

# LU Committee

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**From:** Michael <baskindesign@gmail.com>  
**Sent:** Tuesday, March 13, 2018 12:53 PM  
**To:** LU Committee  
**Cc:** Donald S. Guzman; Alike A. Atay; Elle Cochran; Kelly King; Yukilei Sugimura; Robert Carroll; Mike White; Riki Hokama; Stacy S. Crivello  
**Subject:** Paia Haiku Community Plan Update - (LU-54)  
**Attachments:** SMA Assessment-Exemption Form.pdf

## Aloha LU Committee:

I own a permitted STRH in Paia. I am a 40 year resident of Paia and was the past vice-chair of the Paia Main Street Association of which I served for 8 years. We also own commercial properties in Paia. I wish to offer the following observations and suggestions regarding LU 54 (County Communication number 18-52):

1. After the Planning Commission July 25, 2107 hearing, we attended the 2 community meetings both in Paia and Haiku for input from the community to be considered in the Community Plan Amendment.
2. We are in favor of the Community Plan Amendment for STRH allowable use in the Community Plan.
3. The Community Plan is outdated and should have been updated long ago and was meant to be a guideline only.
4. What was decided at the hearing is different than the final version from the Planning Department and therefore we recommend removing the language regarding abutting the shoreline and simply update to allow for its use.
5. Not in favor of STRH language prohibiting no new STRH for property abutting shoreline as the shoreline is where STRH homes are popular to both visiting locals and global visitors.
6. Also, if there is a change in the Community Plan, it should include TVR use as Council passed 8-0 Ordinance No. 4153, 4152, 4088 allowing TVR in the business districts. There has already been an application to have TVR in Paia and the Planning Commission debated its use per the community plan, but the Planning Director has approved TVR in Paia already. This needs to be clarified so as to avoid legal disputes in the future.
7. If the Council is not able to outright vote to include the TVR ordinance in the Community Plan, we request that the language be sent back to the Planning Commission to recommend amending the Community Plan to include TVR.
8. We therefore recommend the following language be considered to update the community plan:

**“13. Limit visitor accommodations to permitted transient vacation rentals and short-term rental homes and owner-occupied bed and breakfast homes that are residential in both scale and character. Illegal visitor accommodations can diminish the availability and affordability of housing for residents and should be subject to strict enforcement action.”**

**Mahalo,**

**Michael Baskin**

Baskin Design, LLC  
Architectural Designs

808.870.1800 - Direct

ALAN M. ARAKAWA  
Mayor

WILLIAM R. SPENCE  
Director

MICHELE CHOUTEAU McLEAN  
Deputy Director



COUNTY OF MAUI  
**DEPARTMENT OF PLANNING**

**SPECIAL MANAGEMENT AREA ASSESSMENT/EXEMPTION FORM (SM5)**

<b>Project Name:</b>	<b>PAIA TOWN CENTER – TVR UNITS</b>
<b>Proposed Development:</b>	<b>Nonstructural interior alterations to convert three (3) existing unoccupied office spaces into five (5) one-bedroom transient vacation rental (TVR) units within an existing commercial structure in the County B-2 Business Community District</b>
<b>SMA App. No.:</b>	<b>SMX 2017/0204</b>
<b>Project Address:</b>	<b>120 Hana Highway, Paia, Hawaii 96779</b>
<b>Tax Map Key:</b>	<b>(2) 2-6-005:033</b>
<b>Applicant:</b>	<b>Nicholas Argyropoulos, 1244 6<sup>th</sup> Street, Santa Monica, California 90401</b>
<b>Owner:</b>	<b>Same as Applicant</b>
<b>Consultant:</b>	<b>Jordan E. Hart, 115 North Market Street, Wailuku, Hawaii 96793</b>
<b>Valuation:</b>	<b>\$350,000.00</b>
<b>Approved Plans Dated:</b>	<b>June 2017</b>

The proposed activity is determined to be:

15. Nonstructural improvements to existing commercial structures.

Per Section 22, Chapter 205A of the Hawaii Revised Statutes, as amended, the rules of the Planning Commission of Maui County, and the Department of Planning's Special Management Area (SMA) Assessment; the proposed activity has been determined not to be a development and is EXEMPT from the applicable requirements of Chapter 205A.

Comments/Remarks: Per plans titled, "Architecture Drawings Paia Town Center Floor Plan," prepared by Chris Hart & Partners, Inc., dated June 2017.

Reviewed by: EAA

Date: August 1, 2017

Permit No.: SM5 2017/0160

Approved by:   
for CLAYTON I. YOSHIDA, AICP, Planning Program Administrator  
WILLIAM SPENCE, Planning Director

Date: 8/1/17

xc. John S. Rapacz, Planning Program Administrator (PDF)  
Evelyn A. Aako, Staff Planner (PDF)  
Jordan E. Hart, Consultant (Original)  
CZM File (SMX)  
SMX File (.txt)  
Project File (with plans)  
General File

WRS:CIY:EAA:PAD

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