

# Current Planning Application Report (ZPA2022-00001)

<b>Plan Type:</b> CP Change of Zoning/General Plan Amendments/DBA	<b>Project:</b>	<b>App Date:</b> 07/01/2022
<b>Work Class:</b> Review	<b>District:</b> Hana	<b>Exp Date:</b> NOT AVAILABLE
<b>Status:</b> In Review	<b>Square Feet:</b>	<b>Completed:</b> NOT COMPLETED
<b>Valuation:</b> \$250,000.00	<b>Assigned To:</b> Wollenhaupt, Kurt	<b>Approval Expire Date:</b>

**Description:** Mani Hana Resort (DE) LLC is the owner of the Hana Store Storage Building, also known as the "Old Laundry Building," one of the oldest structures in Hana town. It is listed on the Hawaii State Register of Historic Places, Site 50-13-1628. The project is to reestablish commercial uses on the property by rezoning it from Urban Reserve to conditional Business Country Town. The property has 100 years of commercial use, and the community plan designates it as "Business/Commercial." The owners propose conditional zoning, limiting uses to what would be compatible with the historic property. Additional details are in the narrative and proposed conditions.

<b>Parcel:</b> 2140130010000-1142	Main	<b>Address:</b> 9 Keawa Pl Hana, HI 96713	Main	<b>Zone:</b> X(Flood Zone: X) U(LUD Code: U) A(LUD Code: A) 799(Zoning Class: UR Urban Reserve) Small Town(Maui Island Plan: Small Town) 00_ROAD(Community Plan: 00_ROAD) 00_BSNS(Community Plan: 00_BSNS) SMA(Special Management Area)
-----------------------------------	------	--	------	--

Agent HUNTON CONRAD	Applicant William Spence P.O. Box 880267 Pukalani, HI 96788
------------------------	--

## Plan Custom Fields

### I. Project Information

#### APPLICATION DOCUMENTS

Please use the below hyperlinks to open and/or download forms to be used while preparing and submitting your application.

#### Outline of ZPA Questions

You can use this outline to help navigate within the set of questions below and refer to any specific one.

#### Required Attachments for Change of Zoning

Upload all the listed documents in the "Attachments" section if you are requesting a Change of Zoning.

#### Required Attachments for CP and MIP amendments

Upload all the listed documents in the "Attachments" section if you are requesting an amendment to a Community Plan (CP) or the Maui Island Plan (MIP).

#### Required Attachments for a Land Use Commission DBA

Upload all the listed documents in the "Attachments" section if you are requesting a Land Use Commission District Boundary Amendment.

#### Sample of Basic Answers to Questions

You can review this first sample to help you frame less complex answers to all questions below except those in Section V. Most should be appropriate for a less complex application and/or project. Most sample answers are drawn from actual reports to Commissions.

#### Sample of Moderately Complex Answers to Questions

You can review this second sample to help you frame more complex answers to all questions below except those in Section V. Many should be appropriate for a more complex application and/or project. Most sample answers are drawn from actual reports to Commissions.

#### Sample Answers to Section V. Questions

You can review this third sample to help you frame answers to questions in Section V. Section V. is specific to only this particular type of application. The questions in the other two samples above are common to a variety of applications which require a public hearing by a County Commission.

#### Land Use Comm. Admin. Rules 15-15-18 thru 15-15-21

If you are requesting a Land Use Commission District Boundary Amendment, you will need to describe below how the applicable criteria from sections 15-15-18 through 15-15-21 of the Land Use Commission's administrative rules are met.

#### Notice of Application - ZPA

# Current Planning Application Report (ZPA2022-00001)

Fill out the Notice of Application and mail it out with a location map to all owners and recorded lessees within 500 feet of the subject project site property boundaries. Upload a copy in the "Attachments" section.

## Notarized Affidavit of Mailing of Notice of App

After mailing out the Notice of Application, fill out the Affidavit, have it notarized, and upload it in the "Attachments" section.

## Notice of Public Hearing

Fill out the Notice of Public Hearing and upload it in the "Attachments" section. Do not mail it out until you are asked to do so later.

## Notarized Affidavit of Mailing-Notice Public Hrng.

After mailing out the Notice of Public Hearing, fill out the Affidavit, have it notarized, and upload it in MAPPS.

## Sample land use change map

Prepare a map of the subject property and its surrounding properties, including their Tax Map Key numbers and the proposed land use change, in a format designed to be printed on regular paper of 8 1/2" x 11". The map will not include the metes and bounds on it, nor signature lines or dates for any approvals. Upload it in the "Attachments" section.

You will have the opportunity to upload some attachments in batches in the "Attachments" section.

## QUESTIONS

If a question below does not apply to your project, enter NA as your answer and if the question requires a count, enter 0.

### I. Project Information

#### A. GENERAL INFORMATION

1. Select one or more types of amendments or changes being requested

Change of Zoning

2. What other application(s) are you applying for related to this project?

None. SMA approvals have already been issued for the physical work, those documents, as well as the CRC review, will be uploaded.

3. Associated application number(s), if known

SMX 2021/0253, SM2 2022/00007, SMX 2021/0213, SM5 2022-00001, EAE 2022-00002, RFC 2021/0012

4. Is this application for a Maui County agency project?

No

5. Project Name

Hana Store Storage Building Rezoning

6. Total Area of Lot(s) - acreage of TMK parcel(s) where use is proposed

0.59

7. Project Site Area [Enter only if different from Total Area of Lot(s)] - sq. ft. of area where use is proposed.

21711

8. Valuation of Project\*

250000

\* Total cost or fair market value, as estimated by an architect, engineer, or contractor licensed by the State of Hawaii Dept. of Commerce and Consumer Affairs; or, by the administrator of the Dept. of Public Works, Development Services Administration.

9. Physical Address/Location of Project

9 Keawa Place, Hana, Maui

10. Additional Location Information

11. Describe the Existing Use.

Vacant historic stone/mortar building, State Register Site No. 50-13-1628, a wooden storage building, and a former tool shed.

12. Briefly describe the Proposed Development/Use.

The proposed rezoning will reestablish commercial uses on this property, a site with more than 100 years of many different business activities, including inside the historic stone building. The property was zoned from Interim to Urban Reserve in 1997 with the thought that there should be some additional community input, as through the change of zoning process, before establishing permanent business zoning. The owners in this case propose conditional Business Country Town zoning, limiting the uses to those compatible with an important historic building and site.

13. No. of Parking Spaces now on the site

10

14. No. of Parking Spaces on the site after development

13

15. Building Permit Application No.

BT20211145 and BT20210969

16. Has the proposed use or any work related to it already been started or completed for this project?

No

17. If (Y) describe after-the-fact use or work

N/A

#### B. DESCRIPTION OF THE PROJECT

1. List any amendment to text changes you are requesting for zoning conditions or plan wording.

This space does not have room for the proposed conditions. See uploaded documents, "IB1 proposed uses," and "Miscellaneous draft ordinance" for proposed conditions. See also the analysis for compliance with the proposed zoning district.

# Current Planning Application Report (ZPA2022-00001)

## 2. Provide a statement of the purpose and need for the proposed action.

The purpose of this application is to rezone the property from Urban Reserve to conditional Business Country Town in following the Hana Community Plan. Rezoning the property will result in the use of the property for commercial purposes, as it has for more than 100 years. The rehabilitation and use of the historic building will result in it being open for the public to experience this piece of Hana's history. It will benefit the residents of Hana by providing additional business space resulting in some employment opportunities.

## 3. Describe the full scope of your project. Include, where applicable, but not limited to: use, length, width, height, building materials, floor area, and size of structures in square feet, project need, hours of operation, number of employees, proposed employee housing plan, construction costs, construction timeline, phases, landscaping, and area, depth, or volume of grubbing, grading, fill, and any other ground-altering activity such as utility installation.

The scope is to rezone the property so it can be used for commercial uses once again. No new buildings are proposed, only rehabilitation of existing structures but those improvements are covered under SMA and building permits. Zoning is to be conditional to limit uses to those compatible with a historic property.

## C. DESCRIBE THE FOLLOWING SITE CONDITIONS

### 1. Elevations (highest and lowest points)

Approximately 107 and 103 above MSL

### 2. Slopes

1.5- 2%

### 3. Topography

The site is relatively flat, any grading took place when the original commercial store buildings were constructed more than 100 years ago. there will be no grading as a result of the change of zoning. No grading will take place with the improvements outlined in the SMA review.

### 4. Soil Types

Hana silty clay loam

### 5. Natural Features

There are no particular natural features, the site has been developed for over 100 years.

### 6. Vegetation

The site has some plants common to the Hana area, including weeds, grasses, some banana trees and a Banyan tree. New landscaping will be installed with improvements.

### 7. Existing Development

The primary building is the historic stone/mortar building from approximately 1890s, State Register of Historic Places Site No. 50-13-1628. It was a fireproof and secure storage building for what was a much larger complex of wooden buildings that made up one of the original general stores. The site also has a wooden storage building, and what was formerly a tool shed.

## D. LIST THE ADJACENT AND SURROUNDING LAND USES

### 1. North

Single family residences

### 2. East

Single family residences

### 3. South

Hana Hotel Resort

### 4. West

Hana Highway and open pasture land

## E. HISTORIC PROPERTIES CHECK/HRS 6E

### 1. If any of the following apply, check this box

Yes

Does the site include a registered Historic property?

Does the property include any buildings/structures 50 or more years old?

Is there ground altering activity proposed?

### 2. Is it in NHLD?

No

### 3. County Historic District?

No

## F. CHAPTER 343, HRS (HAWAII ENVIRONMENTAL POLICY ACT) COMPLIANCE

### 1. If any of the following apply, check this box

Yes

Is there a Chapter 343 trigger?

Has an EA or EIS already been submitted?

Is the project exempt under Chapter 343?

## II. Plan Consistency & Impacts

A. SELECT THE RELEVANT THEMES, GOALS, OBJECTIVES, AND POLICIES FROM THE COUNTYWIDE POLICY PLAN AND DESCRIBE HOW YOUR PROPOSAL IS OR IS NOT CONSISTENT WITH THEM. WHERE IT IS NOT CONSISTENT, DISCUSS WHY YOUR PROPOSAL IS JUSTIFIED. You may also list and discuss any other section of the plan that is relevant to the proposed request. Consult the relevant goals, objectives, policies, and implementing actions of the Countywide Policy Plan for guidance.

Countywide Policy Plan Details Form

# Current Planning Application Report (ZPA2022-00001)

B. SELECT THE RELEVANT CORE VALUES, GOALS, OBJECTIVES, POLICIES, AND IMPLEMENTING ACTIONS (CH. 1-7) FROM THE MAUI ISLAND PLAN AND THE DIRECTED GROWTH PLAN (CH. 8) AND DESCRIBE HOW YOUR PROPOSAL IS OR IS NOT CONSISTENT WITH THEM. WHERE IT IS NOT CONSISTENT, DISCUSS WHY YOUR PROPOSAL IS JUSTIFIED. You may also list and discuss any other section of the plan that is relevant to the proposed request. Consult the goals, objectives, policies, implementing actions, and Table 8-2 in Chapter 8 of the Maui Island Plan for guidance.

Core Values: To achieve our island's vision, we will be guided by the following values: a) Adopt responsible stewardship principles by applying sound natural resource management practices. b) Respect and protect our heritage, traditions, and multi-cultural resources. c) Plan and build communities that include a diversity of housing. d) Retain and enhance the unique identity and sense of place. e) Preserve rural and agricultural lands and encourage sustainable agriculture. f) Secure necessary infrastructure concurrently with future development. g) Support efforts that contribute to a sustainable and diverse economy for Maui. h) Create a political climate that seeks and responds to citizen input. i) Respect and acknowledge the dignity of those who live on Maui. j) Establish a sustainable transportation system that includes multiple modes, including walking, biking, and mass transit, as well as automobile-based modes. k) Recognize and be sensitive to landownership issues and work towards resolution.

