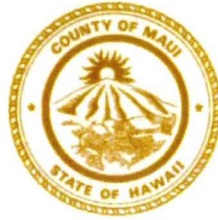


**RICHARD T. BISSEN, JR.**  
Mayor

**KATE L. K. BLYSTONE**  
Director

**ANA LILLIS**  
Deputy Director



**DEPARTMENT OF PLANNING**  
COUNTY OF MAUI  
ONE MAIN PLAZA  
2200 MAIN STREET, SUITE 315  
WAILUKU, MAUI, HAWAII 96793

September 4, 2025

Honorable Richard T. Bissen, Jr.  
Mayor, County of Maui  
200 South High Street  
Wailuku, Hawaii 96793

**APPROVED FOR TRANSMITTAL**

  
**Mayor-ACTING-MAYOR**

**Date**

For Transmittal to:

Honorable Tasha Kama, Chair  
Housing and Land Use Committee  
200 South High Street  
Wailuku, Hawaii 96793  
via: [hlu.committee@mauicounty.us](mailto:hlu.committee@mauicounty.us)

Dear Chair Kama:

**SUBJECT: HOUSING PROJECTS UNDER CHAPTER 201H, HAWAII  
REVISED STATUTES: KAIAHALE 'O KAHILUHILU  
AFFORDABLE HOUSING RENTAL PROJECT (HLU-1(1))**

Thank you for your August 22, 2025 letter requesting information pertaining the subject project. The following identifies your request followed by the Planning Department's (Department) response:

- 1. Please describe the Department's process for reviewing and approving landscape plans for parking lots.***

In reviewing and approving landscape plans for parking lots, the Department refers to Maui County Code (MCC) Section 19.36B.080 for guidance. This Section requires that landscaping shall be provided for all parking areas in all zoning districts, excluding areas for single-family dwellings, accessory dwellings, farm dwellings, farm labor dwellings, and duplex dwellings.

Honorable Richard T. Bissen, Jr  
For Transmittal to:  
Honorable Tasha Kama, Chair  
Housing and Land Use Committee  
September 4, 2025  
Page 2

During review of a building permit application, the Department requires the submittal of a landscape plan that shows compliance with the landscape standards identified within the MCC. After permit issuance, and prior to the issuance of a certificate of occupancy, the Department will conduct an inspection to ensure that the landscaping has been installed per the approved plan.

MCC Section 19.36B.080(A) (see attached) requires that the landscape plan comply with specific landscaping standards. In general, these include:

- A planted area of specific size around the parking lot.
- A solid five-foot-high barrier or wall shall be erected along property lines wherever any portion of the planted area abuts a lot with residential units/use.
- With specific exceptions authorized by the Director, one tree shall be provided in the parking area for every five parking spaces. The Maui County Landscape Planting Plan shall be referenced to choose appropriate trees, planting methods, and maintenance.
- Each required tree and landscape planted area shall be maintained to comply with the requirements of the MCC and shall be regularly irrigated by an automated system. If any required tree or landscaping is removed, it shall be replaced by a tree or landscaping of the same species and maturity, or the department may require the submittal of a revised landscape plan.

***2. Please explain how the Department would determine a reasonable substitution in species.***


As required in Section 19.36B.080(A)(2), the Maui County Landscape Planting Plan shall be referenced in choosing appropriate trees, planting methods, and maintenance. As such, during its review of a landscape plan, the Department would ensure that all proposed tree species are consistent with the Maui County Landscape Planting Plan.

If, as described in your August 22, 2025 letter, the Project would be determined exempt from consistency with the adopted Maui County Landscape Planting Plan relating to street trees provided that trees are planted onsite along the Project's roadway frontages, then, just like any other landscape plan review, the Department would ensure that the species proposed on-site are consistent with the Maui County Landscape Planting Plan.

Honorable Richard T. Bissen, Jr  
For Transmittal to:  
Honorable Tasha Kama, Chair  
Housing and Land Use Committee  
September 4, 2025  
Page 3

Thank you for the opportunity to provide this information. If you have any further questions, please do not hesitate to contact me.

