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**TO:** Chair Robert Carroll  
 Maui County Council  
 Land Use Committee  
 200 South High Street  
 Wailuku, Hawaii 96793

**DATE:** March 10, 2017  
**SUBJECT:** Lanai Avenue Residential  
 Homes Project (LU-28)

**Enclosed is/are:**

Copies	Date	Description
16	3/17/17	PowerPoint Presentation for Land Use Committee Meeting for Lanai Avenue Residential Homes Project
1 CD	---	Containing PDFs of PowerPoint Presentation


X	<b>For your comment</b> <b>For necessary action</b> <b>For your review</b> <b>For your files</b>	<b>For your use</b> <b>As requested</b> <b>For your signature</b> <b>Returning</b>
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**REMARKS:**

Aloha Chair Carroll,

We are providing for your use and distribution copies of the above-listed PowerPoint in preparation of the upcoming March 17, 2017 Land Use Committee meeting on Lanai. We are also providing a CD containing a PDF copy of the PowerPoint presentation.

Feel free to contact me at 244-2015 should you have any questions.

Signed:   
 Bryan Esmeralda, AICP, Associate

Copy to: Lynn McCrory, Pūlama Lāna'i (w/out enclosure)  
 Barbi Shinno, Pūlama Lāna'i (w/out enclosure)

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**Lānaʻi Avenue Residential Homes  
(2)4-9-006:050**

**Applications for Community Plan  
Amendment and Change in Zoning**

**Maui County Council Land Use Committee**

**March 17, 2017**

Prepared for: Pūlama Lānaʻi



# Project Team

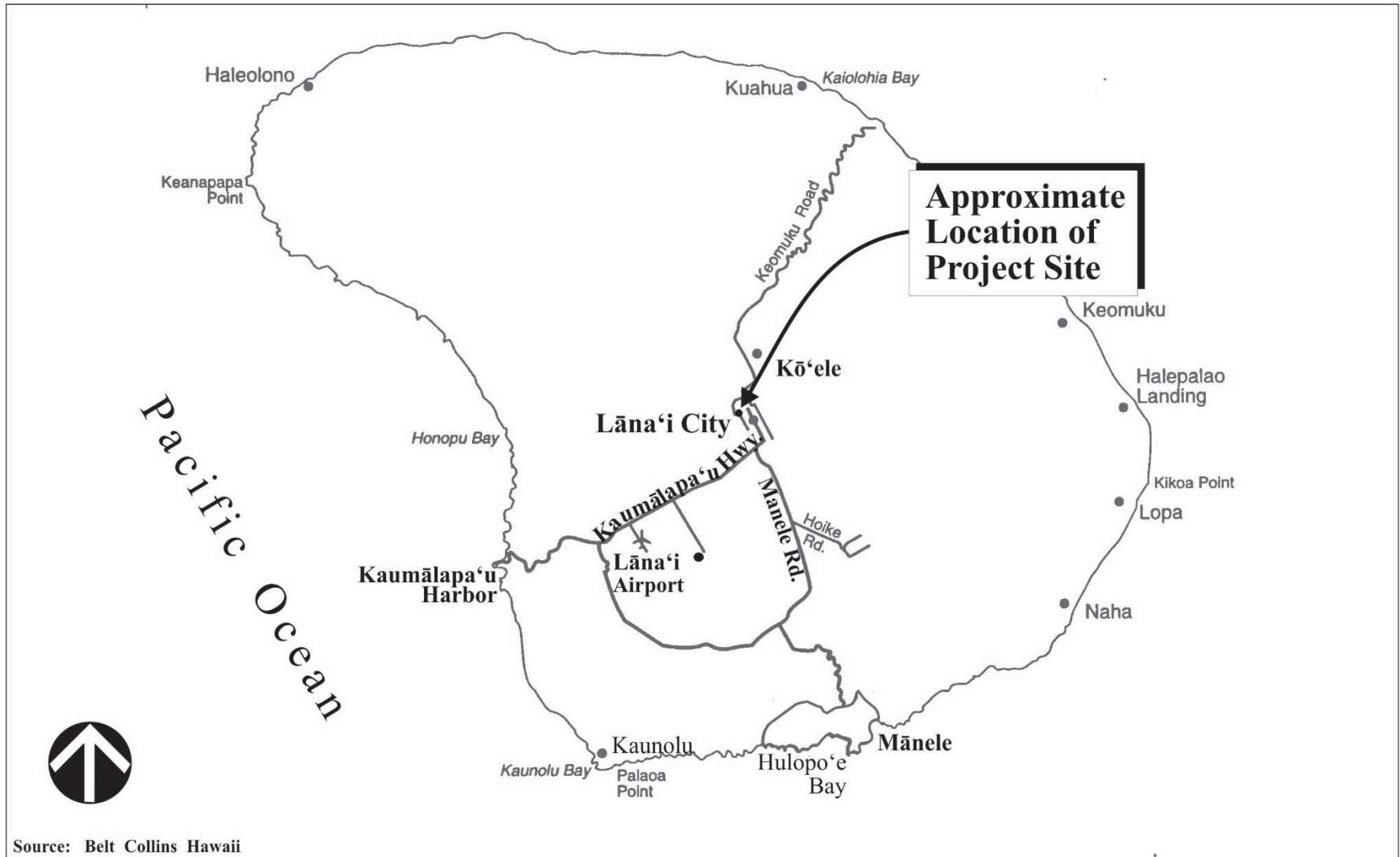
<b>Landowner/Applicant:</b>	Pūlama Lānaʻi
<b>Architect:</b>	Mason Architects
<b>Civil Engineer:</b>	R.M. Towill Corporation
<b>Structural Inspector:</b>	Okahara & Associates, Inc.
<b>Oral Histories:</b>	Pūlama Lānaʻi (Kepa Maly)
<b>Planning Consultants:</b>	Munekiyo Hiraga

