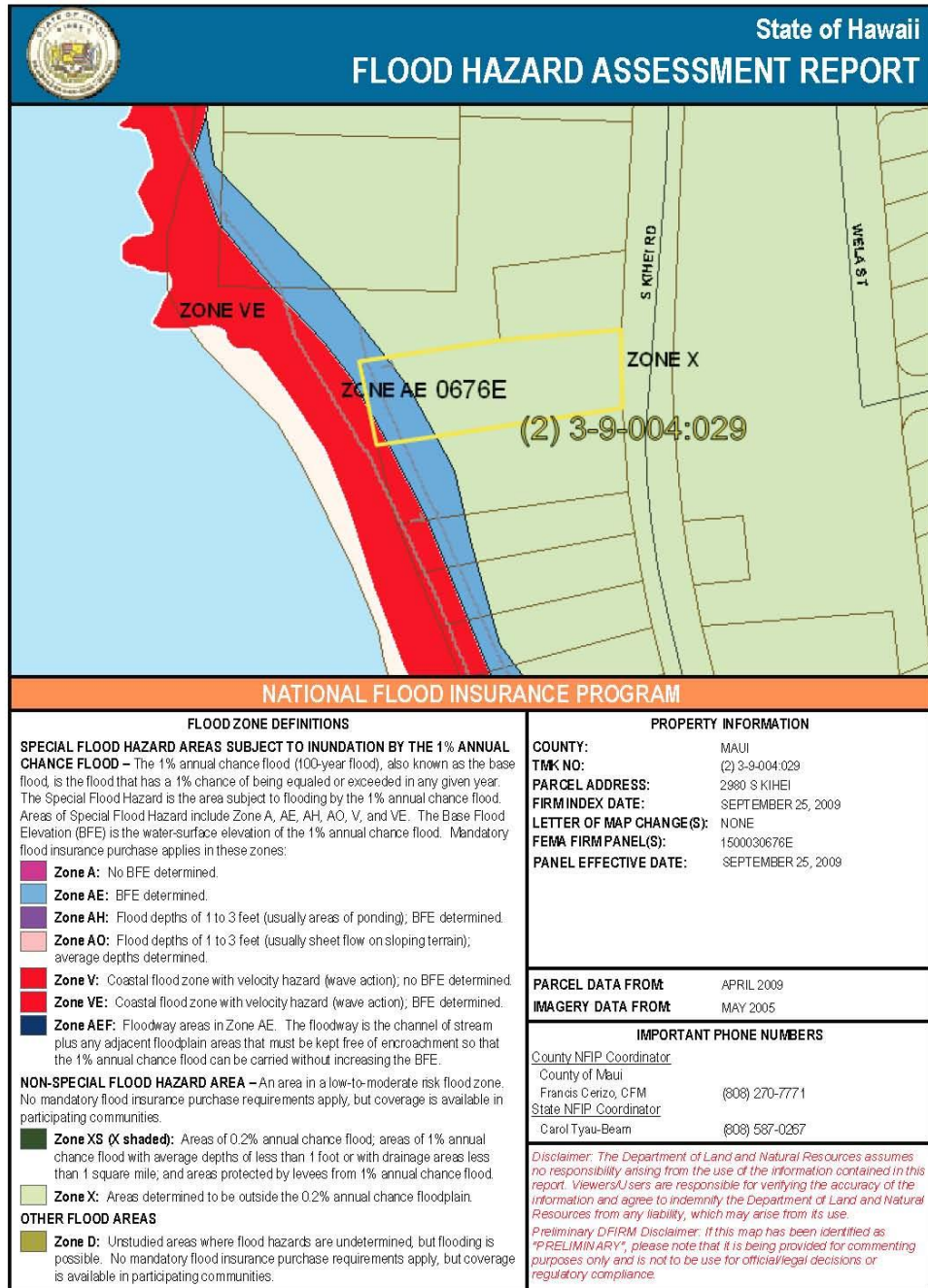


Maui County Zoning Map, 1969



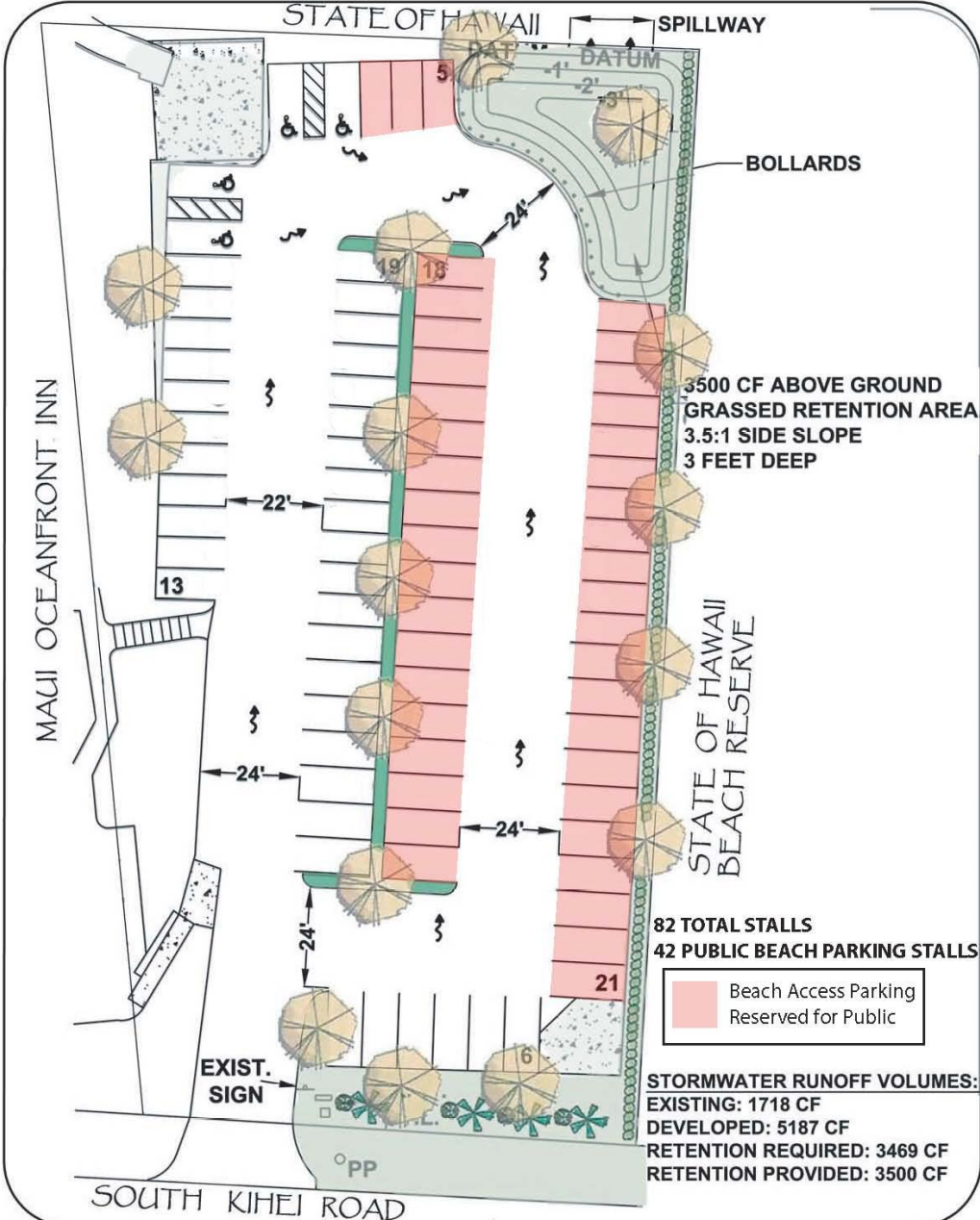


Flood Zone:





Proposed Parking & Landscape Plan





Chronology

- June 13, 2000- General Lease S-4212 (for parcel 029 - MOSR) assigned to Western Apartment Supply and Maintenance Company (Western). Western undertakes interior renovation and exterior maintenance for buildings.
- December 1, 2000- The Board of Land and Natural Resources issues Revocable Permit No. 7235 to Western to permit a parking lot on TMK (2) 3-9-04: portion of 001.
 - Now known as Parcel 149 (existing gravel parking)



Chronology (Continued)

- November 25, 2005- Settlement Agreement executed between Western, Tri-Star Restaurant Group, LLC., Ms. Naone Hall, Mr. Kuloloio, and the County of Maui to resolve pending issues related to non-compliance with County requirements (the subject of this HRS Chapter 343 Environmental Assessment Review and related land use applications)



