



Maui Oceanfront Inn & Sarento's Restaurant



- Community Plan Amendment from SF back to H

- Conditional Use Permit for Parking Lot Use Compliant with 19.36

(Project has obtained a FONSI for an HRS Chapter 343 Environmental Assessment)

RECEIVED AT LU MEETING ON 2/15/17



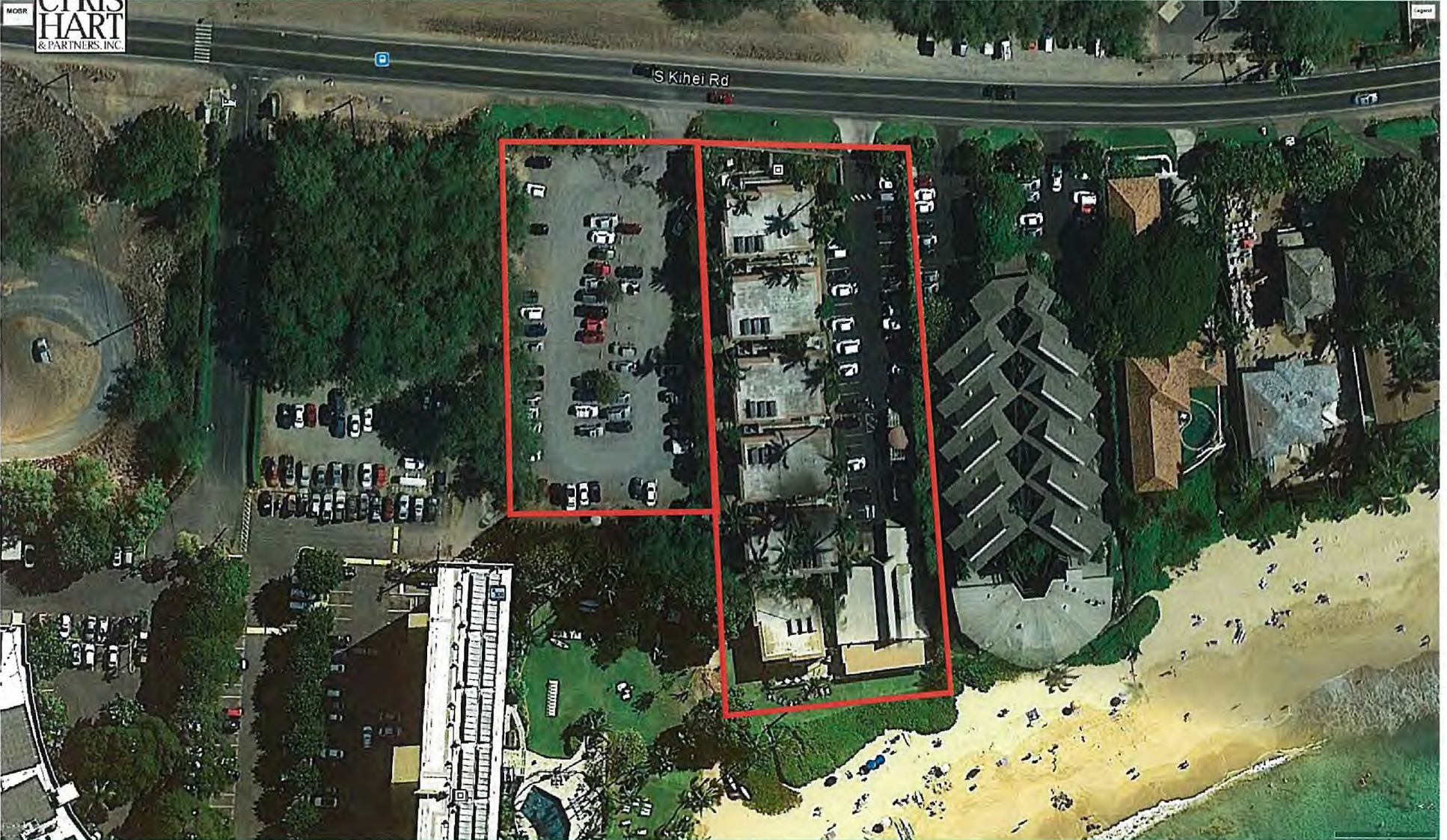
Aerial Location Map



Aerial Photo

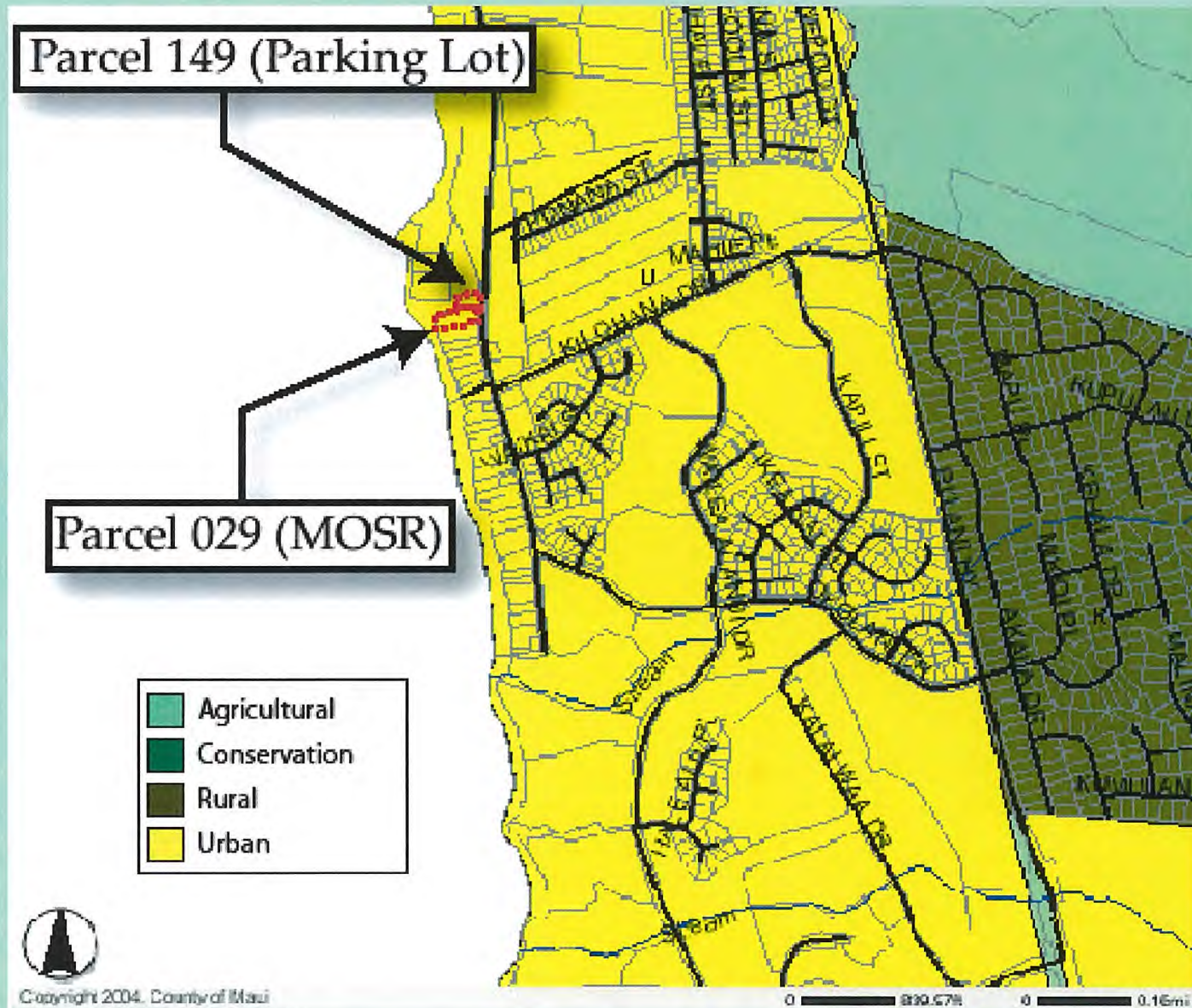


MOBR



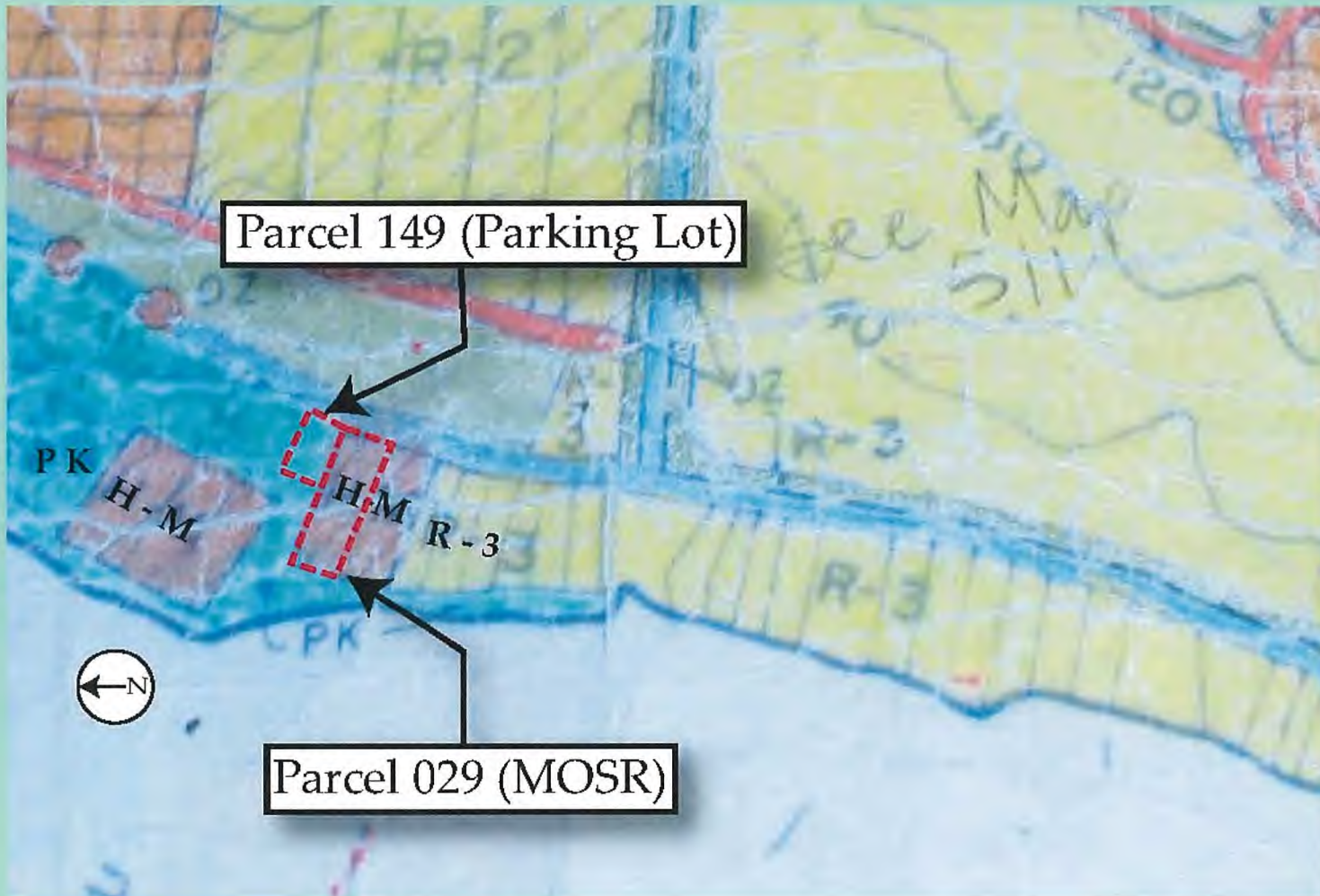