# Proposed Action

## **Applicant is requesting:**

- Land Use Committee's recommendation of approval for a Community Plan Amendment (CPA) and Change in Zoning (CIZ) to the Maui County Council

# Regional Location Map

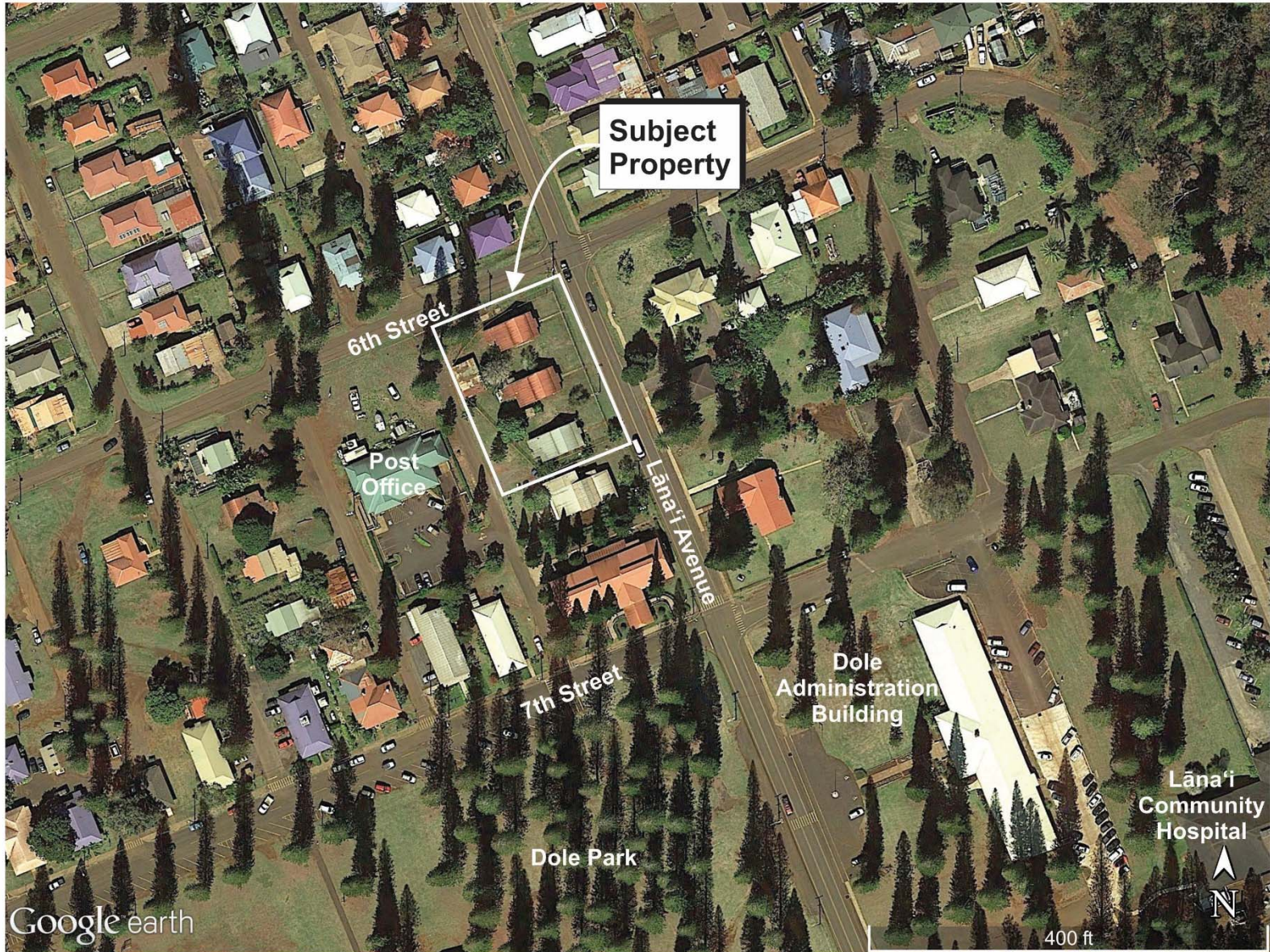


Source: Belt Collins Hawaii

Pulama Lanai/Lanai Avenue Houses 1741/PowerPoint/Bitmaps/Regional