Community Plan Amendment

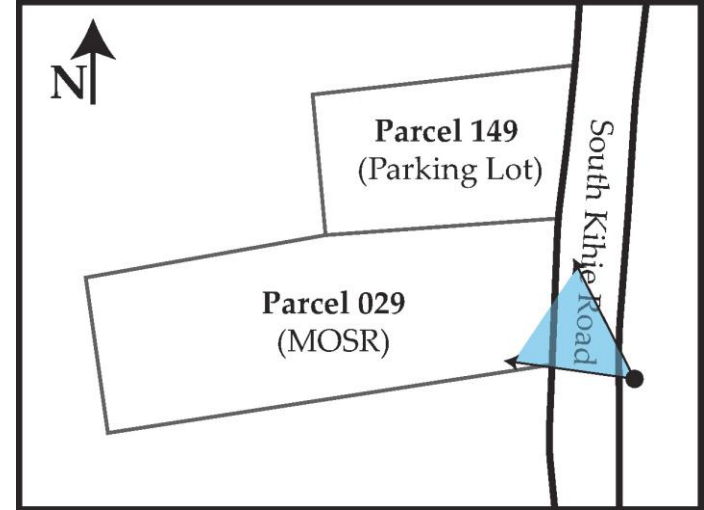
- Community Plan Amendment for Parcel 029,
 - From: Single Family Residential (SF)
 - To: Hotel (H)
- (Note: This change is consistent with the long-established use of the property (Maui Oceanfront Inn & Sarento's Restaurant built in 1974) and the current H-M Hotel District Zoning in existence since 1969.)



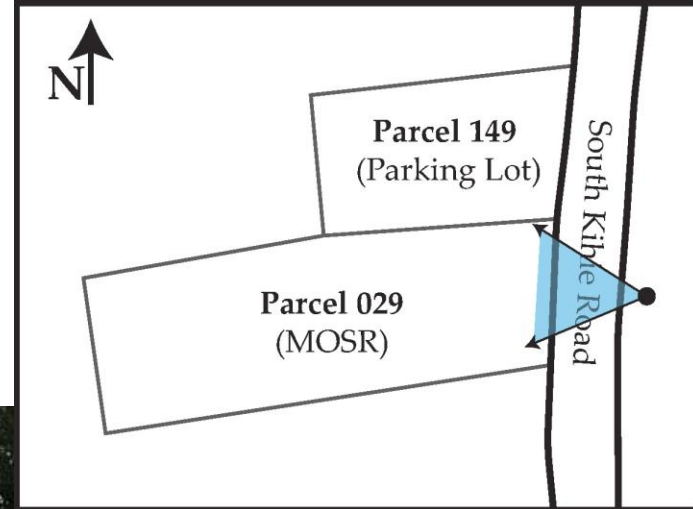
Conditional Use Permit

- Conditional Use Permit to allow parking lot on portion of Parcel 149 for public beach access use and for commercial use by MOSR, within the PK Park District

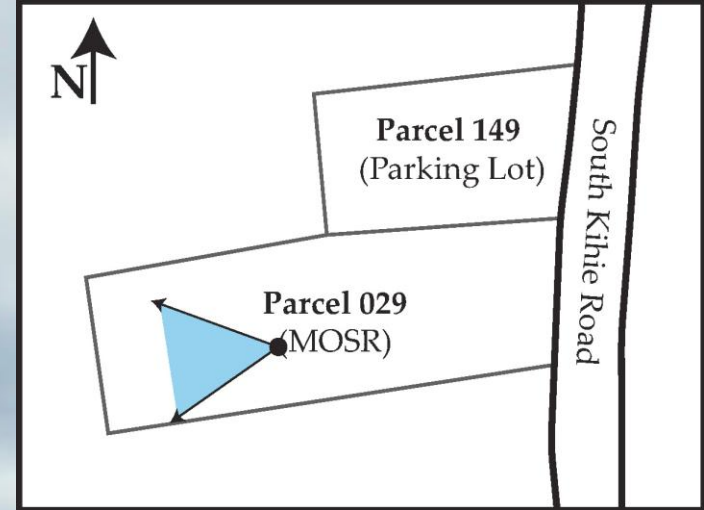
MOSR Entry Looking Northwest from South Kihei Road