Sincerely,



KATE L. K. BLYSTONE  
Director

Attachment: MCC 19.36B.080(A)

cc: Ana Lillis, Deputy Director (pdf)  
Carolyn Cortez, Interim Planning Program Administrator, ZAED (pdf)  
Renee Segundo, Senior LU&BP Examiner (pdf)  
Gregory Pfost, Administrative Planning Officer (pdf)

KLKB:GJP:jlj

S:\ALL\APO\PD Comment Letters on Draft Legislation\09042025 HLU LPAP.pdf

Honorable Richard T. Bissen, Jr  
For Transmittal to:  
Honorable Tasha Kama, Chair  
Housing and Land Use Committee  
September 4, 2025  
Page 4

**Attachment: Maui County Code Section 19.36B.080(A)**

*“1. A planted area with a minimum size of four-feet wide in the front and two-feet wide on the sides and rear shall be provided around the area containing parking spaces, loading spaces, and aisles, except where vehicles access the property or where buildings are situated between the parking area and roadways or an adjacent lot.*

*a. For visual screening, the planted area shall have appropriate hedge material in linear masses that will reach at least four feet in height when mature.*

*b. A solid five-foot-high barrier or wall shall be erected along the abutting portion of the lot line wherever any portion of the planted area abuts a lot with:*

*i. Existing adjacent dwelling units, or*

*ii. A zoning designation based on [chapter 19.08](#) (residential districts) of this code, [19.09](#) of this code (R-0 zero-lot line residential district), [chapter 19.10](#) of this code (two-family (duplex) districts), or a project district containing a district or subdistrict with a residential principal permitted use.*

*iii. The director may waive the requirement for the barrier or wall to allow a sidewalk between parking areas and adjacent residential properties or if an adjacent residential property is designated for residential mixed use development.*

*2. One tree shall be provided in the parking area for every five parking spaces, distributed as evenly as practicable throughout the parking area and appropriately maintained to provide maximum shade to the extent practicable. The Maui County landscape planting plan, as defined in subsection [12.24A.020](#) of this code, shall be referenced in order to choose appropriate trees, planting methods, and maintenance. The director shall grant the following exceptions upon request and a showing of reasonable cause:*

*a. Any parking space that is completely covered by another parking space located directly above it, such as in a parking garage, may be excluded from the count of parking spaces used in determining the number of required trees.*

*b. Required trees may be planted elsewhere on the lot if it is not practicable for them to be planted in the parking area, such as when parking spaces are partially covered or when solar or photovoltaic carports are present.*

*c. As an alternative means to provide visual relief, if solar or photovoltaic carports are situated in a manner that makes it impracticable to plant the required trees anywhere on the lot, appropriate additional hedge material may be planted elsewhere on the lot in linear masses that will reach at least four feet in height when mature.*

*d. Modifications recommended by the Maui County arborist committee, pursuant to [chapter 12.24A](#) of this code.*



Honorable Richard T. Bissen, Jr  
For Transmittal to:  
Honorable Tasha Kama, Chair  
Housing and Land Use Committee  
September 4, 2025  
Page 5

3. *Each required tree and landscape planted area shall be maintained to comply with the requirements of this chapter and shall be regularly irrigated by an automated system. If any required tree or landscaping is removed, it shall be replaced by a tree or landscaping of the same species and maturity, or the department may require the submittal of a revised landscape plan.*
4. *In addition to any required landscaping, at the parking space terminus of standard-sized non-parallel parking spaces, up to two feet of the pavement may be replaced with landscaping as described below:*
  - a. *The area shall be planted with a low-growing ground cover or grass (no trees or hedges) so that the end of a vehicle can extend over the area.*
  - b. *The area shall be located at the same or a lower elevation than the adjacent parking spaces and designed to allow the surface water to flow into this area.*
  - c. *Tire stops or curbs with openings for the passage of water shall be installed on the pavement to protect the ground cover from vehicle tires.*
  - d. *The area shall not satisfy any front, side, or rear landscaping requirements.*
5. *To the extent practicable, the landscaping area shall be incorporated into any drainage or storm water management plans to increase recharge and percolation of storm water.*
6. *The application for a landscape plan shall include a site plan drawn to scale and shall provide the information as required by the director to show compliance with this title, including lot boundaries, parking area location and dimensions, planted area dimensions, and plant information such as plant species, sizes, quantities, locations, and irrigation details."*

## HLU Committee

---

**From:** Michelle L. Santos <Michelle.Santos@co.maui.hi.us>  
**Sent:** Friday, September 5, 2025 3:01 PM  
**To:** HLU Committee  
**Cc:** Carolyn E. Cortez; Renee M. Segundo; Gregory J. Pfost; Cynthia E. Sasada; Didi A. Hamai; Erin A. Wade; Josiah K. Nishita; Kelii P. Nahooikaika; Ana L. Lillis; joy.paredes@co.maui.hi.us; Katie L. Blystone  
**Subject:** MT#11210 Housing Projects Under Chapter 201H  
**Attachments:** MT#11210-HLU Committee.pdf