

HLU Committee

From: Tom Schnell <tschnell@pbrhawaii.com>
Sent: Thursday, August 14, 2025 9:45 AM
To: HLU Committee; Tasha A. Kama
Cc: Carla M. Nakata
Subject: HLU-1(1), Relating to Kaiahale 'o Kahiluhilu Affordable Housing Rental Project
Attachments: COUNTY MFD Response Letter.pdf

Chair Kama and HLU Committee Staff,

In a letter dated August 1, 2025, the Department of Fire & Public Safety provided comments on the Kaiahale 'o Kahiluhilu Affordable Housing 201H Application.

Attached with this email is the Applicant's response to Department of Fire & Public Safety's comments, submitted on behalf of the Applicant, HKI Kahului Kaiahale LLC.

Tom Schnell, AICP
Vice President



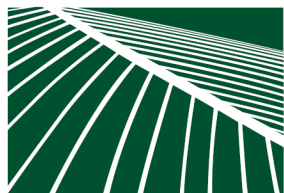
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August 14, 2025

Via email to Fire Prevention Bureau
fire.planreview@mauicounty.gov

Bradford K. Ventura, Fire Chief
Department of Fire & Public Safety
County of Maui
313 Manea Place
Wailuku, HI 96732

SUBJECT: KAIAHALE 'O KAHILUHILU AFFORDABLE HOUSING APPLICATION FOR CHAPTER 201H, HRS EXEMPTIONS PURSUANT TO § 201H-38, HRS AND APPROVAL PURSUANT TO THE OFFICE OF THE GOVERNOR, STATE OF HAWAII, ELEVENTH PROCLAMATION RELATING TO AFFORDABLE HOUSING (DATED FEBRUARY 4, 2025, OR AS AMENDED UNDER FUTURE PROCLAMATIONS) (201H/EP APPLICATION)– 153 WEST KA'AHUMANU AVENUE, MAUI (TMK (2) 3-7-004: 003 (PORTION))

Dear Chief Ventura:

Thank you for the Department of Fire & Public Safety's (DFPS) letter dated August 1, 2025, regarding the Kaiahale 'o Kahiluhilu Affordable Housing Application for: Chapter 201H, HRS Exemptions Pursuant to § 201H-38, HRS and Approval Pursuant to the Office of the Governor, State of Hawai'i, Eleventh Proclamation Relating to Affordable Housing (dated February 4, 2025, or as amended under future proclamations) (201H/EP Application). HKI Kahului Kaiahale LLC is the Applicant for the 201H application. As the Applicant's planning consultant, PBR HAWAII is responding to DFPS's comments.

Our responses are organized to follow the comments provided in your letter:

1. *Fire Department Access of 20ft. width shall be required through the project with 2 exits.*

Response: As shown on the attached 201H Overall Site Plan the Kaiahale 'o Kahiluhilu Affordable Housing Project (Project) will have two Fire Department access points ingress and egress points, both of which are a minimum of 20 feet wide. The primary access will be from Kāne Street. A secondary Fire Department access will be from Vevau Street.

On November 8, 2024, a representative for the Applicant¹ met with Fire Captain Oliver Vaas of Fire Prevention Bureau at his office to discuss the access points and other related matters.

¹ Questor Lau, from EAH Housing. HKI Kahului Kaiahale LLC (the Applicant) is an affiliate of EAH Housing.

Chief Bradford K. Ventura, Fire Chief

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2. Per Designated Land Use of High-Rise Apartment, a water supply capable of supplying 2000GPM for 2 hours with hydrant spacing of 250ft. shall be required.

Response: Hydrant spacing of 250 feet will be provided. The Department of Water Supply stated at the August 5, 2025, Housing and Land Use Committee meeting that this Project has water available, therefore the Applicant's understanding is that a water supply capable of supplying 2,000 GPM for 2 hours will be provided.

Thank you for your review of the 201H/EP Application.

Sincerely,

PBR HAWAII



Tom Schnell, AICP
Vice President

cc: Questor Lau, EAH Housing
Stan Fujimoto, Hawai'i Housing Finance & Development Corporation



LEGEND	
	RESIDENTIAL BUILDING
	GREEN AREA
	DRIVEWAY
	DIVISION LINE
	PHASING BOUNDARY / TRANSIT HUB LIMIT OF CONSTRUCTION
	PROPERTY LINES
	PROPOSED TEMPORARY SECONDARY FIRE DEPARTMENT ACCESS PRIOR TO CIVIC CENTER CONSTRUCTION
	PERMANENT SECONDARY FIRE DEPARTMENT ACCESS THRU CIVIC CENTER UNDER BUILDING
	PERMANENT SECONDARY FIRE DEPARTMENT ACCESS THRU CIVIC CENTER