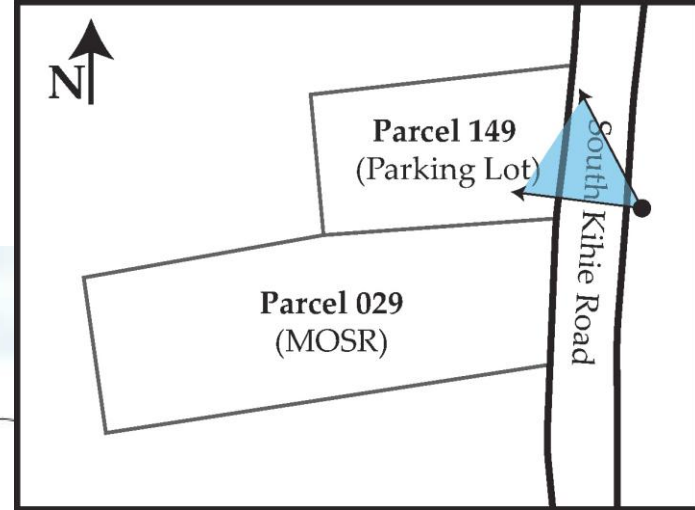
MOSR Entry Looking West from South Kihei Road



Looking West at Sarento's Restaurant, Parcel 029



Entry to Parcel 149 Looking Northwest from South Kihei Road





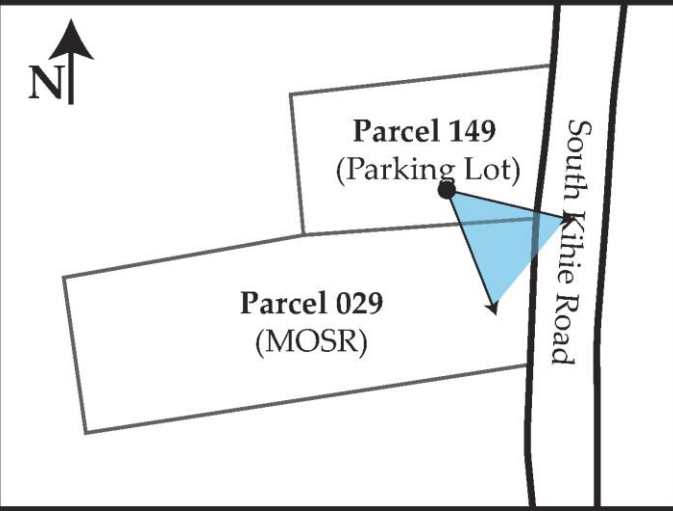
Parcel 149
(Parking Lot)

Parcel 029
(MOSR)

