

Council Chair  
Alice L. Lee

Vice-Chair  
Yuki Lei K. Sugimura

Councilmembers  
Kauano'e Batangan  
Tom Cook  
Gabe Johnson  
Tamara Paltin  
Keani N.W. Rawlins-Fernandez  
Shane M. Sinenci  
Nohelani U'u-Hodgins



Director of Council Services  
David M. Raatz, Jr., Esq.

Deputy Director of Council Services  
Richelle K. Kawasaki, Esq.

**COUNTY COUNCIL**  
COUNTY OF MAUI  
200 S. HIGH STREET  
WAILUKU, MAUI, HAWAII 96793  
[www.MauiCounty.us](http://www.MauiCounty.us)

March 16, 2026

Mr. Josiah Nishita, Managing Director  
Department of Management  
County of Maui  
Wailuku, Hawaii 96793

Dear Mr. Nishita:

SUBJECT: **RESOLUTION 26-38, APPROVING THE APPOINTMENT OF JACALYN M.C. TAKAKURA AS DIRECTOR OF PLANNING** (GREAT-1(1))

Thank you for participating in the Council's Government Relations, Ethics, and Transparency Committee's discussion of March 10, 2026, on this important matter.

The Committee discussed the attached Recovery Coordination Directive No. 6 which provides the Department of Planning's authority to process Historic District Assessments for commercial properties in Historic Districts 1 and 2; a process that was previously overseen by the Cultural Resources Commission under Chapter 19.52, Maui County Code.

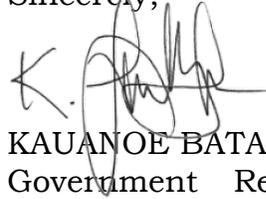
May I please request that you clarify how these reviews will be processed and approved by the Department of Planning, specifically the Planning Director's role in the process.

May I further request you transmit your response to [great.committee@mauicounty.us](mailto:great.committee@mauicounty.us) by **March 30, 2026**. To ensure efficient processing, please include the Committee item number in the subject line.

Should you have any questions, please contact me or the Committee staff (Kasie Apo Takayama at ext. 7665, or Maria Leon at ext. 7866).

Mr. Josiah Nishita  
March 12, 2026  
Page 2

Sincerely,

A handwritten signature in black ink, appearing to be 'K. Batangan', written over a horizontal line.

KAUANO'E BATANGAN, Chair  
Government Relations, Ethics, and  
Transparency Committee

great:ltr:001(1)amd01:clm

Attachment

cc: Mayor Richard T. Bissen, Jr.

**RICHARD T. BISSEN, JR.**  
Mayor

**JOSIAH K. NISHITA**  
Managing Director

**ERIN A. WADE**  
Deputy Managing Director



**DEPARTMENT OF MANAGEMENT**  
COUNTY OF MAUI  
200 SOUTH HIGH STREET  
WAILUKU, MAUI, HAWAII 96793  
[www.mauicounty.gov](http://www.mauicounty.gov)

**OFFICE OF RECOVERY – RECOVERY COORDINATION DIRECTIVE No. 6**

DATE: February 11, 2026

TO: JACKY TAKAKURA, ACTING PLANNING DIRECTOR

CC: ALL DEPARTMENT AND AGENCY HEADS

FROM: JOSIAH NISHITA, MANAGING DIRECTOR   
JOHN SMITH, PE, OFFICE OF RECOVERY ADMINISTRATOR 

THRU: MAYOR RICHARD BISSEN 

SUBJECT: **ADMINISTRATIVE PROCESSING OF HISTORIC DISTRICT ASSESSMENTS FOR COMMERCIAL PROPERTIES IN HISTORIC DISTRICTS 1 AND 2 – RCD6**

The August 2023 wildfires devastated Lahaina’s commercial core. Recovery requires clear planning direction that balances cultural preservation, economic vitality, and public safety. On November 10, 2025, Mayor Bissen posted the Nineteenth Emergency Proclamation relating to the wildfires. In that proclamation, the Mayor provided guidance for the rebuilding of permanent structures and the interim management of rebuild areas, allowing for partial suspension of Title 19, allowing for direction to be provided through Recovery Coordination Directives. RCD6 builds upon RCD3 (signed September 30, 2025) to provide interim guidance to the Department of Planning for permit review in Lahaina’s Historic Districts 1 and 2 (HD1 and HD2).

**Background**

Lahaina’s HD1 and HD2 are governed by Maui County Code Title 19, Article III and are intended to preserve the community’s cultural and architectural character. The National Park Service’s Section 213 Report confirmed that Lahaina retains significant historic integrity, particularly along Front Street and the surrounding grid. Maui County Code Chapter 19.52, Compatibility with Historic Zoning Districts, is overseen by the Cultural Resources Commission (CRC), which has approval authority for buildings within HD1 and HD2. The Historic District Assessment (HDX)

is intended to preserve the integrity of historic districts and ensures significant buildings are protected and new construction is architecturally compatible.

As part of the Rebuild Lahaina Plan, the Office of Recovery and Department of Planning developed Commercial Design Guidelines that are undergoing review by the CRC. The Commercial Design Guidelines establish guidance for the design of commercial sites and buildings in HD1 and HD2. The Guidelines consolidate and clarify existing design guidance for HD1 and HD2 and are meant to streamline project review and provide a fair and predictable pathway for permitting that delivers high-quality design consistent with the community's vision for Lahaina.

The CRC has endured ongoing struggles to meet quorum requirements to conduct meetings. Six of twelve meetings were cancelled in 2025, January, February, April, May, November and December.

### **Historic District Assessment Processing in HD1 and HD2**

To expedite permit review in HD1 and HD2, while ensuring the integrity of the historic districts, this RCD allows for administrative approval processing by the Planning Director of HDX applications that meet the following parameters:

- Parcel is located within HD1 or HD2.
- HDX shall be applied for prior to or concurrently with building permit application.
- Structure is a "like-for-like" rebuild and uses are in keeping with a resumption of those that lawfully existed prior to the disaster. The director shall interpret "like-for-like" as being substantively equal to its original footprint, overall dimensions, prior use and architectural style.
- Application meets the standards of the Commercial Design Guidelines.
- Reconstruction commences within six years from the date that the proclamation is issued.
- Excluded are applications determined by the director to exceed "like-for-like" criteria and/or do not meet the standards of the Commercial Design Guidelines and will be referred to the CRC for review.

Additional considerations for administrative processing by the Planning Director of HDX applications:

- The State Historic Preservation Division (SHPD) will be afforded the standard opportunity to comment on the applications.
- Following approval of an HDX application, a Historic District Signs and Banners Application (HDS) must be submitted and approved prior to occupancy.