State Land Use Map



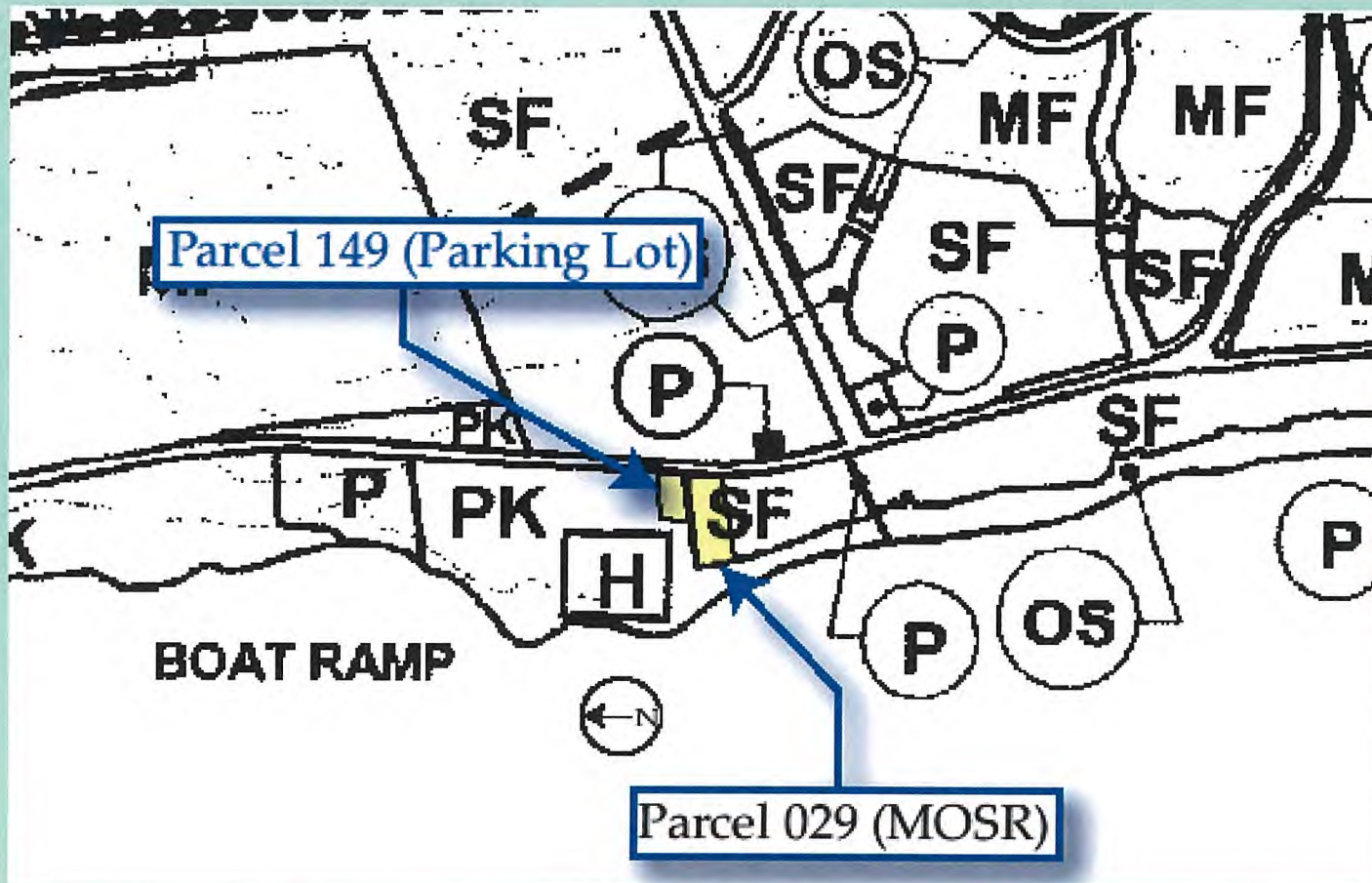


Maui County Zoning Map, 1969





Kihei-Makena Community Plan, 1998

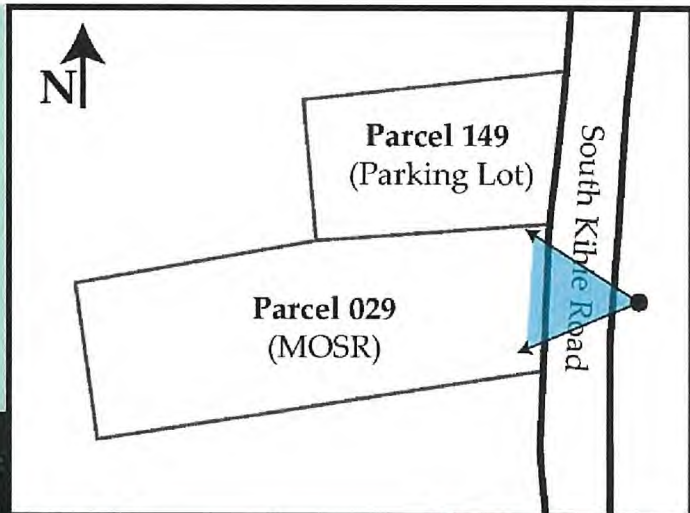




Landscape Site Plan