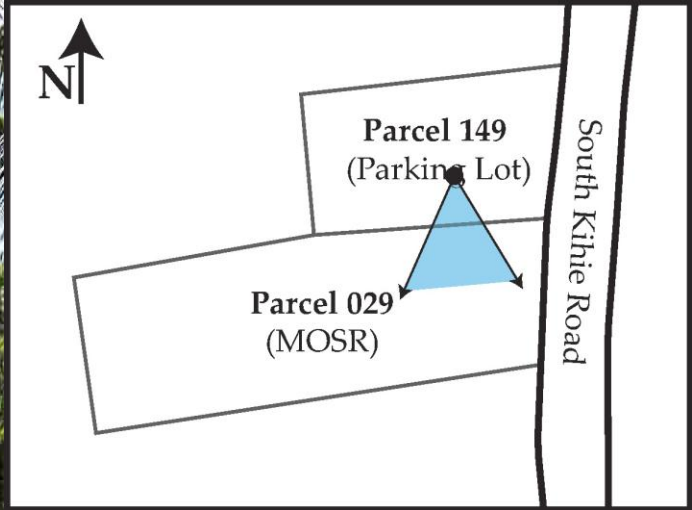
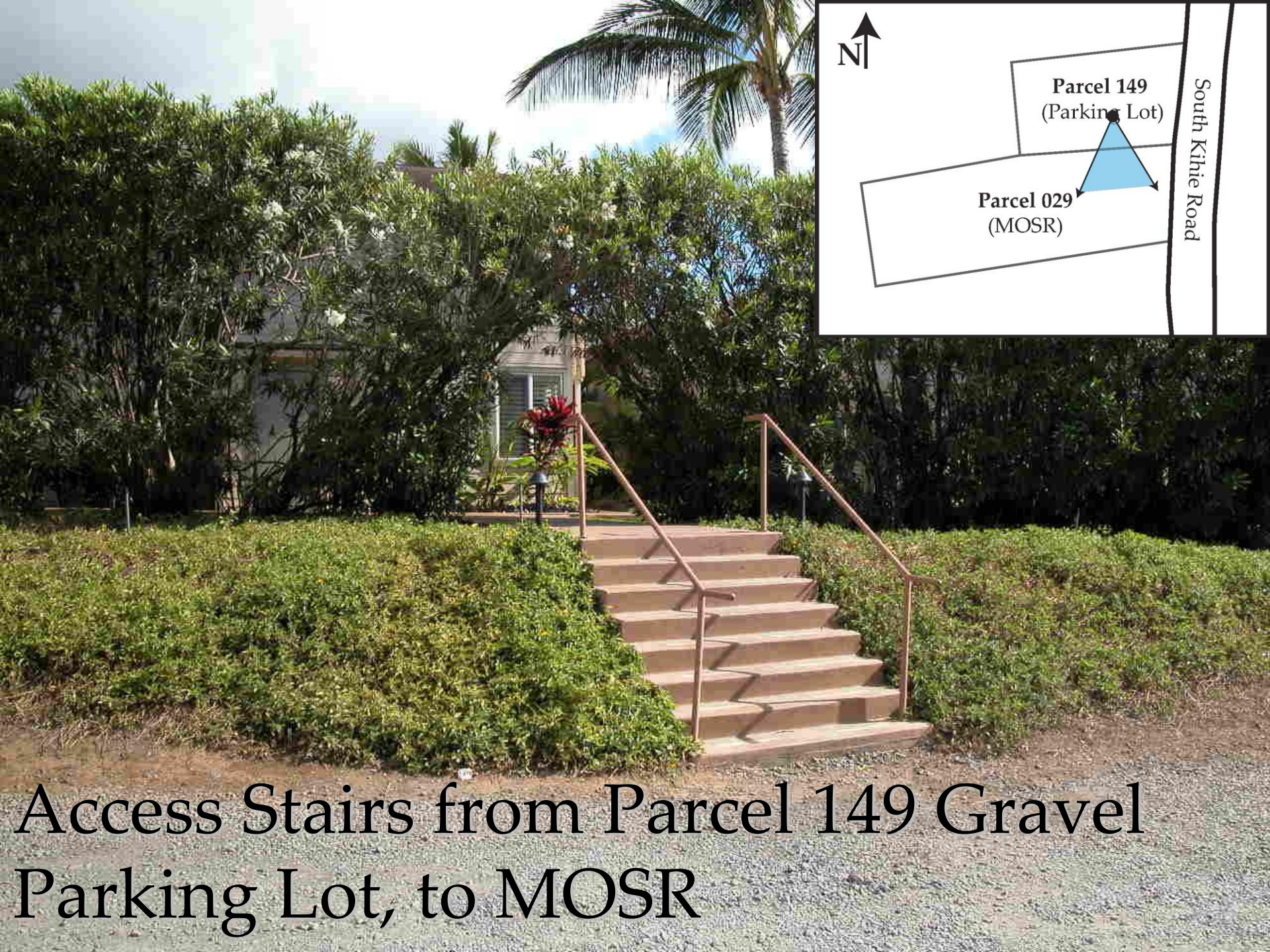
South Kihie Road