## Maui Island Plan Details Form

2. If your request or project falls within a Maui Island Plan Protected Area, address how your project or proposal impacts the Protected Area. Discuss any mitigation measures intended to protect the area. Consult the Protected Area Diagrams and Table 8-2 in Chapter 8 of the Maui Island Plan for guidance. If your request does not fall within a Maui Island Plan Protected Area, answer N/A.

N/A

3. If your request or project falls within a Maui Island Plan Growth Boundary, address how your project is consistent with Chapter 8 of the Maui Island Plan, Directed Growth chapter. If your project falls within (affects) a Planned Growth Area, address how your project is consistent with the Planned Growth Area description in Chapter 8. Consult Chapter 7 and 8 of the Maui Island Plan for guidance. If your request does not fall within a Maui Island Plan Growth Boundary, answer N/A

The property is located in the Small-Town Growth Boundary. The rezoning is consistent with the purpose of the boundary because it promotes and preserves the integrity of the unique sense of place for Hana, and the economic viability of this traditional town.

The plan conveys the importance of preserving historic sites, this being one of them.

Finally, it states that Hana lacks a defined town core. Being next to hotel and near the Hana Town Center, returning this property to commercial use will strengthen the identity of the immediate area as the town's commercial center.

C. SELECT THE RELEVANT SUBJECTS, GOALS, OBJECTIVES AND POLICIES, AND IMPLEMENTING ACTIONS FROM THE RELEVANT COMMUNITY PLAN AND DESCRIBE HOW YOUR PROPOSAL IS OR IS NOT CONSISTENT WITH THEM. WHERE IT IS NOT CONSISTENT, DISCUSS WHY YOUR PROPOSAL IS JUSTIFIED. You may also list and discuss any other section of the applicable community plan that is relevant to the proposed request.

Community plan areas are defined by geographic boundaries. Consult the relevant goals, objectives, policies, and implementing actions in the relevant Community Plan for guidance.

## Community Plan Details Form

D. DESCRIBE HOW YOUR PROPOSAL IS CONSISTENT AND CONFORMING WITH EACH OF THE APPLICABLE FOLLOWING TYPES OF MAPPED LAND USE DESIGNATIONS FOR THE SITE:

1. State Land Use Districts

Urban

2. Maui Island Plan Growth Boundaries

Small Town

(N/A if project on Molokai or Lana'i )

3. Maui Island Plan Protected Areas

N/A

(N/A if project on Molokai or Lana'i )

4. Community Plan Land Use Designations

Business/Commercial

5. Zoning Designations

Urban Reserve

## DEVELOPMENT IMPACTS

E. ARCHAEOLOGICAL, HISTORICAL, AND CULTURAL RESOURCES IMPACTS:

1. Describe any archaeological impacts.

The property is small and has been developed for over 100 years and had multiple buildings at one time. From the multiple years of disturbance it is unlikely that any any archaeological resources are on the site. Further, no grading is necessary to implement the improvements.

2. Describe any impacts on historic resources.

The Hana Store Storage Building is listed on the State Register of Historic Places, site 50-13-1628.

Prior to the current owners, the site and historic building were left to deteriorate in the rainy tropical climate of Hana. The historic building was at risk of being lost due to neglect. The new owners recognized the value of the historic building and have sought to preserve and renovate it through improvements.

The Cultural Resources Commission reviewed the proposed improvements on February 3, 2022, and adopted the staff recommendations as their own. The proposed improvements will ensure the preservation of the historic structure, and allowing commercial uses will ensure the public can experience this part of Hana's history. There are no anticipated negative impacts associated with improving the property as approved by the CRC and staff.

3. Describe any impacts on cultural resources.

There are no known cultural resources on this site which has been used for more than 100 years for commercial purposes.

4. List any comments/recommendations received from State Historic Preservation Division.

SHPD is currently reviewing the plans for improvements.

# Current Planning Application Report (ZPA2022-00001)

## F. SOCIO ECONOMIC IMPACTS

### 1. Identify social and economic impacts (such as the need for affordable housing, impacts on population, impacts on labor, local economy, etc.).

The effect of rezoning the subject property on Hana's population will be negligible. The size of the parcel is small, and the overall square footage of the structures is also quite limited. There will be some additional employment opportunities, but that would be expected to be supportive of the local population and not cause anyone to relocate to the Hana area.

Rezoning this property is not expected to either increase or decrease the demand for housing within Hana. There will be additional job opportunities that may allow people to pay rent or mortgages, but the overall housing stock will not be changed.

Community services are characterized as social services for the young or elderly, those needing help with paying rent, vocational training, schools, shelter needs, healthcare, etc. Changing the zoning on this property is not anticipated to either increase or decrease the demand for community services.

Rehabilitating the property will generate limited-term construction jobs. Long term, use of the historic structure will generate employment opportunities within Hana. The number of jobs will partially depend upon the type of business that occupies the building. An estimate for either retail or office uses would be 5-6 new jobs. There will also be indirect employment related to building and landscaping maintenance.

## G. ENVIRONMENTAL IMPACTS

### Describe any impacts to the following:

1. Environmentally Sensitive Areas, including shoreline, wetlands, streams, other fresh waters, estuaries, coastal waters, sea level rise exposure area, other erosion prone areas, geologically hazardous land, tsunami zone, flood plain, rock outcroppings, endangered plants and animals and exceptional trees. For proposals on Maui Island, consult the Protected Area sections in Chapter 8 of the Maui Island Plan (MIP) and discuss how the area will be protected from adverse actions. Include any mitigation measures if applicable. Please consult Table 8-2 in the MIP for guidance.

The property is located in flood zones X and XS. Flood zone X is outside of the 0.2 percent annual chance of flooding, XS is in the 0.2 percent annual chance or 1 percent chance of flooding less than a foot.

The project site is approximately 800 feet from the Tsunami Evacuation Zone, and 550 feet from the Extreme Tsunami Evacuation Zone. There is little threat of inundation by a tsunami.

As the property is about 103 feet above MSL, the UH sea level rise viewer indicates the property is far from the 3.2 meter Sea Level Rise Exposure Area.

### 2. View corridors and scenic resources impacts

There are no impacts to scenic resources with this project. No new buildings are proposed and those that exist have been there for many decades.

### 3. Flora impacts

As the site has been developed for more than 100 years, it is highly unlikely that any endangered or threatened plant species or their habitat exist on the site.

### 4. Fauna impacts

As the site has been developed for more than 100 years, it is highly unlikely that any endangered or threatened animal or bird species or their habitat exist on the site.

### 5. Dune ecosystems impacts

There are no sand dunes on or near the subject property.

### 6. Stream ecosystems impacts

There are no streams that cross or are near the subject property.

### 7. Marine ecosystem impacts

The project site is located more than 1,000 feet from the shoreline and runoff from the site has never been an issue. Renovations to the property will include a reduced amount of impervious surfaces, thus further decreasing any runoff from the site. No impacts to marine resources are anticipated with the rezoning of this property.

### 8. Natural features impacts

As the property was developed more than 100 years ago, it has no unique natural features.

### 9. Open space impacts

The site is already developed and no new buildings are planned. As a result there will be no loss of open space resources.

### 10. Noise Impacts

Renovations of the buildings may generate some temporary noise impacts. Long term, the types of businesses will be limited by the proposed zoning and are of a nature that would generate small amounts of noise. No noise impacts are expected with the long term use of the property for business purposes.

### 11. Air Quality Impacts

Short term impacts may occur with the renovation of the buildings and improvements to the site. Long term impacts are expected to be negligible, much as they are today.

### 12. List any comments/recommendations received from government agencies.

The Cultural Resources Commission (CRC) had reviewed and approved the proposed improvements and renovations. That review and approval will be uploaded as an attachment as "IIG12 Comments CRC."

## H. OTHER IMPACTS, MEETINGS, APPROVALS AND ZONING

### 1. Describe any other impacts.

N/A

### 2. List the dates of any community meetings held regarding the project and summarize the feedback. Have your neighbors been made aware of your project and what has been their general feedback?

## Current Planning Application Report (ZPA2022-00001)

A total of 40 letters were mailed on July 22, 2021, to all the property owners within the 500-foot notification area. The letter introduced the concept of changing the zoning and how the uses would be limited so the property would always fit in the character of Hana town. The letter gave contact information and invited the neighbors to call or email. A single call was received from an adjoining neighbor who was in favor of the zoning.

On October 6, 2021, the applicant's representative participated in Councilmember Shane Sincenci's virtual town hall meeting where a PowerPoint was presented to the public. The meeting was cordial and prompted two comments from attendees. First was a concern about the property being built out with overly large multi-story structures. It was clarified that the property would remain the same with the historic building and storage remaining and as only single-story structures. The second was a request to do an Environmental Assessment (EA). It was explained that the community plan was not being changed, so that is not a trigger for an EA. An exemption has since been obtained. Copies of the letter and PowerPoint will be uploaded as "IIH2 public outreach"

3. If applicable, provide an assessment of the impact the proposed use may have on agricultural use of the property with comments from the Department of Agriculture (DOA) and Natural Resources Conversation Service (NRCS).

Agricultural uses have not taken place on the property for more than 100 years, and none are proposed.

4. Identify other governmental approvals that the development will be subject to.

The physical improvements to the site have already been reviewed by the CRC and the Planning Department. An appropriate EA exemption has been obtained, as well as an SMA minor and an SMA exemption. Building permits are pending.

The change of zoning to use the site for commercial purposes will require review by the Hana Advisory Committee, the Maui Planning Commission, and ultimately the passing of an ordinance by the County Council.

Occupancy of the building will require a certificate of occupancy.

5. Describe the relationship of the proposed project to the Maui County Code Title 19, Zoning Code.

The applicant proposes to limit the permitted uses on the property through conditional zoning. Each of the permitted uses in MCC 19.15.020 were evaluated in consideration the historic property, where some appear to be very compatible with the adaptive reuse of this historic structure, including retail or office. Other uses, might be acceptable if there was additional community review, such as eating and drinking establishments. Other uses would be out rightly prohibited on the property, those being found incompatible with the historic site. Such uses would include gas stations, vacation rentals, multi-family buildings, and recycling centers. Please see the uploaded list for exact proposed conditions.

6. Describe the relationship of the proposed project to any other relevant regulatory controls, best management practices, policies, plans, technical studies, guidelines, or studies.

Running independently of a change of zoning and actual use of the property, the CRC has a number of requirements in relation to renovating the historic building. Such requirements include but are not limited to the testing of the historic mortar so repair materials will be compatible. That study has been completed. Another is the requirement that the building be documented and photographed to HABS (Historic Architectural Building Survey) standards. As of this time a consultant has been selected and the studies are forthcoming. The requirements are included in the uploaded approval by the CRC as "IIG12 Comments CRC."

### III. Infrastructure

#### A. WATER

1. Identify existing water source and current usage.

The property is served by the private system owned and operated by Hana Water Company owned by Hana Ranch.

2. Describe any water transmission lines currently serving the site.

The property is served by a two-inch line that comes off of a 6-inch line in Keawa Place.

3. Describe the adequacy of the water supply to meet fire protection requirements.

There are two hydrants near the subject property. One is located on Keawa Place approximately 85 feet from the subject property. The other is about 160 feet away close to the corner of Keawa Place and Hana Highway, and is located on the hotel grounds almost adjacent to Hana Highway.

4. Describe any anticipated increase in water demand and if necessary, any subsequent improvements.

Increased demand will be minor and considering there will be a single bathroom, use will likely be less than a single-family residence. Irrigation lines will be required by the county for landscaping, their use will be limited because the natural rainfall in Hana is normally more than sufficient to keep landscaping healthy.

5. List any comments/recommendations received from government agencies.

As before, the CRC reviewed the improvements to the property on February 3, 2022 and adopted staff recommendations as their own. The related documents will be one of the uploads.

#### B. SEWERS

1. Identify existing sewage service (treatment plants, transmission lines, etc.).

The property has a single bathroom in the historic building that contained a single commode and sink. These are inoperable at this time but will be restored with the issuance of building and plumbing permits.

2. Identify current wastewater usage.

As of this application, there is no wastewater usage as the bathroom has not been restored and the building is not approved for any use.