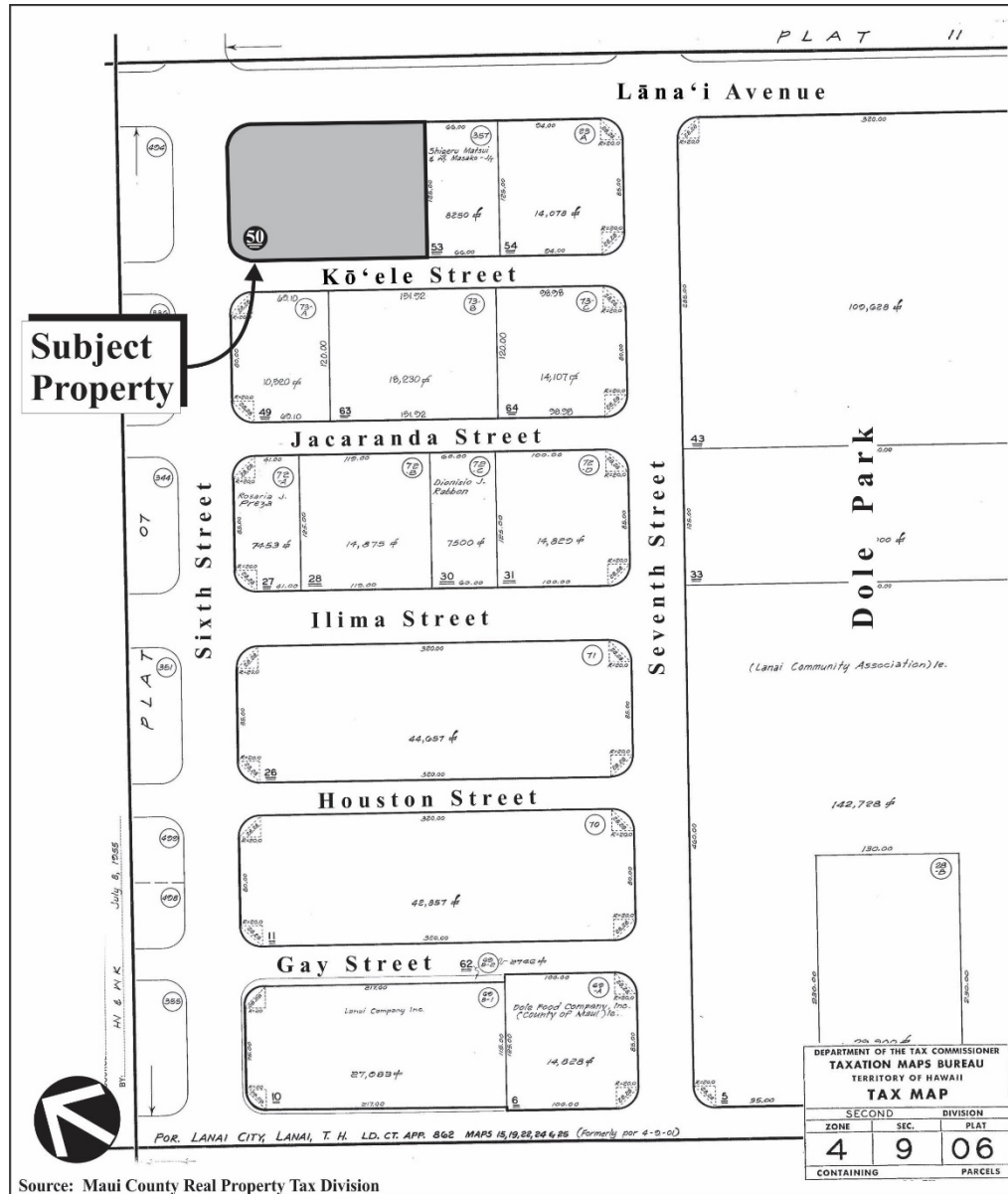


# Aerial Map





# Property Location Map



Source: Maui County Real Property Tax Division

# Property Description

- Property is located on Lānaʻi Avenue, in Lānaʻi City, Hawaiʻi
- TMK (2) 4-9-006:050; approximately 0.51 acre
- Owned by Pūlama Lānaʻi