PUBLIC
BEACH
ACCESS

Entryway Trellis From Gravel
Parking Lot to Parcel 029, MOSR

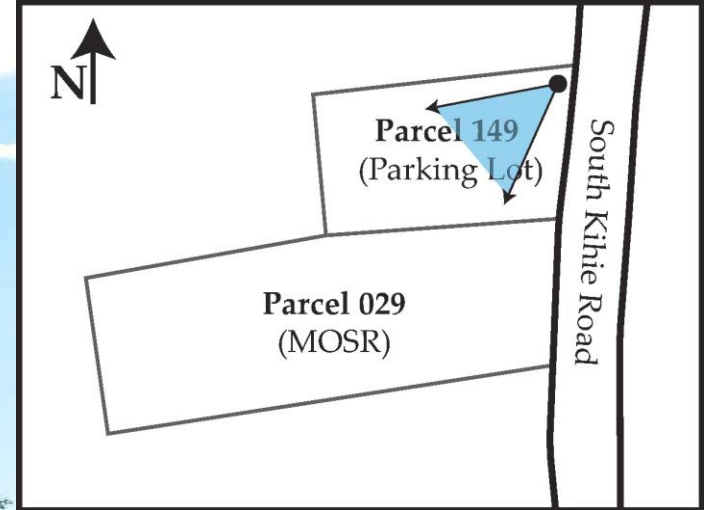


ADA Accessible Ramp From
Parcel 149 Gravel Parking Lot to MOSR



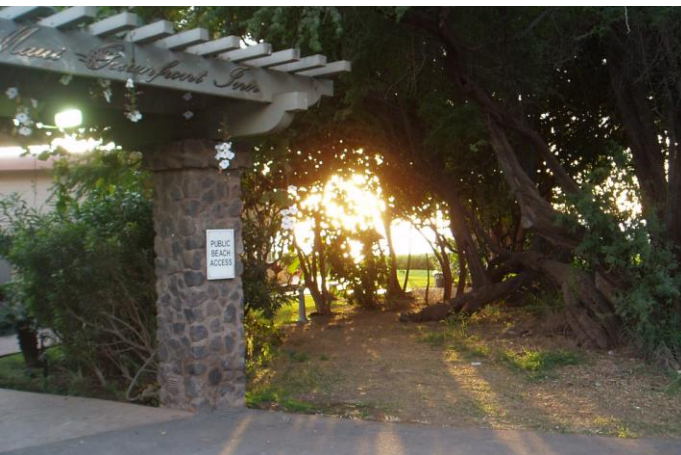
Access Stairs from Parcel 149 Gravel
Parking Lot, to MOSR

Looking West Over Parcel 149





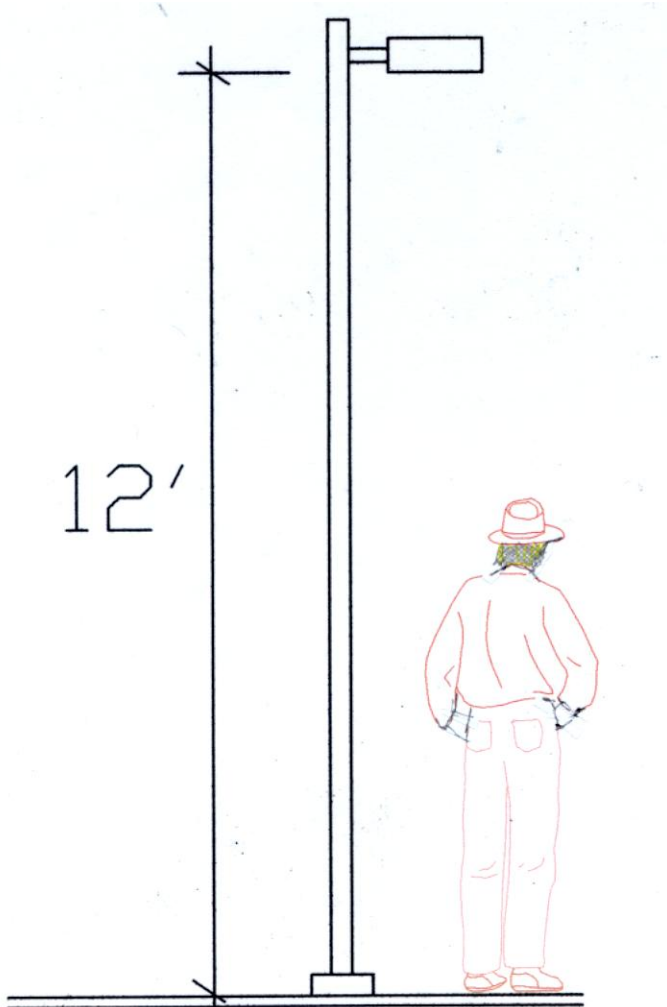
Public Access Signage



Future Paved Parking:



Typical Shielded Parking Lot Lighting





Chris Hart & Partners, Inc.
Landscape Architecture & Planning



Summary of Issues

	Environmental Assessment (FONSI)	Community Plan Ammendment	Special Management Area Permit	Variance	Shoreline Setback Variance	Conditional Use Permit	Off-Site Parking Approval
Parcel 029 (MOSR)							
<i>Existing Structures</i>							
Hotel Buildings	X	X	X	X	X		X
Electrical Box Enclosures	X	X	X	X			
Propane Tank Enclosure	X	X	X	X			
Electric Utility Enclosure	X	X	X	X			
Garbage Bins	X	X	X	X			
Dupmpster Enclosure	X	X	X	X			
Storage Enclosure	X	X	X	X			
Sarento's Restaurant							
Awning	X	X	X	X	X		X
Wall	X	X	X		X		
Parcel 149(Gravel Parking Lot)							
<i>Existing Structures</i>							
Ramp	X		X				
Stairway	X		X				
Entry Feature (Threshold)	X		X				
<i>Proposed Structures</i>							
Paved Parking Lot	X		X			X	X
State Beach Reserve							
<i>Existing Structures</i>							
Concrete Stepping Stones	X		X		X		
Beach Shower	X		X		X		