3. Describe any anticipated increase in wastewater demand and if necessary, any subsequent improvements.

When the bathroom is restored and the zoning approved, there will be a single toilet and sink on site. The septic system has a 1,250 gallon concrete tank and a 1,000 gallon capacity leach field. The system was approved for use by the Department of Health on April 21, 2022.

4. List any comments/recommendations received from government agencies.

No recommendations.

#### C. DRAINAGE

1. Describe existing drainage pattern.

The property slopes gently from mauka to makai at approximately 1.5 to 2 percent grade. A portion of the site has impervious surfaces with the roofs of two buildings and aging broken asphalt covering a portion of the site. Discussions with the community and hotel personnel have not brought out any particular drainage issues.

2. Describe existing drainage structures.

# Current Planning Application Report (ZPA2022-00001)

There are no drainage structures on the property.

3. Describe any anticipated increase in drainage and if necessary, any subsequent improvements.

Though drainage has not been an issue, any runoff is expected to be reduced with the removal of the old asphalt and replacement with gravel. The gravel will be significantly more porous, thus allowing rainwater to percolate into the soil.

4. Describe any flood hazard impact.

As described before, the property is located in flood zones X and XS. Zone X is the area determined to be outside the 0.2 percent annual chance of floodplain, meaning there is a very low probability of flooding. Zone XS, areas in 0.2 percent annual chance of flood, or 1 percent annual chance of flood with average depths of less than 1 foot, or with drainage areas less than 1 square miles; and areas protected by levees from 1 percent annual chance of flood. This is also an area of low probability of flooding. A FHAT map will be uploaded as one of the figures under G1.

## D. ROADWAYS, CURBS, GUTTERS AND SIDEWALKS

1. Describe existing roadway conditions including width of right-of-way, pavement width, improvements such as curbs, gutters, sidewalks, deceleration/acceleration lanes.

The subject property is located at the corner of Hana Highway and Keawa Place. Hana Highway in this area is approximately 20-25 feet in width, Keawa Place is approximately 20 feet.

2. Describe existing and proposed ingress and egress into and from the site.

The property has a single driveway on Keawa Place approximately 70 feet from Hana Highway. This driveway is long established and was used during the time the hotel used the property for their laundry as well as personnel and housekeeping offices, possibly before.

3. Describe any proposed roadway condition improvements.

No necessary roadway improvements have been identified considering the small size of the proposed use.

4. Comprehensively describe traffic impacts in and around the project site.

Many visitors want to experience the natural beauty of East Maui and traveling the Hana Highway is considered one of the most beautiful journeys in the United States. The roadway and Hana Town itself are considered destinations because of their beauty, history, culture, environment, and lifestyle.

Most visitors are "day-visitors" who drive on their own or in tour buses. They arrive in town, explore, purchase goods and food, then return to their hotels on the more western side of the island.

Other visitors are there for overnight experiences and Hana Town. Accommodations are sought where people can relax and more thoroughly involve themselves in the town, its people, and beauty. There are several accommodations in the urban area of town, most notably the Hana Maui Resort. This resort is situated on the primary, 14.65-acre hotel site and another 12.75 acres for the cottages.

Due to its size and configuration in comparison to the overall journey and experience, the Hana Store Storage Building is unlikely to ever be considered a destination unto itself. Visits to this building would only be an incidental part of anyone's trip to Hana.

As a result, rezoning this property will not generate new traffic. There are no anticipated impacts concerning traffic.

5. List any comments/recommendations received from Department of Public Works or State DOT.

Comments from the Department of Public Works or State Department of Transportation will be forthcoming with the review of this application.

## E. ELECTRICAL, TELEPHONE AND CABLE

1. Describe existing and proposed utilities.

Power to the site is from overhead power lines on Hana Highway. The proposed uses will require considerably less power than the former commercial laundry, therefore there are no anticipated impacts in relation to electrical supply. Telephone and cable are available to the site.

## F. SOLID WASTE

1. Solid Waste Landfill Site

Hana Landfill

2. Solid Waste Facilities Adequacy

The Hana landfill is approximately 35 acres in size and operates under a State Land Use Special Use Permit, a County Special Use Permit, and a SMA major permit. As documented by these permits, the landfill is expected to have capacity until 2096.

3. Describe your plans for solid waste disposal and recycling.

Solid waste will be generated by commercial activities on the property, the amount will be dependent on the specific business occupying the structure. Because of the small size of the buildings and the proposed uses within them, it is estimated that a typical retail store may generate approximately 10 to 40 pounds of solid waste per day. It would vary from week to week according to the actual, variable use in the building and when deliveries take place. Due to the limited size of the property as well as the small buildings, the amount of solid waste is expected to be insignificant.

4. List any comments/recommendations received from government agencies.

The CRC's comments and approval will be uploaded as comment document "IIG12 Comments CRC. Comments from other agencies will be forthcoming with the review of this application.

## G. OTHER

1. Describe any other infrastructure requirements

There are no known special infrastructural requirements for this project.

## IV. Public Services

### A. PARKS

1. List any County or other local community/recreational facilities that serve your site.

The Hana area has several recreational facilities including Hana Bay Beach Park, Hana Community Center, Helene Hall, Hana Ballfield, and Paanimai Park.

2. Select the State community/recreational facilities that serve your site.

N/A

3. Identify any impacts of your proposed project to those facilities.

The proposed use is not of a scope or in a location that would affect any of these facilities.

# Current Planning Application Report (ZPA2022-00001)

4. Describe any additional public facility requirements to serve your site.

There are no public facilities requirements for this project.

## B. SCHOOLS

1. Select the Public School Facilities which serve your site.

Hana Schools

2. Identify any impacts of your proposed project to those facilities.

The proposed project is not anticipated to have an effect on public schools because it will not affect the population in the area.

## C. PUBLIC SERVICES

1. Select the fire station that serves your area.

Hana Fire Station

2. Describe the fire protection for your site.

The property is served by the Hana Fire Station approximately 0.6 miles away on Hana Highway. There are two hydrants near the subject property. One is located on Keawa Place approximately 85 feet from the subject property. The other is about 160 feet away close to the corner of Keawa Place and Hana Highway, and is located on the hotel grounds almost adjacent to Hana Highway.

3. Select the library that serves your area.

Hana Public and School Library

4. Select the police station that serves your area

Hana Police Station

5. Select the hospital that serves your area.

Hana Medical Center

6. Describe any additional public services to serve your site.

## V. Other Info-Code, DBA & MBA

### A. PROVIDE THE OTHER BELOW INFORMATION REQUIRED BY ZONING CODE SECTION 19.510.010

1. A detailed land use history of the subject parcel(s) to include former and existing state and county land use designations, violations, and uses.

This space does not provide sufficient room for a detailed land use history. It will be uploaded as a separate document, "VA1 Application Narrative Detailed Land Use History"

2. An analysis of secondary impacts of the proposed use on surrounding uses.

The project is compatible with surrounding land uses. Across the street is the Hotel, a use which also has a number of associated business uses already. To the North and East are single family homes, uses which were established when the historic building was used for a laundry and other commercial uses operated on the property. The proposed conditional zoning will limit commercial activities to those uses which would be less intense than some otherwise permissible within the district. To the west are open pasturelands, the business uses are not expected to affect the use of those lands.

The project is not expected to affect nearby property values. Normally values increase with the granting of entitlements or sales of comparable properties. The nearby residential uses are not comparable to the proposed business uses and rezoning this property does not convey any entitlements to them. It will not affect the hotel property as it is already fully entitled. It will also not affect the pastureland because the state agricultural district and county entitlements are fundamentally different.

Other secondary impacts are discussed in section IIF1 above.

3. Identify any traditional beach and mountain access trails and additional trails which may be required for public access, and, if applicable, a preservation/mitigation plan and comments from the Department of Land and Natural Resources and the Office of Hawaiian Affairs.

There are no known traditional beach or mountain accesses through the property.

4. Identify and provide an assessment of chemicals and fertilizers used, including, but not limited to, detailing effects upon surface, underground and marine water resources and neighboring properties and surrounding flora and fauna, and if applicable, a mitigation plan and maintenance program and schedule, and comments from the Departments of Health and of Land and Natural Resources of the State, the United States Fish and Wildlife Service, and the United States Environmental Protection Agency.

Chemicals used on the property would mostly fall into the household variety to control insects or vegetation. Because there has not been any agriculture on the property for well more than 100 years and a significant portion of the property is covered with impervious surfaces, their use has been minor and incidental. The only chemicals used in any quantity would be attributed to the commercial laundry that ceased operations more than 10 years ago. There are no records of what was used, but it is expected they would include detergents and bleaches, mostly for bedding and towels as related to the hotel.

## B. DISTRICT BOUNDARY AMENDMENTS

1. For District Boundary Amendments, describe how the applicable criteria from sections 15-15-18 through 15-15-21 of the Land Use Commission rules are met.

N/A

## C. Maui Island Plan Amendments

Complete this section if your project requires a Maui Island Plan Amendment. Review the Guiding Land Use Principles below for their relevance to your project and describe how your project supports each relevant principle. If your project does not require a Maui Island Plan Amendment, go on to the next section.

CRITERIA FOR GROWTH BOUNDARY AMENDMENTS. SELECT THE RELEVANT LAND USE PRINCIPLES FROM CHAPTER 8, DIRECTED GROWTH PLAN OF THE MAUI ISLAND PLAN AND DESCRIBE HOW YOUR PROPOSAL SUPPORTS AN AMENDMENT TO A GROWTH BOUNDARY. WHERE IT DOES NOT SUPPORT A GUIDING LAND USE PRINCIPLE, DISCUSS WHY YOUR PROPOSAL IS JUSTIFIED. Consult the land use principles, themes, goals, policies and implementing actions of the Maui Island Plan for guidance. Review chapters 7 and 8, the Planned Growth Areas in chapter 8, and Table 8-2 in chapter 8 of the Maui Island Plan to help you answer how your project addresses each land use principle below.

Guiding Land Use Principles

# Current Planning Application Report (ZPA2022-00001)

1. Respect and encourage island lifestyles, cultures, and Hawaiian traditions: The culture and lifestyle of Maui's residents is closely tied to the island's beauty and natural resources. Maintaining access to shoreline and mountain resources and protecting culturally significant sites and regions perpetuates the island lifestyle and protects Maui's unique identity. One of the most vital components of the island lifestyle and culture is Maui's people. In an island environment where resources are finite, future growth must give priority to the needs of residents in a way that perpetuates island lifestyles.

2. Promote sustainable land use planning and livable communities: Managing and directing future growth on Maui should promote the concept of sustainability, and the establishment of livable communities. Sustainable practices include: 1) Focusing growth into existing communities; 2) Taking advantage of infill and redevelopment opportunities; 3) Promoting compact, walkable, mixed-use development; 4) Revitalizing urban and town centers; 5) Providing transportation connectivity and multimodal opportunities; 6) Protecting and enhancing natural and environmental resources; 7) Protecting, enhancing, and expanding communities and small towns, where appropriate; and 8) Encouraging energy and water-efficient design and renewable energy technology.

3. Keep "urban-urban" and keep "country-country": Given the high cost of developing public infrastructure and facilities to service remote areas, the significant environmental and social impacts associated with long vehicle commutes, and the desire to "keep the country-side country" it is preferable to develop compact communities and to locate development within or as close as possible to existing urban areas and employment centers.

4. Protect traditional small towns: Development within and adjacent to Maui's traditional towns should be compatible with and perpetuate their unique character. Hard edges should be maintained around new and existing communities through the use of greenbelts and significant open space.

5. Protect open space and working agricultural landscapes: In light of continuing urbanization, the protection of agricultural and open-space resources will depend on a healthy agricultural industry and progressive planning and regulation. Planning should utilize agricultural lands as a tool to define the edges of existing and planned urban communities, apply innovative site design, create buffers along roadways, provide visual relief, and preserve scenic views.

6. Protect environmentally sensitive lands and natural resources: Environmentally sensitive lands, natural areas, and valued open spaces should be preserved. Native habitat, floodways, and steep slopes should be identified so future growth can be directed away from these areas. It will be important to plan growth on Maui in a manner that preserves habitat connectivity, watersheds, undeveloped shoreline areas, and other environmentally sensitive lands.