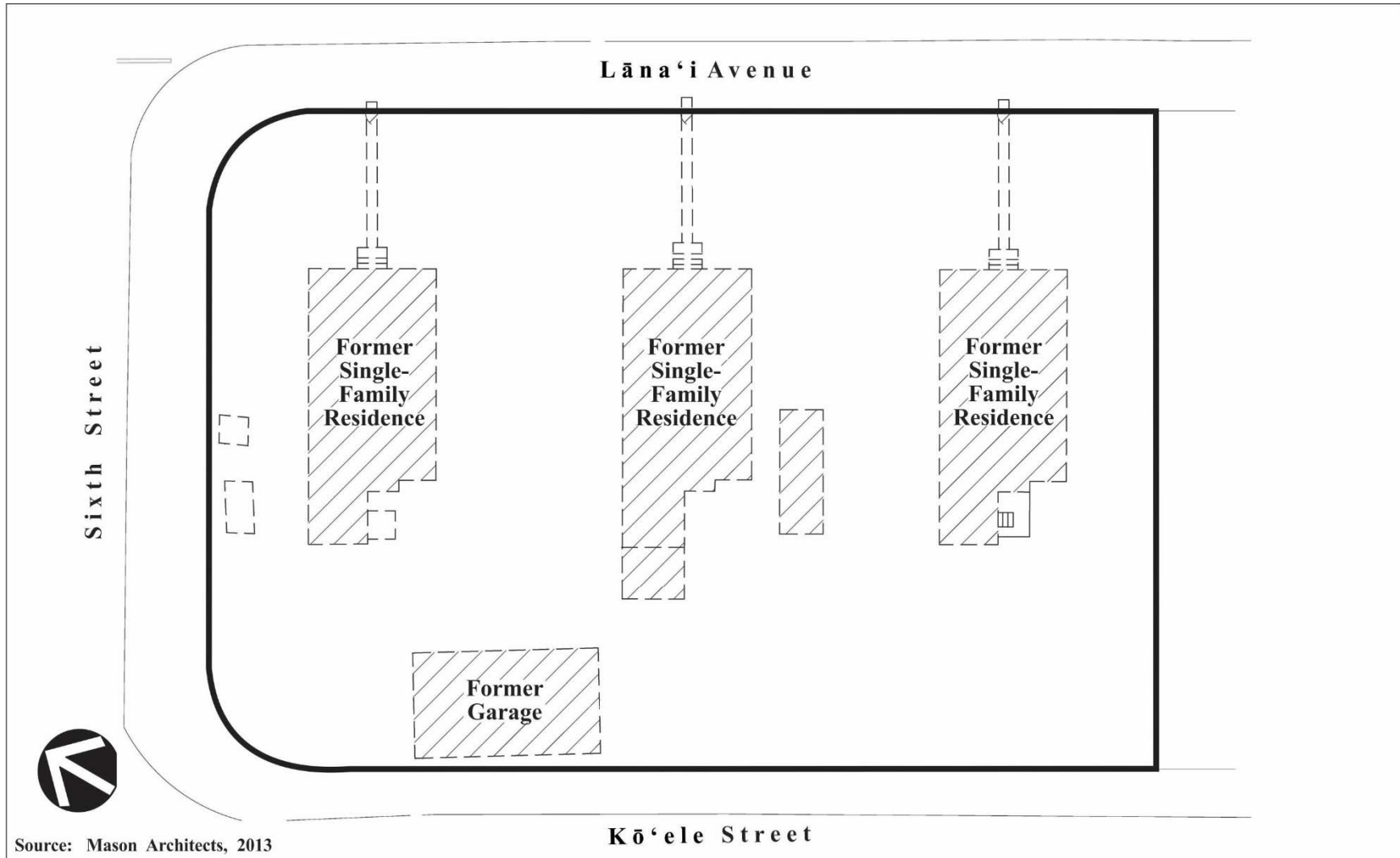
	Existing	Proposed
State Land Use Designation	Urban	No Change
Lānaʻi Community Plan Designation	B, Business/ Commercial	SF, Single-Family
Maui County Zoning Designation	B-CT, Country Town Business	R-1, Residential



# Project Description

- Project involves the reconstruction of three (3) homes and three (3) detached carports at 605, 615, and 623 Lānaʻi Avenue for rental use; homes will be approximately 1,100 square feet each
- Former homes and garage were constructed as part of the original Lānaʻi City development in the 1920s
- Homes were demolished in August 2014
- New rental homes will be built using original exterior design with interior design modifications