Parcel 149
(Parking Lot)

Parcel 029
(MOSR)

South Kihie Road



Parcel 149
(Parking Lot)

Parcel 029
(MOSR)

South Kihie Road

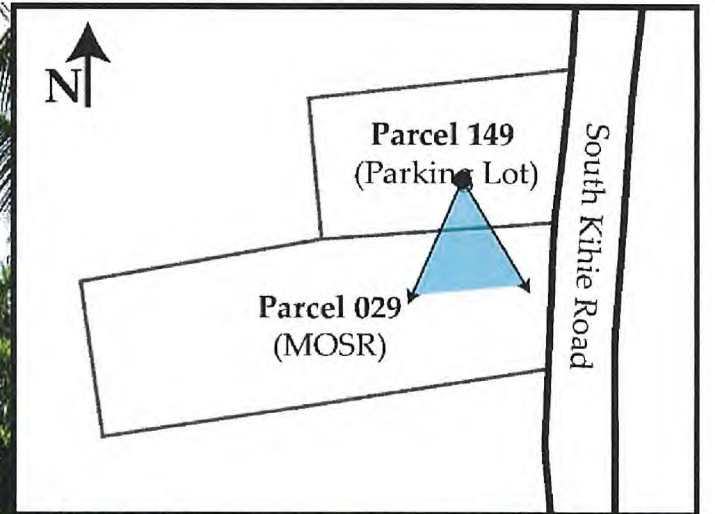
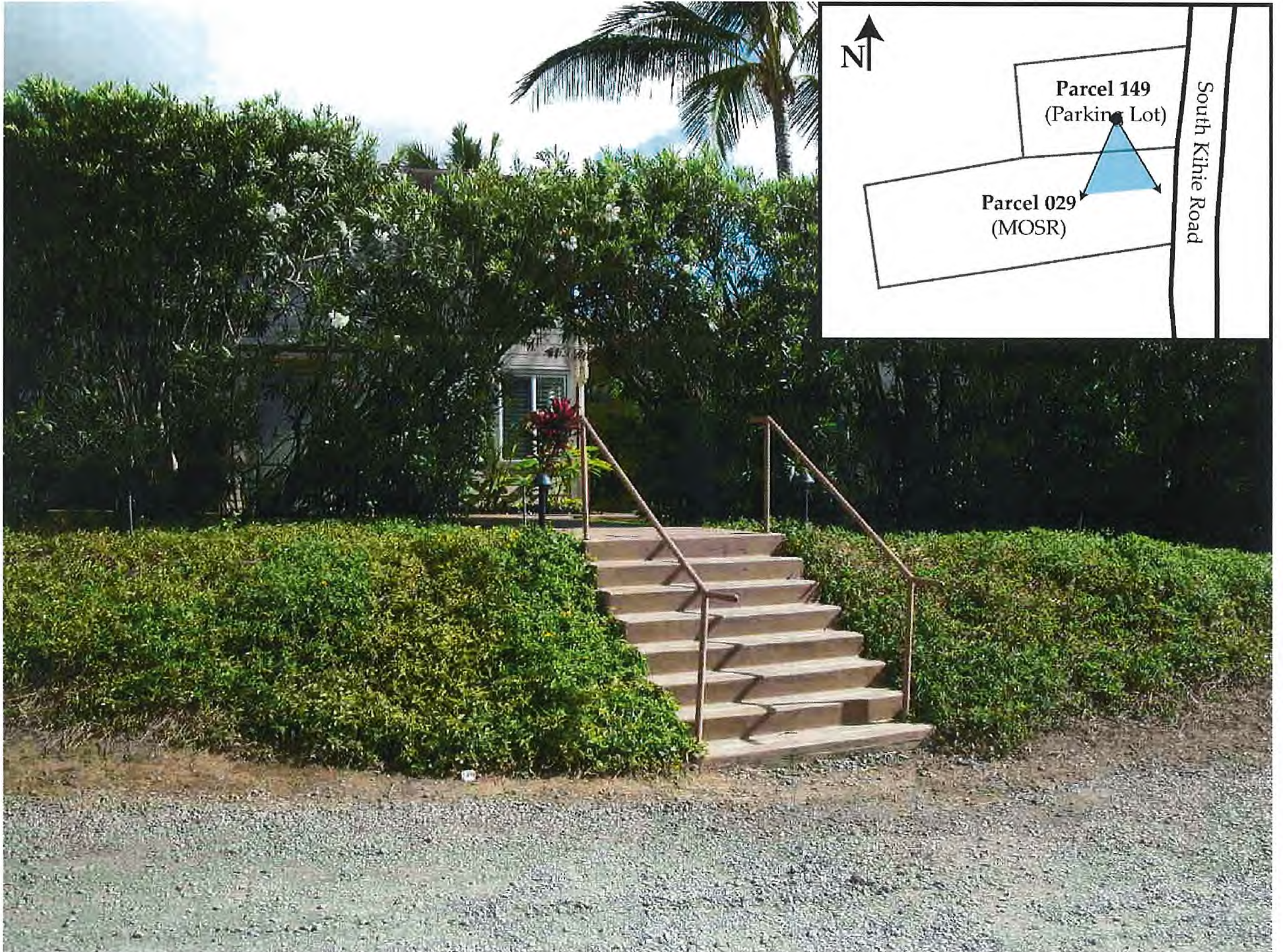