7. Promote equitable development that meets the needs of each community: Each region of the island should have a mix of housing types, convenient public transit, and employment centers. Where appropriate, all neighborhoods should have adequate parks, community centers, greenways, libraries, and other public facilities. No community should have a disproportionate share of noxious activities. Additionally, a fair, efficient, and predictable planning and regulatory process must be provided. A cornerstone of equitable development should reflect a focus on providing affordable housing for all of Maui's residents over developing nonresident housing.

8. Plan for and provide efficient and effective public facilities and infrastructure: Many of Maui's public infrastructure systems and facilities were constructed decades ago and are in need of repairs and upgrades to meet current and future demand. Growth should be planned for areas with existing infrastructure, or where infrastructure can be expanded with minimal financial burden to the public. Transportation infrastructure should be designed to be in harmony with the surrounding area.

9. Support sustainable economic development and the needs of small business: Land use decisions should promote and support sustainable business activities.

10. Promote community responsibility, empowerment, and uniqueness: The development of community plans should be a broad-based, inclusive process. The community plans shall be reviewed by the Community Plan Advisory Committees, the planning commissions, and approved by the Council. The MIP shall provide a framework for the updated community plans. Subsequent proposed community plan amendments should be subject, as much as possible, to local community input.

## VI. Long Range Planning\_Info

### A. PERMITS REQUESTED

1. What Permits Are You Applying For?

Change of Zoning

### B. RESIDENTIAL PROJECTS

1. How many single-family units?

0

2. Will any accessory dwellings be permitted?

No

3. If yes, how many?

0

4. How many multi-family units are you building?

0

5. Are you subdividing your property?

No

6. If yes, how many buildable lots are you requesting to create?

0

7. How many acres, or square feet, is the project site?

21711

8. If only a portion of the property is going to be used for this project, how many acres or square feet will be used just for the project?

21711

### C. LAND USE ENTITLEMENTS

# Current Planning Application Report (ZPA2022-00001)

Will This Project Require Land Use Amendments? (Check All That Apply)

1. Change of Zoning (COZ)

Yes

2. Change of Zoning (COZ) From:

Urban Reserve

3. Change of Zoning (COZ) To:

Conditional BCT

4. Community Plan Amendment

No

5. Community Plan Amendment From

N/A

6. Community Plan Amendment To:

N/A

7. State Land Use District Boundary Amendment

No

8. State Land Use District Boundary Amendment From:

N/A

9. State Land Use District Boundary Amendment To:

N/A

10. Maui Island Plan Designation Change

No

11. Maui Island Plan Designation Change From:

N/A

12. Maui Island Plan Designation Change To:

N/A

13. Will you be selling any of the units as "affordable" as defined under HUD guidelines?

No

14. If yes, how many units, or percentage of units will fall under this category?

0

15. From the date of filing the application with the Planning Dept, how long do you estimate the project to reach complete build-out?

0-5 years

## D. INDUSTRIAL / COMMERCIAL PROJECTS

WILL THIS PROPERTY BE USED FOR: (List all that apply by providing the square footage proposed)?

1. Retail Purposes

Unknown at this time, see the proposed conditions of zoning

2. Office Space/Lease

Unknown at this time, see the proposed conditions of zoning

3. Industrial Purposes

N/A

## E. BED AND BREAKFAST (B&B), SHORT-TERM RENTAL (STRH) AND TRANSIENT VACATION RENTALS (TVRs)

1. Will the project have a B&B, STRH, or TVR component?

No

2. Will (any of) the unit(s) be owner occupied?

N/A

3. How many bedrooms are proposed for rental?

N/A

4. Will this project be newly constructed?

N/A

5. How many dwellings are entirely rented to visitors?

0

## F. VISITOR ACCOMMODATIONS

1. Table 1: Hotels and Timeshares

Accommodation 1: N/A

Units/Rooms 1: 0

Lock-offs 1: N/A

# of Units with Lock-Offs 1: 0

### Attachment File Name

### Added On

### Added By

### File Category

ApplicationNarrative project description.docx

07/01/2022

William Spence

Additional Application Narrative

Zoningconfirmationform.pdf

07/01/2022

William Spence

Other

500ftBoundaryMap.pdf

07/01/2022

William Spence

500 Foot Ownership List/Map

## Current Planning Application Report (ZPA2022-00001)

Application Materials Hana Store Change of Zoning.pdf	09/22/2022	Kurt Wollenhaupt	Additional Application Narrative
ArchitecturalPlans.pdf	07/01/2022	William Spence	Architectural Plans
IH2 public outreach.pdf	07/01/2022	William Spence	Other
Figures.pdf	07/01/2022	William Spence	Figures
AffidavitofFilingofApplication.pdf	07/01/2022	William Spence	Affidavit of Mailing
CountywidePolicyPlanDetails.pdf	07/01/2022	William Spence	Countywide Policy Plan Details Form
IC Photographs.pdf	07/01/2022	William Spence	Photographs
CommunityPlanDetails.pdf	07/01/2022	William Spence	Community Plan Details Form
OwnershipDocuments.pdf	07/01/2022	William Spence	Ownership Documents for Planning
NoticeofFilingofApplication.pdf	07/01/2022	William Spence	Notice of Filing of Application
LegalDescriptionofProperty.pdf	07/01/2022	William Spence	Legal Description of Property
ProposedProjectDataSummarySheet.pdf	07/01/2022	William Spence	Other
Miscellaneous draft ordinance.pdf	07/01/2022	William Spence	Miscellaneous Plans, Surveys and Documentation
IIIA1 DWS Notification Letter_Private Water.pdf	07/01/2022	William Spence	Comments Regarding Application
IIG12 Comments CRC.pdf	07/01/2022	William Spence	Comments Regarding Application
MauilandPlanDetails.pdf	07/01/2022	William Spence	Maui Island Plan Details Form
500ftBoundaryList.pdf	07/01/2022	William Spence	500 Foot Ownership List/Map
LocationMap.pdf	07/01/2022	William Spence	Location Map
MapofLandUseChange.pdf	07/01/2022	William Spence	Map of Land Use Change
Notice of Public Hearing.pdf	07/01/2022	William Spence	Affidavit of Mailing
LetterofAuthorization.pdf	07/01/2022	William Spence	Letter of Authorization
IB1 proposed uses 19.15.020_Permitted_uses.pdf	07/01/2022	William Spence	Other
IIG EAE SMA 2022 combined.pdf	07/01/2022	William Spence	Comments Regarding Application
NotarizedAffidavitofMailingNoticeofPublicHearing.pdf	07/01/2022	William Spence	Affidavit of Mailing
ProjectAssessmentRequirementsChecklist.pdf	07/01/2022	William Spence	Other

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00002776	Application Fee - ZPA	\$2,876.00	\$2,876.00
<b>Total for Invoice INV-00002776</b>		<b>\$2,876.00</b>	<b>\$2,876.00</b>
<b>Grand Total for Plan</b>		<b>\$2,876.00</b>	<b>\$2,876.00</b>

# *Hana Store Storage Building Rezoning*

9 Keawa Place, Hana  
TMK 1-4-013:001

Application for a Conditional Change of Zoning Pursuant  
to §19.510 of the Maui County Code,

Prepared for Mani Hana Resort (DE) LLC

Prepared by William Spence & Associates

July 1, 2022



## **Project Overview**

The Hana Store Storage Building, also known as the “Old Laundry Building,” is one of the oldest structures in Hana town. Until recently the building was thought to be the store itself, but research by the Maui Planning Department brings to light it was a fireproof and secure storage structure for the wooden store that no longer exists.

The building is significant to the history of Hana and is listed on the Hawaii State Register of Historic Places, Site 50-13-1628. According to the nomination form it was built in about 1876; updated information, however, indicates the time more accurately as between 1882 and 1890 (Please see Appendix IV). This puts construction in roughly the same period as Wananalua Church (1842), and the Hana Courthouse (1871 or 1879).

The history of the property for commercial uses is extensive. In addition to the former storage for the store, the historic building was used for decades as the commercial laundry for the hotel. Building permits from the late 1970s and 1980s imply it may have also been used for beauty and gift shops. A wooden second structure was used for commercial purposes, including the hotel personnel office, the housekeeping office, and hotel storage. Storage containers for the hotel, a golf cart garage, and a permitted storage shed have also occupied the property.

Since the closure of the laundry in approximately 2010, the historic building has been abandoned and left to deteriorate. When Travaasa sold the hotel and associated properties to Mani Brothers Real Estate Group in 2019, this historic property was one of the assets. They recognized the value of the property in its history to Hana and have sought to stop its decay and preserve the building. They applied for SMA and EA exemptions to obtain building permits for its renovation. A part of the process involved review and approval by the Cultural Resources Commission. The applicants are committed to following the approvals, clearing the way for physical preservation and improvements to the structure.

The owners also wish to restore the commercial use of the property. While physical improvements may preserve the building, it cannot be used for much of anything because of the zoning. The Hana Community Plan (1994) recognizes the commercial history and nature of the property by designating it as “Business/Commercial,” but no business zoning was ever adopted. Instead, the property was zoned Urban Reserve by Ordinance 2597 in 1997. This district is very restrictive and does not allow much more

than a single-family home, utilities, and agriculture. None of these are appropriate or economically viable for this site, thus this application is to rezone the property from Urban Reserve to conditional Business Country Town (BCT).

The Maui County Code (MCC) 19.15 codifies BCT and under section 19.15.010, identifies Hana as a town appropriate for this district:

*"Examples of the country town concept are commercial areas of such communities as Makawao-Pukalani-Kula, Paia-Haiku, **Hana**, Lanai City, and Molokai."*

Like most zoning districts, BCT has a long list of permitted uses. In recognition of the site's history and its significant contribution to the character of Hana town, the owners do not believe all the uses allowed under BCT would be appropriate. For instance, MCC 19.15.020 permits gas stations, multi-family residences, and vacation rentals; none of which would be suitable for this historic building and site.

For this reason the owners believe the best course is to request conditional zoning, eliminating many of the normally permitted uses, and only listing those that would be appropriate, or appropriate with some modification, for this specific historic property. Please see Appendix I, draft bill for an ordinance with conditions.

By conditioning the zoning, the history and character of the property is preserved for generations to come and mitigate potential impacts on neighbors. A more detailed list of uses is found in section D7, regarding the general plan and the provisions of the applicable district, Appendix I with a draft ordinance, and Appendix II with an edited list of uses found in MCC 19.15.020 for easy comparison.

The format of this application follows the order of the "Project Assessment Requirements Checklist" from the Planning Department form and MCC 19.510.010.D.

# Table of Contents

Application Forms and Checklists .....	5
D6. List of owners within 500 feet and Parcel Notification Map .....	7
Project Description and Analysis.....	8
Project Description.....	9
Physical Improvements.....	10
History of Commercial Use .....	10
Zoning Request .....	12
Property Description and Environmental Setting.....	12
Existing Environment, Potential Impacts, and Mitigation .....	15
A. Climate .....	15
B. Topography and Soils.....	15
C. Flood, Tsunami, and Sea Level Rise Hazard .....	16
D7 Policies and objectives of the general plan, community plan, provisions of the applicable district.	19
Countywide Policy Plan.....	19
Maui Island Plan.....	23
Hana Community Plan .....	27
Business Country Town District, compliance with the proposed district.....	31
D8 Detailed Land Use History. ....	33
D9. Preliminary Archaeological and Historical Data from DLNR.....	35
D10. Analysis of Secondary Impacts on Surrounding Uses.....	36
D11. Traffic Impact Analysis.....	38
D12. Assessment of Proposed Use on Agricultural Use of Property .....	39
D13. Water Source, Supply, and Distribution Analysis .....	39
D14. Sewage Disposal Analysis .....	39
D15. Solid Waste Disposal Analysis.....	40
D16. Identification of Environmentally Sensitive Area .....	40
D17. Identification of Drainage Patterns and Proposed Alterations .....	40
D18. Identification and Summary of meetings between Applicant and Community Groups .....	41
D19. Photographs of Project Site.....	42
D20. Development Schedule.....	42
D21. Schematic Site Development Plans .....	42

D22. Operations and Management of Proposed Use .....	42
D23. Identification of Traditional Beach and Mountain Access.....	42
D24. Identification and Assessment of Chemicals and Fertilizers Used .....	43
Appendices.....	44

## Figures

Figure 1, Illustration from SMA 1990-0043 showing commercial use of the property.....	11
Figure 2, Vicinity Map .....	13
Figure 3, Current zoning map showing Urban Reserve.....	14
Figure 4, Flood Zones.....	16
Figure 5, Tsunami Inundation Zones.....	17
Figure 6, Sea Level Rise Exposure Area.....	18
Figure 7, Maui Island Plan Growth Boundaries.....	23
Figure 8, Hana Community Plan Land Use Map.....	31
Figure 9, Sanborn map courtesy of Maui Planning Long Range Division, showing the building was a fireproof structure (blue), and the other structures that comprised the store.....	34

# **Application Forms and Checklists**

D1. Owner Identification and signature or written authorization documents

D2. Owner's name, address, and phone number

D3. Agent's name, address, and phone number

D4. Tax map key and street address, if available

## CHANGE OF ZONING APPLICATION

Please print legibly or type the following.