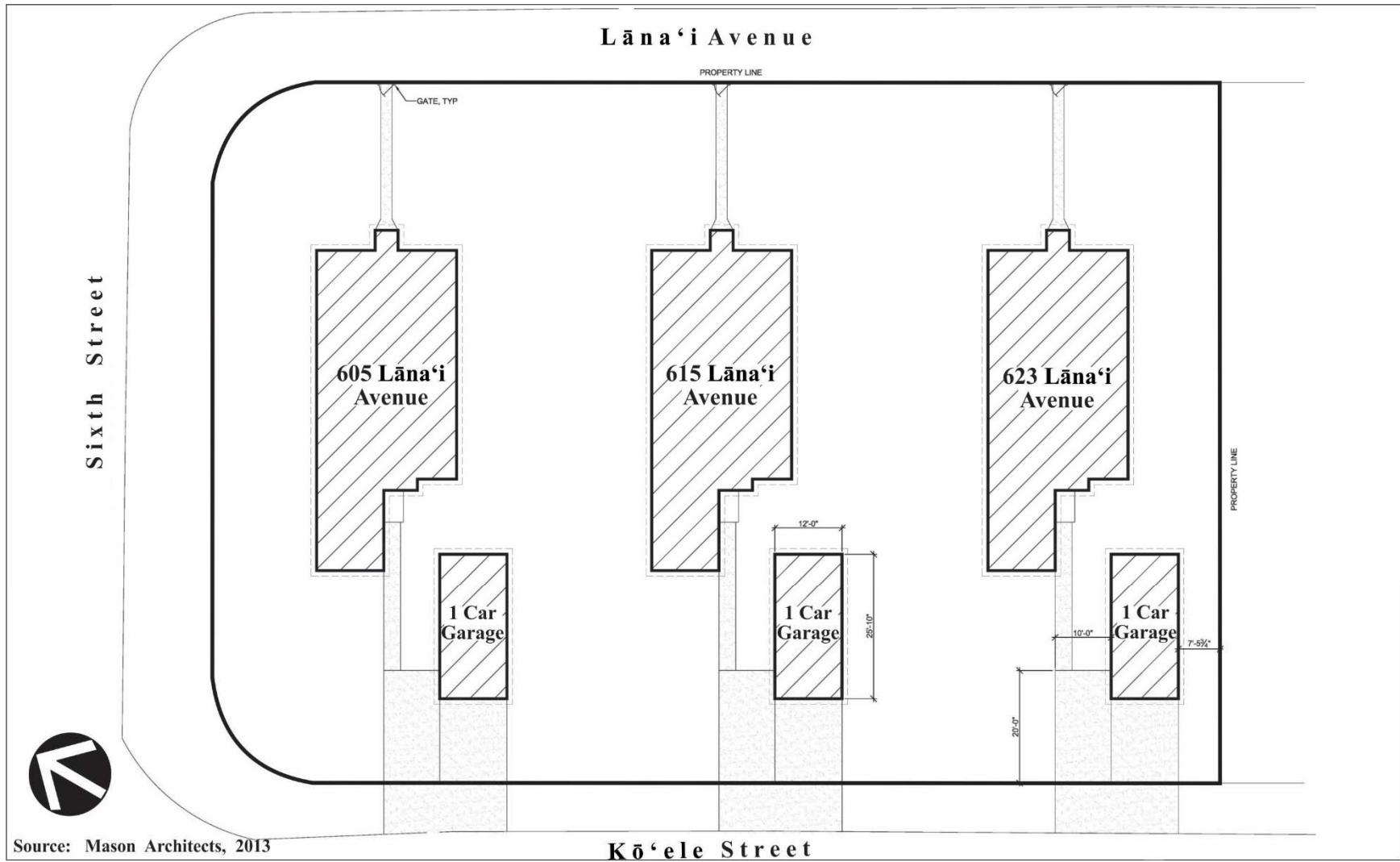
# Former Site Plan



Source: Mason Architects, 2013

Pulama Lanai/Lanai Avenue Houses 1741/PowerPoint/Exist Site Plan

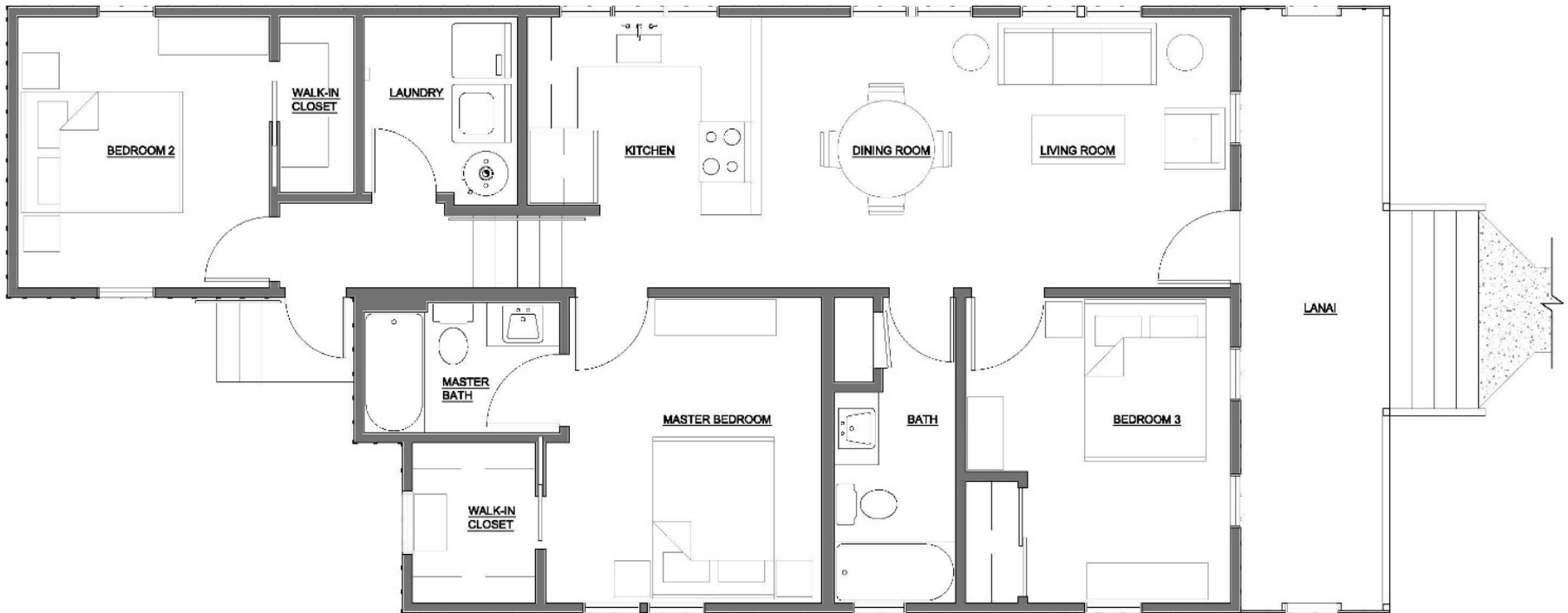
# Proposed Site Plan



Source: Mason Architects, 2013

Pulama Lanai/Lanai Avenue Houses 1741/PowerPoint/ProposedSitePlan

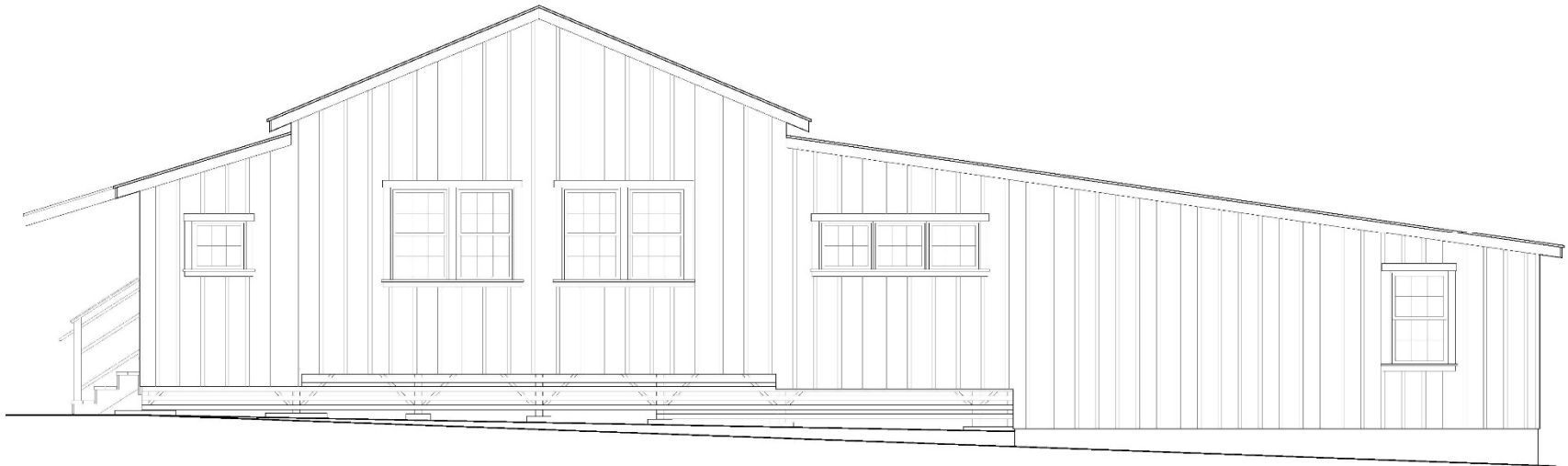
# Proposed Floor Plan



# Proposed Elevations



**Front Elevation**



**Side (North) Elevation**



# Background

- Former homes and garage were constructed as part of the original Lānaʻi City development in the 1920s
- A Structural Engineering Report prepared in 2001 noted that the homes and garage were in a dilapidated state with serious termite damage, mold infestation, and deterioration of the foundations and roof supports
- The report concluded that the three (3) homes and garage were structurally unsafe and posed public safety and health concerns
- Homes are intended to be reconstructed and reintroduced as available rental housing units for Lānaʻi

# Community Outreach

- Public informational meetings to discuss the proposed project were held on Lānaʻi on:
  - September 18, 2013
  - July 28, 2015
- The Maui County Cultural Resources Commission (MCCRC) discussed the proposed project at two of its regular meetings:
  - October 3, 2013 (On Lānaʻi)
  - December 5, 2013
- The LPC reviewed the Draft EA on October 21, 2015, (Draft) Final EA on January 20, 2016, and CPA and CIZ requests on April 20, 2016, and provided opportunity for public input