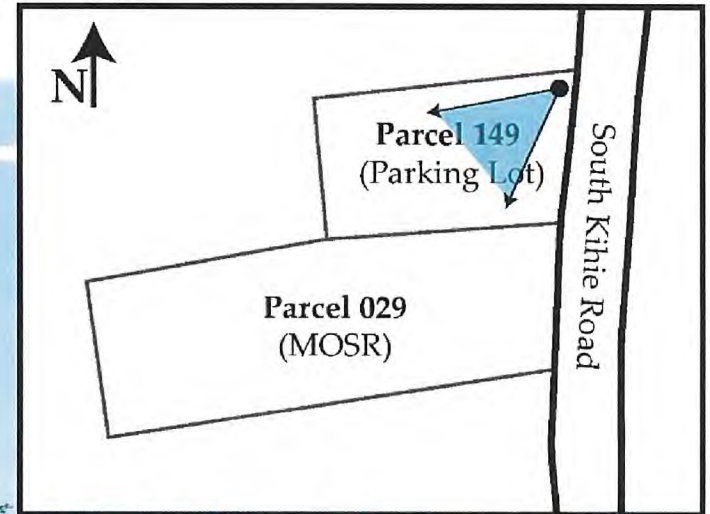
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Parcel 149
(Parking Lot)

Parcel 029
(MOSR)

South Kihie Road







Community Plan Amendment

- Parcel 029: Existing Hotel & Restaurant
 - **From:** Single Family Residential (SF)
 - **To:** Hotel (H)



Community Plan Amendment





Chronology

- September 1968 - State Lease G-S4212 (65-year) for resort development on Parcel 029, consistent with 1969 Hotel Zoning (H-M) & 1968 Civic Development Plan (H).
- June 1973 – Hotel & Restaurant Constructed.
- July 1989 – Kihei Makena Community Plan re-designates parcel 029 to Single Family (SF).