Permit Number(s): CIZ \_\_\_\_\_ - \_\_\_\_\_

### PROPERTY ADDRESS & INFORMATION

<b>Project Name:</b> Hana Store Rezoning	<b>Tax Map Key No.:</b> 1-4-013:001
<b>Total Area:</b> 21,711 sq ft	<b>Valuation*:</b> \$400,000
<b>Physical Address/Location of Project:</b> Keawa Place, Hana, 96713	
<small>* Total cost or fair market value, as estimated by an architect, engineer, or contractor licensed by the State of Hawaii Dept. of Commerce and Consumer Affairs; or, by the administrator of Dept. of Public Works, Development Services Administration.</small>	

### DESCRIPTION OF PROPOSED ACTIVITY OR DEVELOPMENT

**Describe the existing use:**  
Vacant historic structure from approximately 1876, storage building, storage containers

**Describe the proposed use:**  
Rezone the property to conditional BCT, restore and renovate the building, to be occupied by the Hana Coast Gallery

LAND USE DESIGNATIONS	Existing	Proposed
<b>State Land Use District Boundary</b>	Urban	Urban
<b>Maui Island Plan</b>	Small Town	Small Town
<b>Community Plan</b>	Business/Commercial	Business/Commercial
<b>County Zoning</b>	Urban Reserve	Business Country Town - conditional
<b>Other (i.e. SMA)</b>	SMA	SMA

### CONTACT INFORMATION

APPLICANT INFORMATION				
<b>Name(s):</b> Mani Hana Resort (DE) LLC	<b>Email:</b> dmani@manibrothers.com			
<b>Mailing Address:</b> 9200 Sunset Blvd, Ste 555, West Hollywood, CA 90069				
<b>Phone Number(s)</b>	(bus)	(hm)	(cell)	(fax)
			213-820-3650 cell	
<b>Signature(s):</b>			<b>Date:</b> 6/25/21	
CONSULTANT INFORMATION				
<b>Name(s):</b> William Spence & Associates			<b>Email:</b> mauiwill@gmail.com	
<b>Mailing Address:</b> P.O. Box 880267, Pukalani, HI 96788				
<b>Phone Number(s)</b>	(bus)	(hm)	(cell)	(fax)
			808-280-2724 cell	
<b>Signature(s):</b>			<b>Date:</b> 4/29/22	
OWNER INFORMATION				
<b>Name(s):</b> Mani Hana Resort (DE) LLC			<b>Email:</b> dmani@manibrothers.com	
<b>Mailing Address:</b> 9200 Sunset Blvd, Ste 555, West Hollywood, CA 90069				
<b>Phone Number(s)</b>	(bus)	(hm)	(cell)	(fax)
			213-820-3650 cell	
<b>Signature(s):</b>			<b>Date:</b> 6/25/21	

NOTARIZED LETTER OF AUTHORIZATION  
TO APPLY FOR PERMITS

Date: June 24, 2021

Mani Hana Resort (DE), LLC, is the owner of a property identified for tax purposes as TMK 1-4-013:001, and for which the street address by Real Property Tax Records is shown as Keawa Place, Hana, Maui.

Mani Hana Resort (DE), LLC hereby authorizes William Spence of William Spence & Associates to prepare and process applications for a Change of Zoning and a SMA permit for this property and represent us before all applicable governmental agencies.

Attached is Exhibit A, identifying the managers of the LLC.



---

Daniel Mani, Manager

NOTARY:

ACKNOWLEDGEMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California            )  
  )  
County of Los Angeles        )

On 6/24/2021, before me, Jorge J. Hidalgo a Notary Public, personally appeared DANIEL V. RUIZ, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/they authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]

(Seal)

## REQUIRED SUBMITTALS CHECKLIST

1. This **Change Of Zoning Application** with all pages completed.
2. Evidence that the Applicant is the owner of the real property to be reclassified; OR, if the Applicant is not the owner, a notarized letter of authorization from the owner authorizing the applicant to act on the owner's behalf AND evidence that identify the legal owner.
3. A copy of the **Notice of Application**, **location map** and **Notarized Affidavit of Mailing of Notice of Application**.
4. List of owners and lessees of real property within a 500 feet radius of the subject parcel boundaries shall be obtained from the most current available list at the Maui County Department of Finance, Real Property Tax Division. This list should include the tax map key numbers and the names and addresses of all owners, lessees, and members of the Board of Directors or managing agents to be notified, including a *parcel notification map* (The *parcel notification map* is a map drawn to scale, clearly identifying the 500 foot boundary surrounding the subject parcel and the parcels within the notification boundary).
5. **Zoning and Flood Confirmation form** (pg 5) completed and signed by Planning Dept.
6. Legal metes and bounds description of the subject property.
7. Map of the subject property and its surrounding properties, including their Tax Map Key numbers, on regular paper (8 ½" x 11" format). The map will not include the metes and bounds on it, nor signature lines or dates for any approvals (see sample on page 15).
8. Two (2) hard copies of a **Project Assessment** document which contains all the items listed in the *Project Assessment Requirements Checklist*.  
Note: The Department will review the application and request additional copies for agency transmittal.
9. Any other information, as may be required.
10. A copy of the **Notice of Public Hearing**.
11. An electronic copy in PDF format of the entire application package on a compact disk or flash drive.
12. A **non refundable** filing fee payable to *County of Maui, Director of Finance*. (see [Fee Schedule, Table A](#) found on the Maui County website)

*After reviewing the application packet and certifying that it is ready for processing the Applicant will be notified of the number of additional hard and digital copies to be provided for agency review.*

## PROJECT ASSESSMENT REQUIREMENTS CHECKLIST

Refer to Chapter 19.510, MCC. Compile the items listed below into a Project Assessment document, which may include elements of the Chapter 343, HRS environmental assessment or impact statement. In the "Location" column list the document and page number where each item is found.

D#	Assessment Content Description	Location
D1	Owner identification and signature or written authorization documents.	Application Form
D2	Owner's name, address, and phone number.	Application Form
D3	Agent's name, address, and phone number, if applicable.	Application Form
D4	Tax map key and street address, if available.	Application Form
D5	<i>Locational map</i> identifying the site, adjacent roadways, and landmarks (The purpose of <i>locational map</i> is to give an overview depicting the project site in relation to adjacent landmarks and geographic features. Possible formats include marked-up aerial photographs and the <i>location map</i> described on Page 2, among others.).	Pg. 6
D6	List of owners and lessees of record within 500 feet and the <i>parcel notification map</i> (described on Page 5).	Following Pg.7
D7	Analysis of ways in which application conforms to policies and objectives of General Plan, Community Plan and applicable district.	Pg. 19
D8	Detailed land use history of parcel(s) to include former and existing state and county land use designations, violations and uses.	Pg. 33
D9	Preliminary archaeological and historical data and comments from the Department of Land and Natural Resources (DLNR) and Office of Hawaiian Affairs (OHA). If applicable, a preservation /mitigation plan approved by DLNR and OHA.	Pg. 35
D10	Analysis of secondary impacts of the proposed use on surrounding uses.	Pg. 36
D11	Traffic impact analysis and, if applicable, a traffic master plan with comments from the Department of Transportation (DOT) and the Department of Public Works (DPW).	Pg. 38
D12	If applicable, an assessment of the impact the proposed use may have on agricultural use of the property with comments from The Department of Agriculture (DOA) and Natural Resources Conservation Service (NRCS).	Pg. 39
D13	Water source, supply and distribution analysis, and, if applicable, a water master plan which includes comments from the DLNR, Department of Water Supply (DWS), and DPW.	Pg. 39
D14	Sewage disposal analysis, and comments, if applicable, from the Department of Health (DOH), DLNR, Department of Environmental Management (DEM), and DWS.	Pg. 39
D15	Solid waste disposal analysis and comments, if applicable, from DOH, DLNR, DEM, and DWS.	Pg. 40

## PROJECT ASSESSMENT REQUIREMENTS CHECKLIST

D#	Assessment Content Description	Location
D16	Identification of environmentally sensitive areas, habitat and botanical features, such as wetlands, streams, endangered plants, etc., and comments, if applicable, from DLNR, US Fish and Wildlife Service (USFWS), and US Army Core of Engineers (USACE).	Pg. 40
D17	Identification of the existing topographical and drainage patterns and any alterations proposed.	Pg. 40
D18	Identification and summary of all meetings held between Applicant and any community group.	Pg. 41
D19	Dated photographs of site or structure.	Appendix VIII
D20	Development schedule.	Pg. 42
D21	Schematic site development plans, if applicable, drawn to scale, which identify property lines and easements; location, size, spacing, setback and dimensions of all existing and proposed building, structures, improvements and uses; existing and proposed building elevations, sections, floor plans and site sections; topographic information showing existing features and conditions and proposed grading; existing and proposed landscaping which depicts open spaces, plantings and trees; existing and proposed roadways and accesses to the project and parking layout with dimensions; and shoreline, shoreline setback lines, stream and other setback lines.	Appendix III
D22	Operations and management of proposed use which may include: number of employees, housing plan, hours of operation, provisions for off-site parking.	Pg. 42
D23	Identification of traditional beach and mountain access trails and additional trails which may be required for public access, and, if applicable, a preservation/mitigation plan and comments from DLNR and OHA.	Pg. 42
D24	Identification and assessment of chemicals and fertilizers used, and, if applicable, a mitigation plan and maintenance program and schedule, and comments from DOH, DLNR, USFWS, and US Environmental Protection Agency (USEPA).	Pg. 43
D25	Any other information necessary to assess the application.	

**NOTICE OF PUBLIC HEARING**

DATE: \_\_\_\_\_

**For: Mailing To Owners /Lessees and Publication in Newspaper**

Please be informed that the undersigned has applied to the Maui Planning Commission for a **Change Of Zoning** for the following parcel(s):

- a. Tax Map Key No: 1-4-013:001 Sq.Ft./Acreage: 21,711
- b. Street Address: Keawa Place
- c. Land Use Designation: \_\_\_\_\_  
 County Zoning from: Urban Reserve  
 to: Business Country Town - Conditional
- d. Proposed Development: \_\_\_\_\_  
Rezone the property to conditional BCT, restore and renovate the building, to be occupied by the Hana Coast Gallery

**TO BE COMPLETED BY THE DEPARTMENT OF PLANNING:**

Public Hearing Date: \_\_\_\_\_ Time: \_\_\_\_\_

Place: \_\_\_\_\_

\_\_\_\_\_

Attached please find a *location map* identifying the location of the specific parcel(s) being considered in the request for a **Change of Zoning**.

The public hearing is held under the authority of Chapter 92, Hawaii Revised Statutes, Title 19 of the Maui County Code, and the appropriate Planning Commission rules.

Testimony relative to this request may be submitted in writing prior to the hearing to the appropriate Planning Commission c/o the County of Maui, Department of Planning, 2200 Main Street Suite 315, Wailuku, Maui, Hawaii, 96793, or presented in person at the time of the public hearing.