- The public had overall positive reviews of the proposed project
- Similarly, the LPC had minor comments on the project.

# Environmental Assessment

- Preparation of a Hawai'i Revised Statutes, Chapter 343 Environmental Assessment (EA) was triggered by the CPA request
- On January 20, 2016, the Lāna'i Planning Commission (LPC) reviewed and accepted the (Draft) Final EA and issued a Finding of No Significant Impact (FONSI) determination
- The Final EA and FONSI were published in the Office of Environmental Quality Control's Environmental Notice on February 23, 2016

# Community Plan Amendment

## Areas of Consideration

- **Archaeology/Cultural Resources:** State Historic Preservation Division determined that proposed project will not affect historic properties
- **Traffic Impacts:** Traffic Assessment letter determined project will have minimal impacts on existing traffic
- **Infrastructure (Water, Sewer, Drainage):** The proposed project site has existing access to water and sewer services for future residences. Drainage improvements exist within project area.
- **Flora/Fauna Resources:** The project site does not include any threatened or endangered species. Site is surrounded by existing development and was formerly utilized for residential use.
- **Beach/Mountain Access:** The project site does not impact any traditional beach or mountain access points.
- **Community Outreach:** Pūlama Lānaʻi held two (2) community meetings; LPC reviewed Draft EA, Final EA, CPA and CIZ requests, and MCCRC reviewed project at public meetings where there was opportunity for review and comment.

# Change in Zoning

A Change in Zoning is being requested in accordance with Section 19.510.040 of the Maui County Code, and will be in compliance with the following provisions:

- A. The proposed request meets the intent of the general plan and the objectives and policies of the community plans of the county,
- B. The proposed request is consistent with the applicable community plan land use map of the county (with the concurrent CPA request),
- C. The proposed request meets the intent and purpose of the district being requested,
- D. The application, if granted, would not adversely affect or interfere with public or private schools, parks, playgrounds, water systems, sewage and solid waste disposal, drainage, roadway and transportation systems, or other public requirements, conveniences and improvements, and
- E. The application, if granted, would not adversely impact the social, cultural, economic, environmental, and ecological character and quality of the surrounding area.



# **Lānaʻi Planning Commission Review**

- The LPC recommended approval of the CPA.
- The LPC recommended approval of the CIZ with no conditions.

# SUMMARY OF THE REQUEST

Applicant is requesting the Land Use Committee's favorable recommendation of the following to the Maui County Council:

- Community Plan Amendment from B, Business/Commercial to SF, Single-Family
- Change in Zoning from B-CT, Country Town Business to R-1, Residential

**MAHALO**