Kihei Civic Development Plan Map, 1968

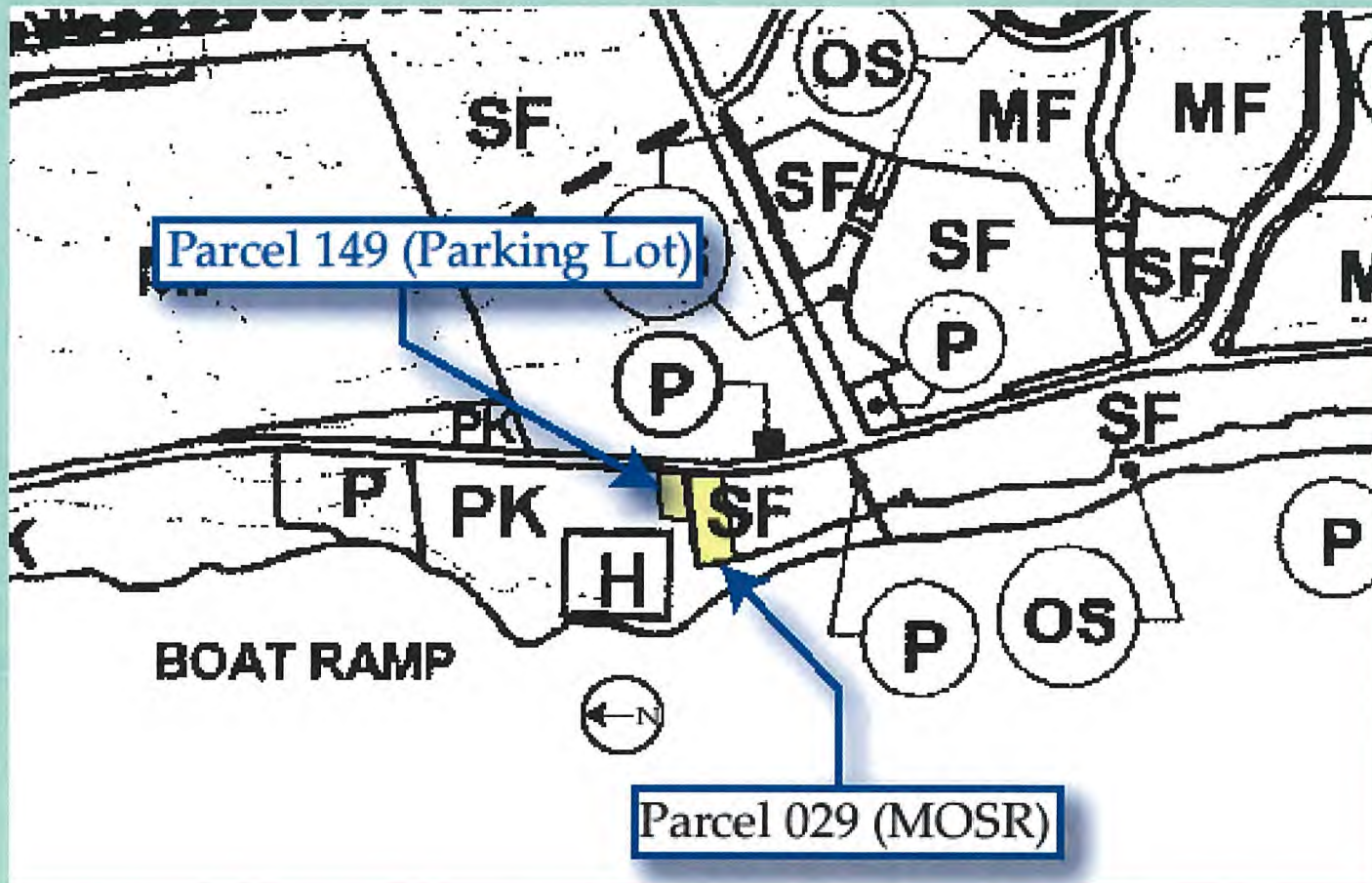


MOSR Designated Hotel

REGIONAL PLAN	
Yellow	RESIDENTIAL
Orange	APARTMENT
Brown	HOTEL
Pink	BUSINESS
Light Pink	RESORT COMMERCIAL
Blue	INDUSTRIAL
Light Blue	AGRICULTURE
Dark Blue	RURAL
Light Blue	PUBLIC USE
Green	PARK
Dark Green	DRAINAGE
Grey	EXISTING STREET
Orange	PROPOSED STREET
Light Green	PLANTING BUFFER
Brown	BEACH RIGHT OF WAY
Light Green	GOLF COURSE
White	OPEN ZONE



Kihei-Makena Community Plan, 1989



Conditional Permit



MOBR



S Kihei Rd

Legend



Conditional Use Permit

- Conditional Use Permit to allow parking lot on portion of Parcel 149 for 51% public beach access use and 49% commercial use by MOSR, within the PK Park District
 - Compliant with MCC 19.36, allowing compact stalls



Chronology

- December 2000 - The BLNR Revocable Permit No. 7235 for parking purposes on portion of parcel 001
- March 2004 - SMA Exemption issued for a proposed two-lot subdivision for creation of parcel 149 from parcel 001 for purpose of long term lease by Western
- May 2005 - Mr. Isaac Hall, Esq., files a Petition to Intervene on behalf of Ms. Dana Naone Hall and Mr. Leslie Kuloloio on a variance application to address structures within the side-yard setback.