Information relative to the application is available for review at the Department of Planning, 2200 Main Street Suite 315, Wailuku, Maui, Hawaii; telephone (808) 270-7735; toll free from Molokai 1-800-272-0117 extension 7735; toll free from Lanai 1-800-272-0125, extension 7735.

<u>William Spence (consultant)</u>	<u>(808) 280-2724</u>
Name of Applicant	Telephone

\_\_\_\_\_  
 Signature  
 P.O. Box 880267  
 \_\_\_\_\_  
 Mailing Address, No. & Street or PO Box  
 Pukalani, HI 96788  
 \_\_\_\_\_  
 City, State, Zip Code

# NOTARIZED AFFIDAVIT OF MAILING OF NOTICE OF PUBLIC HEARING

\_\_\_\_\_, being first duly sworn, on oath,  
deposes and says:

1. Affiant is the applicant for a **Change Of Zoning** for land situated at \_\_\_\_\_, TMK: (2) \_\_\_\_\_
2. Affiant did on \_\_\_\_\_, deposit in the United States mail, postage prepaid, by certified or registered mail, return receipt requested, a copy of a Notice of Public Hearing with location map, a copy of which is attached hereto as "Exhibit A" and made a part hereof, addressed to each of the persons identified in the list of recorded owners and lessees identified as "Exhibit B," attached hereto and made a part hereof.
3. Thereafter, there was returned to the office of Affiant, the United States Post Office certified or registered mail receipts and return receipts which are attached hereto as "Exhibit C" and made a part hereof.

Further, Affiant sayeth naught.

Subscribed and sworn to me before me  
this \_\_\_\_\_ day of \_\_\_\_\_  
\_\_\_\_\_

[Stamp or Seal]

\_\_\_\_\_  
Notary Public, State of Hawaii

Print Name: \_\_\_\_\_  
My commission expires: \_\_\_\_\_

## NOTARY PUBLIC CERTIFICATION

Doc. Date:	_____	# Pages:	_____
Notary Name:	_____	Judicial Circuit:	_____
Doc. Description:	_____ _____ _____		
Notary Signature:	_____		[Stamp or Seal]
Date:	_____		

**LONG RANGE DIVISION – PROJECT DATABASE**

**PROPOSED PROJECT DATA SUMMARY SHEET**

**Applicant:** Please complete this two (2) sided form. Complete only those items that are appropriate to your application(s). If you have any questions, please contact the **Long Range Planning Division** at **270-7214**.

Date:	Project Name (if applicable): Hana Store Rezoning
Applicant's Name: William Spence (consultant)	What permits are you applying for? Change of Zoning, SMA
Property Tax Map Key (TMK) number: 1-4-013:001	Please give us a brief summary of your project, including the existing and proposed uses:  Change zoning from UR to conditional BCT, SMA to do the restoration/renovation
Contact Phone Number: 808-280-2724	
E-mail Address: mauiwill@gmail.com	Developer Name: Property Owner Name: Mani Hana Resort (DE) LLC

**Residential Projects: Single-Family and Multi-Family**

- How many single family units (i.e., individual detached homes) are you building? \_\_\_\_\_  
 a. Will accessory dwellings (i.e., ohanas) be permitted? If yes, how many? \_\_\_\_\_
- How many multi-family units (i.e., condo, apartment, or townhouse) are you building? \_\_\_\_\_
- Are you subdividing your property?  Yes  No  
 a. If yes, how many buildable lots are you requesting to create? \_\_\_\_\_
- How many acres, or square feet, are at the project site? \_\_\_\_\_
- If only a portion of the property is going to be used for this project, how many acres or square feet will be used just for the project area? \_\_\_\_\_
- Will this project require land use amendments? Please check  all that apply and indicate the proposed change
  - State Land Use District  Yes  No  Not Sure from: \_\_\_\_\_ to: \_\_\_\_\_  
Boundary
  - Maui Island Plan  Yes  No  Not Sure from: \_\_\_\_\_ to: \_\_\_\_\_
  - Community Plan  Yes  No  Not Sure from: \_\_\_\_\_ to: \_\_\_\_\_
  - Zoning  Yes  No  Not Sure from: \_\_\_\_\_ to: \_\_\_\_\_
- Will you be selling any of the units as "affordable" as defined under the Housing and Urban Development guidelines?  Yes  No  Not Sure  
 a. If yes, how many of the units, or percentage of units, will fall under this category? \_\_\_\_\_
- From the date of filing the application with the Planning Department, how long do you estimate the project to reach complete build-out? Please check  one (1) box.
 

<input type="checkbox"/> 0 - 5 years	<input type="checkbox"/> 6 - 10 years
<input type="checkbox"/> 11 - 15 years	<input type="checkbox"/> 16 - 20 years
<input type="checkbox"/> 21+ years	

**Industrial/Commercial Projects**

- Will this project be used for (please list all that apply by indicating the amount of square footage proposed):
  - Retail purposes: \_\_\_\_\_  
Retail, commercial
  - Office space/lease: \_\_\_\_\_
  - Industrial purposes: \_\_\_\_\_

continued on next page...

**PROPOSED PROJECT DATA SUMMARY SHEET**

**Visitor Accommodations**

**Hotels and Timeshares**

- 1. Will this project have hotel units?  Yes  No
  - a. If yes, how many hotel units/rooms are proposed? \_\_\_\_\_
- 2. Will this project have timeshare units?  Yes  No
  - a. If yes, how many timeshare units/rooms are proposed? \_\_\_\_\_
- 3. Will there be "lock-off" units (i.e., a unit which can be partitioned to create two separate units)?  Yes  No
  - a. If yes, how many units will have "lock-off units"? \_\_\_\_\_

**Bed and Breakfast (B&B) and Transient Vacation Rentals (TVRs)**

- 1. Will (any of) the unit(s) be owner occupied?  Yes  No
- 2. How many bedrooms are proposed for rental?  Yes  No
  - one (1) bedroom     two (2) bedrooms     three (3) bedrooms
  - four (4) bedrooms     5+ bedrooms     entire unit (i.e., condo/house/accessory dwelling)
- 3. Will this project be newly constructed?  Yes  No

**NOTARIZED AFFIDAVIT OF MAILING OF NOTICE OF PUBLIC HEARING**

William Spence

\_\_\_\_\_, being first duly sworn, on oath,  
deposes and says:

1. Affiant is the applicant for a **Change Of Zoning** for land situated at  
9 Keawa Place, Hana , TMK: (2) 1-4-013:001
2. Affiant did on \_\_\_\_\_, deposit in the United States mail, postage prepaid, by certified or registered mail, return receipt requested, a copy of a Notice of Public Hearing with location map, a copy of which is attached hereto as "Exhibit A" and made a part hereof, addressed to each of the persons identified in the list of recorded owners and lessees identified as "Exhibit B," attached hereto and made a part hereof.
3. Thereafter, there was returned to the office of Affiant, the United States Post Office certified or registered mail receipts and return receipts which are attached hereto as "Exhibit C" and made a part hereof.

Further, Affiant sayeth naught.

\_\_\_\_\_

Subscribed and sworn to me before me  
this \_\_\_\_\_ day of \_\_\_\_\_,  
\_\_\_\_\_

[Stamp or Seal]

\_\_\_\_\_  
Notary Public, State of Hawaii

Print Name: \_\_\_\_\_  
My commission expires: \_\_\_\_\_

**NOTARY PUBLIC CERTIFICATION**

Doc. Date:	_____	# Pages:	_____
Notary Name:	_____	Judicial Circuit:	_____
Doc. Description:	_____ _____ _____ _____		
Notary Signature:	_____		
Date:	_____		

[Stamp or Seal]

