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Planning Committee, November 15, 2018

Subject: Keawakapu Beach Parking (PC-22)

My name is Livit Callentine. I am testifying today on PC-22. I work as a professional land use planner in the Maui County Planning Department. However, I'm here today on my own time.

I'd like to point out for the committee's benefit that in 2017 the Land Use Committee received **133 pages of testimony** on this item.

I oppose the Community Plan Amendment because, plain and simple; it's unnecessary. In the Kihei-Makena Community Plan, Parcel 29 is designated Single Family. The request is to change the community plan designation to Hotel. According to the applicant, the reason for this request is to reflect the existing use as a hotel. You should know, the applicant is not required to amend the community plan, and may continue to operate the hotel without changing it. So why does the applicant want to do this? Based on my many years of experience, I suspect that he has a long-term plan to expand the hotel. It is very common in the land use development arena to hold back from revealing future plans, because such plans might be viewed unfavorably, so projects are "bifurcated." As far as I know, the applicant has not disclosed any plans to expand operations, but ask yourselves, why would anyone spend hundreds of thousands of dollars if he or she doesn't expect to benefit in the future?

I oppose to the Conditional Permit because:

1. Its main purpose is to allow for the paving of all or a portion of the existing gravel parking lot on Parcel 149. The gravel lot is peacefully shared by the public, Maui Oceanfront Inn hotel guests, and employees and patrons of Sarento's restaurant. There are no demarcated stalls. There is no conflict with this sharing arrangement and it should be allowed to continue as is. If approved and built, the paved portion of the lot would only be accessible to guests of the hotel and restaurant.
2. For visitors and residents alike, the parking lot makes it possible for us regular folks who don't live on or near the shoreline to access the beach for recreation, fitness, and socializing. Additionally, we as a county should be allowing any additional impervious surface to be placed near the shoreline.

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Even with drainage improvements, paved lots create stormwater runoff because the ground cannot absorb the stormwater, so it flows down to the ocean where it creates brown water. Ideally, during periods of storm surge and high tide events, some of the water is absorbed into the ground. Pavement defeats this function. This is a shoreline parcel and should be subject to no further development.

3. As our neighborhoods continue to become denser in our collective effort to provide more housing, it is imperative that we also supply the community with adequate recreational opportunities. Today, more than ever, we must maintain and enhance beach access. It is much more difficult to seek beach access rights retroactively; the time to preserve access, via this parking lot, is NOW. If you deny this application you will be helping to preserve beach access for all of Maui's people.

Please deny these applications or require that all parking spaces continue to be available for beach access.

Thank you.