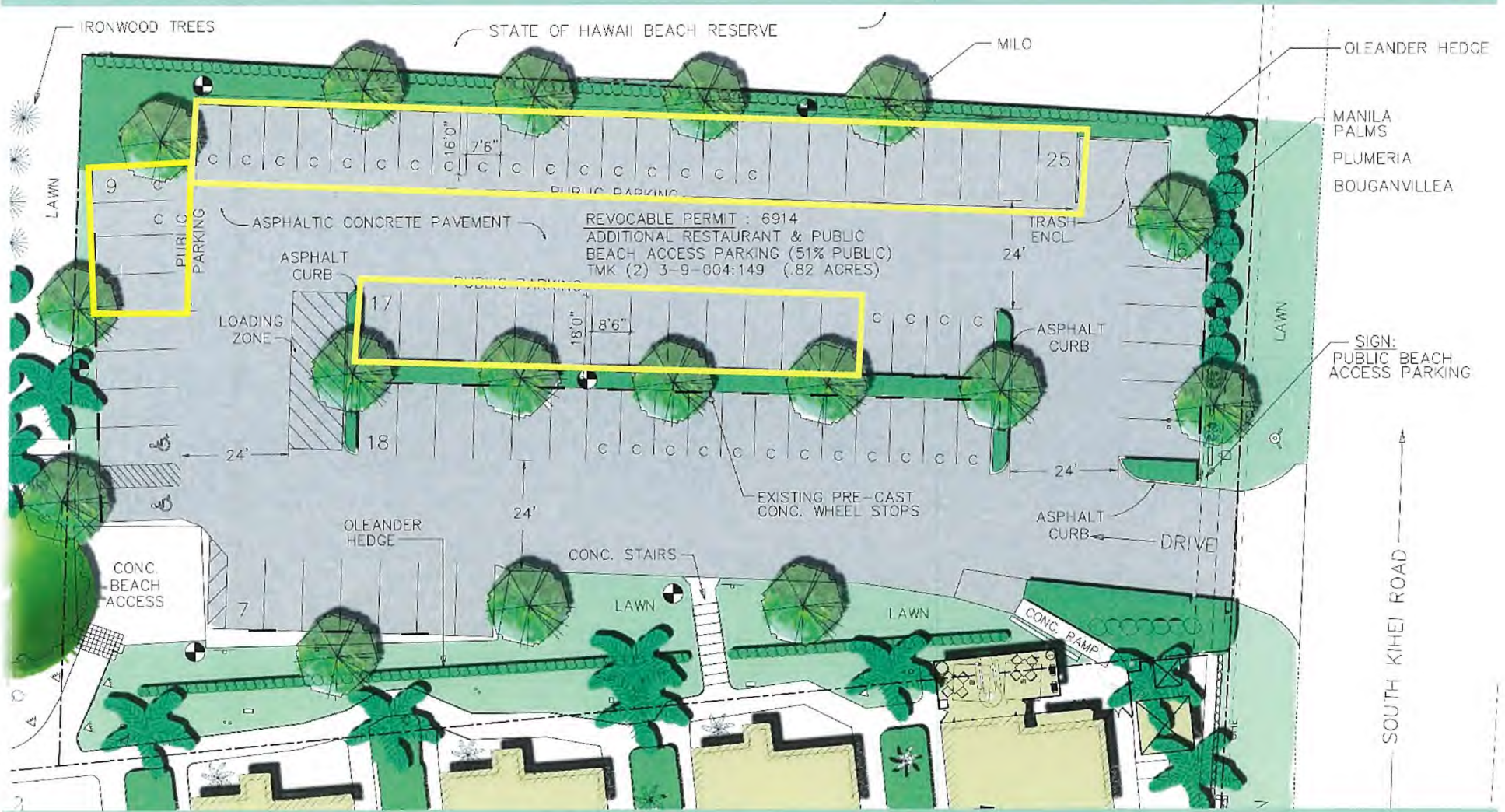
Chronology

- August 2005 - Deputy Corporation Counsel Cheryl Tipton, Esq., on behalf of the Planning Department, County of Maui, files a Petition to Intervene in the contested case proceeding on the Variance application.
- November 2005 - A Settlement Agreement is executed between Western Apartment Supply, Tri-Star Restaurant Group, LLC., Ms. Naone Hall, Mr. Kuloloio, and the County of Maui to resolve pending issues related to non-compliance with County requirements
 - Including development of the parking lot compliant with MCC 19.36, which allows compact stalls



Proposed Parking Lot Plan

Compliant with MCC 19.36 (allowing compact stalls)



In this configuration (51%, 42 stalls) (49%, 40 stalls)



Public Access Signage



Future Paved Parking:





Chris Hart & Partners, Inc.
Landscape Architecture & Planning



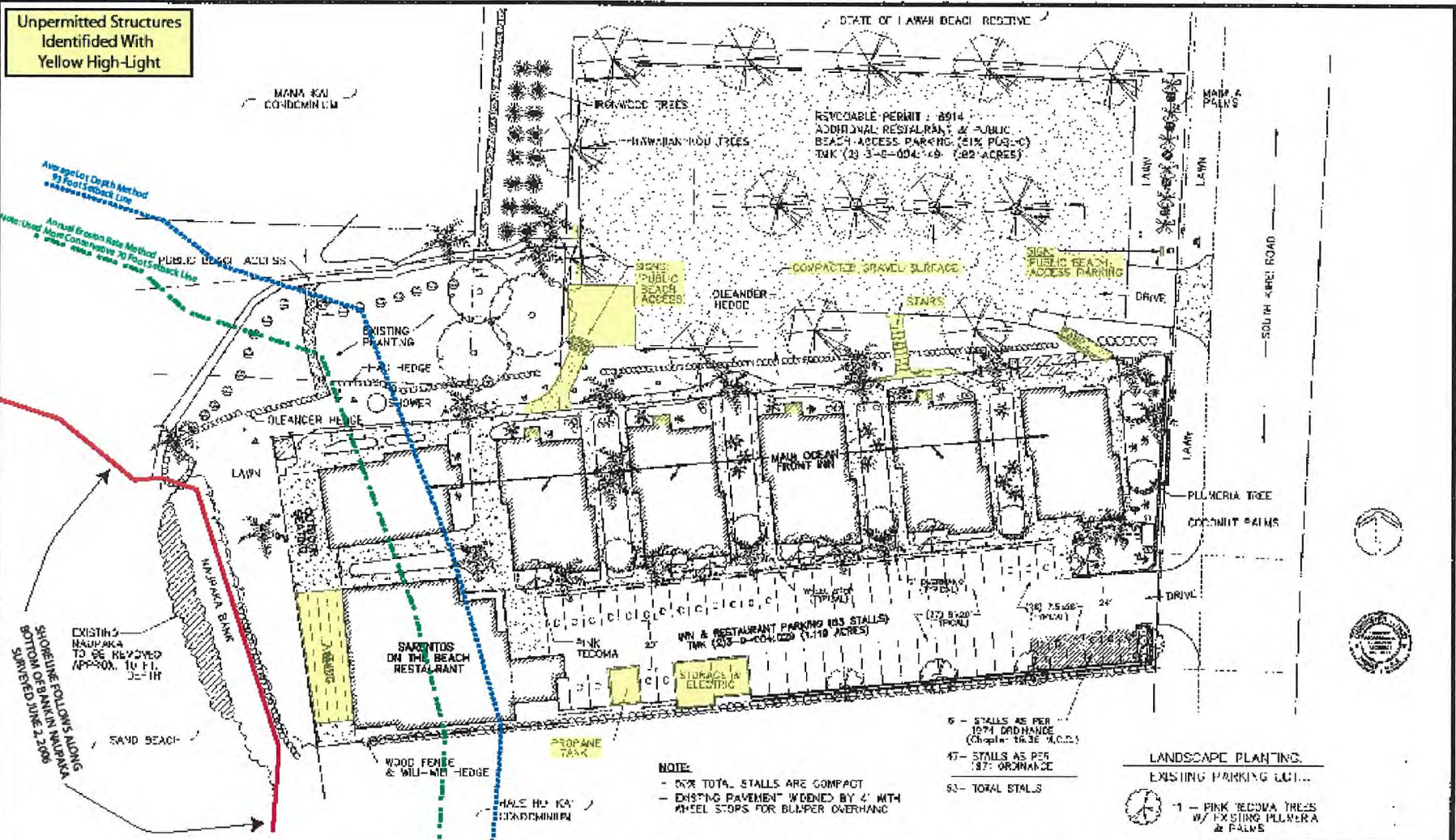
Revocable Permit Area

	Square feet	Acres
Area of Parcel 149	35,932.00	0.82489
Revocable & Conditional Permits	30,230.64	0.694
Approx. Area Parking Lot Use	28,702.00	0.66



Existing Site Plan

Unpermitted Structures Identified With Yellow High-Light



NOTE:
 - OUR TOTAL STALLS ARE COMPACT
 - EXISTING PAVEMENT WIDENED BY 4" WITH WHEEL STOPS FOR BUMPER OVERHANG

- 6 - STALLS AS PER 1974 ORDINANCE (Chapter 16.3E M.C.C.)
- 47 - STALLS AS PER 87 ORDINANCE
- 53 - TOTAL STALLS

LANDSCAPE PLANTING:
 EXISTING PARKING LOT...
 1 - PINK TECOMA TREES W/ EXISTING PLYMERA & PALMS

MAUI OCEANFRONT INN & SARENTOS RESTAURANT PUBLIC BEACH ACCESS & ADDITIONAL RESTAURANT PARKING KIHAI, MAUI, HAWAII LANDSCAPE ARCHITECTURAL MASTER PLAN

Maui Oceanfront Inn and Sarentos on the Beach
 Figure No. 4a
 Existing Site Plan

JOB NO. 01/044

NOTE: NOT FOR CONSTRUCTION

per-ir s.d.w.g.

Revised: DECEMBER 8, 2002



Summary of Issues

	Environmental Assessment (FONSI)	Community Plan Ammendment	Special Management Area Permit	Variance	Shoreline Setback Variance	Conditional Use Permit	Off-Site Parking Approval
Parcel 029 (MOSR)							
<i>Existing Structures</i>							
Hotel Buildings	X	X	X	X	X		X
Electrical Box Enclosures	X	X	X	X			
Propane Tank Enclosure	X	X	X	X			
Electric Utility Enclosure	X	X	X	X			
Garbage Bins	X	X	X	X			
Dumpster Enclosure	X	X	X	X			
Storage Enclosure	X	X	X	X			
Sarento's Restaurant	X	X	X		X		X
Awning	X	X	X	X	X		
Wall	X	X	X		X		
Parcel 149(Gravel Parking Lot)							
<i>Existing Structures</i>							
Ramp	X		X				
Stairway	X		X				
Entry Feature (Threshold)	X		X				
<i>Proposed Structures</i>							
Paved Parking Lot	X		X			X	X
State Beach Reserve							
<i>Existing Structures</i>							
Concrete Stepping Stones	X		X		X		
Beach Shower	X		X		X		



Typical Shielded Parking Lot Lighting