D5. Location Map



## **D6. List of owners within 500 feet and Parcel Notification Map**

Notice of Application

Notarized Affidavit of Mailing Notice of Application

140030090000  
HANA RANCH LAND LLC  
C/O BIO-LOGICAL CAPITAL LLC  
1530 16TH ST, STE 350  
DENVER CO 80202

140030570000 **Applicant**  
MANI HANA RESORT (DE) LLC  
9200 SUNSET BLVD STE 555  
WEST HOLLYWOOD CA 90069

140040220000 **Applicant**  
THE HOTEL HANA-MAUI CONDOMINIUMS  
CONDO MASTER

140040220001 **Applicant**  
MANI HANA RESORT (DE) LLC  
9200 SUNSET BLVD STE 555  
WEST HOLLYWOOD CA 90069

140040220002 **Applicant**  
MANI HANA RESORT (DE) LLC  
9200 SUNSET BLVD STE 555  
WEST HOLLYWOOD CA 90069

140040220003 **Applicant**  
MANI HANA RESORT (DE) LLC  
9200 SUNSET BLVD STE 555  
WEST HOLLYWOOD CA 90069

140040220004 **Applicant**  
MANI HANA RESORT (DE) LLC  
9200 SUNSET BLVD STE 555  
WEST HOLLYWOOD CA 90069

140040220005 **Applicant**  
MANI HANA RESORT (DE) LLC  
9200 SUNSET BLVD STE 555  
WEST HOLLYWOOD CA 90069

140040220006 **Applicant**  
MANI HANA RESORT (DE) LLC  
9200 SUNSET BLVD STE 555  
WEST HOLLYWOOD CA 90069

140040220007 **Applicant**  
MANI HANA RESORT (DE) LLC  
9200 SUNSET BLVD STE 555  
WEST HOLLYWOOD CA 90069

140040220008 **Applicant**  
MANI HANA RESORT (DE) LLC  
9200 SUNSET BLVD STE 555  
WEST HOLLYWOOD CA 90069

140040220009 **Applicant**  
MANI HANA RESORT (DE) LLC  
9200 SUNSET BLVD STE 555  
WEST HOLLYWOOD CA 90069

140040220010 **Applicant**  
MANI HANA RESORT (DE) LLC  
9200 SUNSET BLVD STE 555  
WEST HOLLYWOOD CA 90069

140040220011 **Applicant**  
MANI HANA RESORT (DE) LLC  
9200 SUNSET BLVD STE 555  
WEST HOLLYWOOD CA 90069

140040220012  
ULUMALU HOLDINGS LTD  
6119 GREENVILLE AVE 446  
SAN ANTONIO TX 78206

140040220013 **Applicant**  
MANI HANA CONDOS (DE) LLC  
9200 SUNSET BLVD STE 555  
WEST HOLLYWOOD CA 90069

140040220014 **Applicant**  
MANI HANA CONDOS (DE) LLC  
9200 SUNSET BLVD STE 555  
WEST HOLLYWOOD CA 90069

140040220015 **Applicant**  
MANI HANA CONDOS (DE) LLC  
9200 SUNSET BLVD STE 555  
WEST HOLLYWOOD CA 90069

140040220017 **Applicant**  
MANI HANA CONDOS (DE) LLC  
9200 SUNSET BLVD STE 555  
WEST HOLLYWOOD CA 90069

140040220019  
14 T LLC  
C/O MANCINI, GEIGER & WELCH  
305 E WAKEA AVE #200  
KAHULUI HI 96732

140040220021  
ALLEN FAMILY 1997 REV TRUST  
PO BOX 350  
CARMEL CA 93921

140130010000 **Applicant**  
MANI HANA RESORT (DE) LLC  
9200 SUNSET BLVD STE 555  
WEST HOLLYWOOD CA 90069

140130020000  
KIAMBAO, JOHN TRUST ESTATE  
ATTN: OLIVEIRA-TUA, LISA  
567 ONEHEE AVENUE  
KAHULUI HI 96732

140130030000  
MATSUDA, EDWIN & LUCY TRUST  
PO BOX 94  
HANA HI 96713

140130040000  
FUHRMANN, CAROLYN LEILANI REV LVG  
PO BOX 183  
HANA HI 96713

140130050000  
37 KEAWA PLACE HANA LLC  
8389 PAWNEE LN  
NIWOT CO 80503

140130060000  
PARK, CALVIN KANOA  
PO BOX 274  
HANA HI 96713

140130070000  
AKOI, STANLEY E  
PO BOX 31  
HANA HI 96713

140130080000  
KEALOHA, PAUL P JR  
229 LAHAINA ST  
HILO HI 96720

140130180000  
KAWAIAEA, DEREK D  
PO BOX 185  
HANA HI 96713

140130190000  
KAWAIAEA, MILTON D JR  
PO BOX 185  
HANA HI 96713

140130220000  
OLIVEIRA, IDA K  
PO BOX 96  
HANA HI 96713

140130250000  
CASTRO, LAMBERT  
PO BOX 334  
HANA HI 96713

140130250000 **Redundant**  
MALAIKINI, ROBERT  
PO BOX 575  
HANA HI 96713

140130280000  
ESTRELLA, LINDA LOU TRUST  
PO BOX 103  
HANA HI 96713

140130310000  
BRADLEY, ZAIDA M BAKER TRUST  
15301 UPTON RD  
EAST LANSING MI 48823

140130530000  
DIEGO, LINDA M  
PO BOX 263  
HANA HI 96713

140130560000  
ROBACK, SEAN I  
1129 LOWER MAIN ST  
WAILUKU HI 96793

140130640000  
ETI HANA PROPERTIES  
P O BOX 7  
KAHULUI HI 96732

140130200000  
MANJIU, SAKAE TRUST ESTATE  
ATTN: LIND, DORIA SUCC TTEE  
PO BOX 147  
HANA HI 96713

140130230000  
VILLIARIMO, DEMPSEY TRUST ESTATE  
C/O SHAROLANN NANI LAY, TRUSTEE  
PO BOX 444  
HANA HI 96713

140130250000  
KAMAI, WILLIAM K  
PO BOX 83  
HANA HI 96713

140130260000  
DAVIDSON, GARY MORGAN  
DAVIDSON, GARY & SATTERTHWAIT, PA  
PO BOX 1003  
HANA HI 96713

140130300000  
GIBSON, KAHALA-ANN  
PO BOX 155  
HANA HI 96713

140130320000  
MINN-CAREY JOINT REVOC TRUST  
C/O MICHAEL PUUIKI MINN TRS  
P O BOX 72  
HANA HI 96713

140130540000  
SINENCI, SEBASTIAN DOMINGO SR  
40 ALAU ST  
HANA HI 96713

140130570000  
DIEGO, JEROME FAMILY TRUST  
DIEGO, JEROME/JOSEFINA TTEES  
PO BOX 265  
HANA HI 96713

140130650000  
BOECHE, DARYL KUNIH  
PO BOX 757  
HANA HI 96713

140130210000  
ADAMS FAMILY TRUST OF 2006  
C/O ADAMS, DANE TTEE  
3500 CRESTLINE WAY  
SOQUEL CA 95073

140130240000  
KALANIOPIO, MARTHA K TRUST  
PO BOX 92  
HANA HI 96713

140130250000  
MALAIKINI, ROBERT  
PO BOX 575  
HANA HI 96713

140130270000  
HANCHETT-CHING, MARVIN/MILANETA TR  
PO BOX 346  
HANA HI 96713

140130300000  
GIBSON, WILLIAM E  
75-645 KULA KAI PL  
KAILUA KONA HI 96740

140130330000  
FUHRMANN, WILLIAM E M  
PO BOX 183  
HANA HI 96713

140130550000  
HELEKAHI, BENJAMIN  
PO BOX 316  
HANA HI 96713

140130580000  
ABREU, RODNEY MICHAEL  
P O BOX 881  
HANA HI 96713

140130660000  
HANCHETT, JAY M M  
PO BOX 1053  
HANA HI 96713



**NOTARIZED AFFIDAVIT OF MAILING OF NOTICE OF APPLICATION**

William Spence, being first duly sworn on oath, deposes and says that:

1. Affiant is the applicant for a Change of Zoning for land situated at 9 Keawa Place, Hana, TMK (2): 1-4-013:001
2. Affiant did on June 29, 2022, deposit in the United States mail, postage prepaid, a copy of a Notice of Filing of Application with a location map, a copy of which is attached hereto as "Exhibit A" and made a part hereof, addressed to each of the persons identified in the list of recorded owners and lessees identified as "Exhibit B," attached hereto and made a part hereof.

Further, Affiant sayeth naught.

William Spence  
subscribed and sworn to before me this 6 day of June, 2022

[Stamp or Seal]



Charlene L Sawyer  
Notary Public, State of Hawaii  
Print Name: CHARLENE L SAWYER  
My commission expires: NOV 13 2023

NOTARY PUBLIC CERTIFICATION			
Doc. Date:	<u>6/29/2022</u>	# Pages:	<u>1</u>
Notary Name:	<u>CHARLENE L SAWYER</u>	Judicial Circuit:	<u>Second</u>
Doc. Description:	<u>affidavit of mailing of notice of application</u>		
Notary Signature:	<u>Charlene L Sawyer</u>		
Date:	<u>6/29/2022</u>		

[Stamp or Seal]



**WILLIAM SPENCE & ASSOCIATES**  
LAND USE PLANNING AND CONSULTING

---

June 28, 2022

Dear Neighbor,

RE: Notice of Application - Hana Store Storage Building, TMK 1-4-013:001

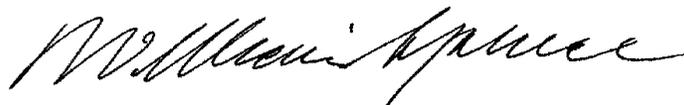
Almost a year ago you were sent a letter to let you know the owners of what many refer to as the "old laundry building," or the "Hana Store," intend to change the zoning on the property. You may recall that the proposed zoning is Business Country Town, but it will be conditioned to limit the types of business uses that might go there. This letter went to all the property owners within 500 feet.

We are ready to file a change of zoning application with the Maui Planning Department. The enclosed form and map are a required part of the process, they are to let you know the application is being filed.

This is a public process, and you are welcome to review the application and any related documents with the Planning Department or myself. Some months from now a public hearing will be held by the Hana Advisory Committee, you will be sent another notification via certified mail letting you know the date, time, and location of the hearing.

In the meantime, and as always, please feel free to call me. My phone number is below, and my email address is [mauiwill@gmail.com](mailto:mauiwill@gmail.com).

Sincerely,



William Spence

Enclosures

**NOTICE OF APPLICATION**

Date: 06/22/2022

TO: **OWNERS/LESSEES**

Please be advised that the undersigned has filed an application for a Change of Zoning with the County of Maui, Department of Planning for the following parcel(s):

1. Tax Map Key Number: (2) 1-4-013:001 (see attached map)

2. Street address: 9 Keawa Place, Hana

3. Land Use Designations and Change(s) Being Sought:	<u>Existing</u>	<u>Proposed</u>
State Land Use District	<u>Urban</u>	<u>Urban</u>
Community Plan	<u>Business/Commercial</u>	<u>Business/Commercial</u>
Zoning	<u>Urban Reserve</u>	<u>Conditional Business Country Town</u>
Other	<u>SMA, Historic Registration</u>	<u>SMA, Historic Registration</u>

4. Description of the existing uses on the Property:  
Vacant historic commercial building ("old laundry building"), and  
wooden storage building

5. Description of the proposed development and uses on the Property:  
To change the zoning to allow both the preservation of the historic building and  
and use the property for limited commercial activities such as retail or office

*The Applicant is responsible for ensuring accuracy of the information.*

<p>Owner/Applicant Name: <u>Daniel Mani for Mani Hana Resort (DE) LLC</u></p> <p>Owner/Applicant Signature </p> <p>Phone Number: <u>310-777-5070</u></p> <p>Mailing Address: <u>9200 W. SUNSET BLVD. STESS</u> <u>WEST HOLLYWOOD, CA 90069</u></p>	<p>Owner/Applicant Name: <u>William Spence (consultant)</u></p> <p>Owner/Applicant Signature </p> <p>Phone Number: <u>808-280-2724</u></p> <p>Mailing Address: <u>P.O. Box 880267</u> <u>Pukalani, HI 96788</u></p>
---	---



Overview



Legend

□ Parcels

Date created: 7/15/2021  
Last Data Uploaded: 7/15/2021 4:09:18 AM

Developed by  Schneider GEOSPATIAL

# **Project Description and Analysis**

Checklist Items D7 to D24

## **Project Description**

### **Property Overview**

The Hana Store Storage Building, also known as the “Old Laundry Building,” is in Hana at the corner of Hana Highway and Keawa Place, more than 1,000 feet from Hana Bay. The property is approximately 0.5 acres in size and is developed with three structures, the historic store storage building, a small storage/warehouse structure, and what was apparently a tool shed.

Until recently the historic stone building was thought to be the store itself, but research by the Maui Planning Department brings to light it was instead a fireproof and secure storage structure for the original wooden store that no longer exists.

The building is significant to the history of Hana, Maui, and the state, and is listed on the Hawaii State Register of Historic Places, Site 50-13-1628. According to the nomination form it was built in about 1876. Updated information, however, indicates the time more accurately as between 1882 and 1890 (Please see Appendix IV). This puts construction in roughly the same time period as Wananalua Church (1842), and the Hana Courthouse (1871 or 1879).

There are two sections to the building, the original, oldest portion is nearest Keawa Place. This area is about 970 square feet in size and is built from local stones, mortar, and clad with plaster. The corrugated metal roof is supported by the original steel trusses, which are a rare and significant aspect of the building. There is a secondary part of the building, a 450 square foot addition away from Keawa Place where a building permit dates it from 1962. This part is constructed of concrete blocks and contains a single restroom. The roof is also corrugated metal and is supported by wooden rafters. There is a single restroom between the two sections, it is about 44 square feet. The overall square footage of the building is 1,464 square feet.

A second structure on the property is currently in use for hotel storage. This wooden building has been used for many commercial uses over the years and modified each time to suit the particular use. It was also allowed to decay and is slated to be refurbished. It will retain its function as storage for the hotel.

The third structure is a small, 84-square-foot building permitted as a tool shed in 1986. There are no plans for this building at this time.

## **Physical Improvements**

The Hana Resort Hotel and the owners, Mani Hana Resort (DE) LLC, have initiated the cleanup of the site and rehabilitation of the buildings. Special Management Area (SMA) Applications for their refurbishment and improve the property were filed in June and July of 2021. The first, assessment SMX 20210253 was filed to renovate the wooden storage building and repave the parking area. This was approved under SMA minor permit SM2 202200007.

Another application, SMX 20210213 was filed to rehabilitate the historic building. Planning Staff reviewed the proposed improvements and materials and drafted a report to the Cultural Resources Commission with recommendations. On February 3, 2022, the CRC reviewed the proposed project and recommended approval in accordance with the staff report. (Appendix IV). Subsequently, SMA minor permit No SM5 20220001 and Environmental Assessment Exemption No. EAE 2022-00002 were approved in accordance with these recommendations.

The renovations include:

- Repair the exterior and interior wall plaster as needed, and repaint the building. A lab was retained following staff recommendations to ensure the plaster used for repairs and the historic plasters are compatible.
- Replacement of the louvered windows to more period-correct wooden sash windows as recommended by staff. The steel-framed awning windows in the later building addition will be reglazed.
- The interior floor is broken in many places from the hotel laundry days. The old plumbing will be filled and the floor repaired. New, to-code plumbing and electrical will be installed.
- A new corrugated, insulated roof will be installed.
- The wooden storage structure at the rear of the property was approved to be renovated.
- The single bathroom will be restored.
- The old pavement will be removed and replaced mostly with gravel.

## **History of Commercial Use**

The property has more than 100 years of commercial use. As the name indicates, it was first used in conjunction with a general store, one of the two original stores in Hana. The stone building that stands today was not the store itself, but it was constructed as secure, fireproof storage and was immediately adjacent to the store. The nomination

form to the State Register of Historic Places (Appendix IV) suggests that it was converted into the hotel laundry during the years of Paul Fagan, roughly in the late 1940s and into the early 1950s. This predates any land use regulation in the Hawaiian Islands.

Records available on the County's website for public documents imply the structure may have been used for several commercial uses. Building permit 389 from February 22, 1977, indicates where there was a "laundry/boiler," there would be a "gift shop/deck." (Appendix V)

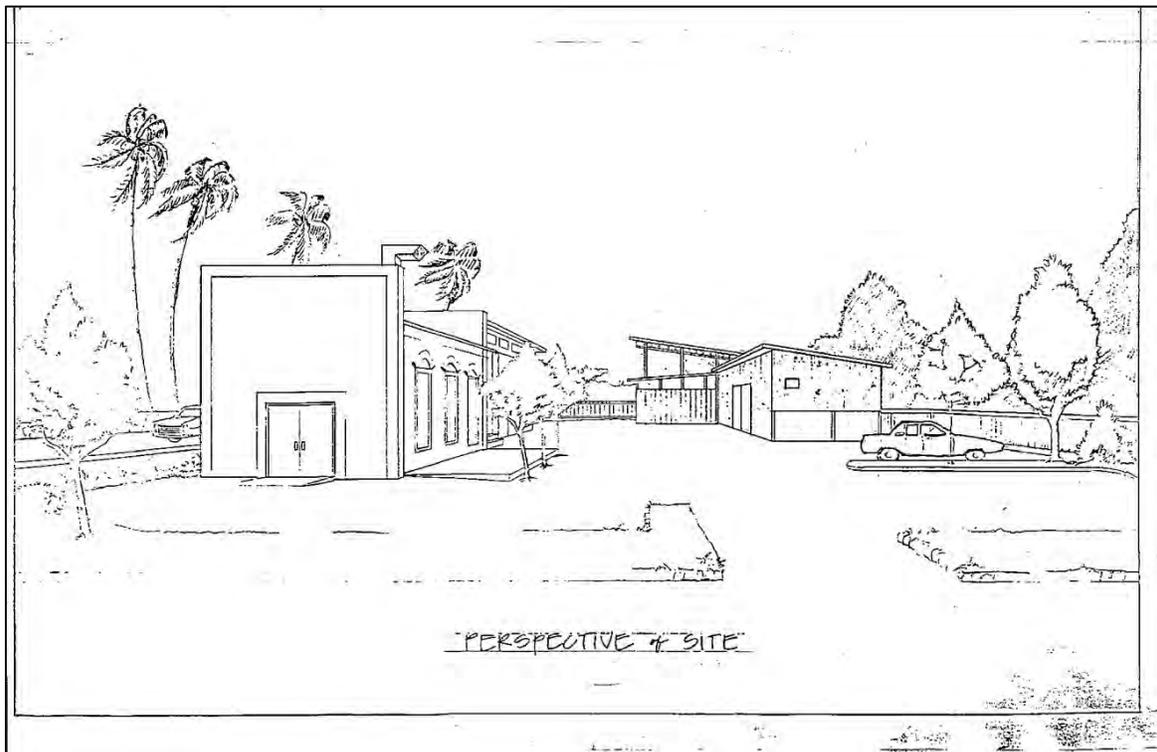


Figure 1, Illustration from SMA 1990-0043 showing commercial use of the property

In approximately 2010, former owner Travaasa closed the laundry operation because of EPA regulations addressing large capacity cesspools. The cesspool was closed and filled with concrete shortly thereafter.

The wooden storage building has been used for many things. Building permit 387 refers to the "warehouse/garage" to be occupied as a "beauty shop/laundry." This building was enlarged in 1986 by 608 square feet. An SMA permit from 1990s (1990-0043) indicates this building was used for the hotel's personnel and housekeeping offices. The same permit provided for upgrading the parking lot, placement of two shipping containers, and construction of a golf cart garage. This structure is still used for limited hotel storage. As it is today, the building is not very secure, nor does it protect its contents from the weather as it should.

## Zoning Request

The applicants are following the Hana Community Plan and propose to restore commercial uses by rezoning the property. Although the 1994 community plan designates the property as "Business/commercial," the property was zoned from Interim to "Urban Reserve" in 1997 by Ordinance 2597. Urban Reserve is found under MCC 19.69, with a portion of the purpose is "*Accommodating a reserve of lands in the state urban district for future development which is consistent with the community plan designation for these lands.*" The concept in 1997 was because Hana is a small town and this property is significant, there would be business zoning at some time, but additional review should be required. This application represents that additional review, consistent with the community plan. A detailed land-use history is found in section D8.

Urban Reserve is one of the most restrictive zoning districts within Title 19, not allowing much more than a single-family home, utilities, and agriculture. None of these are economically viable nor desirable on this historic site.

Returning the property to commercial uses requires the zoning be changed. The community plan defines the "Business/Commercial" designation as, "*This includes retail stores, offices, entertainment enterprises, and related accessory uses.*" This is an appropriate designation for a property with such a long history of commercial activity. And as noted, the Maui County Code (MCC) Section 19.15.010 for , identifies Hana as one of Maui County's country towns.

Though BCT is the proper zoning district, the applicants recognize the significant history of the site and its place in Hana Town and would like to approach the rezoning with thoughtfulness toward the community. Not all the permitted uses in BCT are appropriate for this property, so this request to the County Council for a change of zoning is for conditional zoning. As proposed, only some of the regularly permitted uses would be allowed, such as retail, general office, museums, or art and music studios. Other uses, such as a restaurant, would require some additional community review. This is thought to be necessary to avoid the possibility of such uses as a chain restaurant from occupying the structure.

Other normally permitted uses would be eliminated. The applicant believes that such things as a gas station, vacation rentals, and multifamily homes could not be compatible with the historic site and therefore should be eliminated as permitted uses. A comprehensive list of proposed uses is in section D7 regarding the general plan and the provisions of the applicable district, also see Appendices I and II.

## Property Description and Environmental Setting

The property is identified as TMK 1-4-013:001 and is 21,711 square feet or 0.498 acres in size. It is at the corner of Keawa Place and Hana Highway, just across the street from the Hana Maui Resort hotel. It is more than 1,000 feet from the ocean and at an elevation of about 105 feet above mean sea level.

Without reiterating the project description, the property has two primary buildings, the historic building is the Hana Store Storage Building or the "Old Laundry Building," and a wooden building that once housed hotel offices. This historic building is listed on the State Register of Historic Places, site No. 50-12-1628.



Figure 2, Vicinity Map

The property has the following land use designations or entitlements:

- State District: Urban
- Maui Island Plan: Within the Small Town Growth Boundary
- Hana Community Plan: Business/Commercial
- Maui County Zoning: Urban Reserve
- Other: Within the SMA and State Register of Historic Places

The surrounding land uses are:

- North - Single Family Residences
- South - Hotel
- East - Single Family Residences
- West - Hana Highway and agricultural pastureland

There is a mixture of land uses surrounding the subject property, the details of which are more thoroughly discussed below in Section D10, Analysis of Secondary Impacts on

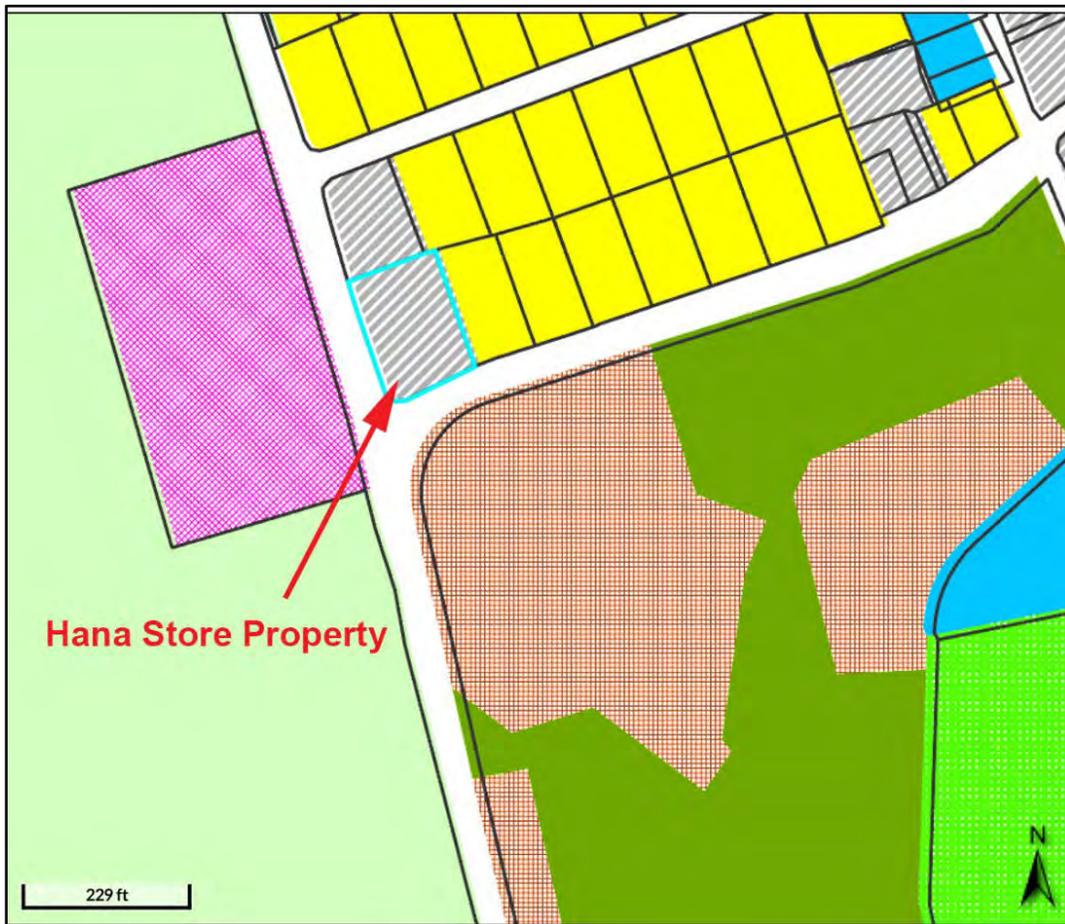


Figure 3, Current zoning map showing Urban Reserve

Figure 2, Current zoning map indicating Urban Reserve Surrounding Uses. In brief, across the street to the south is the Hana Hotel Resort, which is also owned by the applicant. To the north and east (makai) are single-family residences from a subdivision established in the 1960s. Immediately west (mauka) is Hana Highway and agricultural pastureland.

## Existing Environment, Potential Impacts, and Mitigation

### A. Climate

**Existing Conditions:** The climate in Hana is what most would characterize as tropical. According to U.S Climate Data (<https://www.usclimatedata.com>), the high temperatures during the summer can reach 85 degrees, the lows during the winter months will reach into the mid-'60s. Hana has consistent breezes of 10-15 mph, though gustier conditions are common. The Rainfall Atlas by the University of Hawai'i reports rainfall in Hana from the Hana Ranch Station located approximately one-third mile from the subject property. It indicates rainfall reports the area at approximately 66.45 inches/year.

**Potential Impacts and Mitigation Measures:** The proposed action is not anticipated to adversely affect climatic conditions in the area. Landscaping, including shade trees in the parking lot, will be incorporated into the project to take advantage of the natural cooling effects of shading.

### B. Topography and Soils

**Existing Conditions:** According to the USDA Web Soil Survey, the soil in the immediate area is classified as "Hana silty clay loam," with slopes between 3 to 15 percent and a depth of between 20 to 40 inches. It is well-drained and not considered "prime farmland." The property is not rated by the University of Hawaii Detailed Land Classification for the Island of Maui, or by ALISH because the property is in the State Urban District.

**Potential Impacts and Mitigation Measures:** Rehabilitating the property will result in replacing the old broken asphalt and replacing it with gravel and grasscrete in one or two locations. This activity will not alter the topography of the site.

The Maui Planning Commission's rules for the Special Management Area (SMA) require review for this and other improvements. Application SMX 20210253 was

submitted in mid-2021 and was approved on April 26, 2022, minor SMA permit No. SM2 202200007 (note this approval involves assessment of several potential impacts, these are discussed elsewhere as well). As a result of this review, no impacts are anticipated with regard to soils. Please see Appendix VI.

### C. Flood, Tsunami, and Sea Level Rise Hazard

**Existing Conditions:** Flood, tsunami, and sea-level rise hazards are associated with the movement of water, either from mauka to makai crossing a site, from the ocean because of an event, or from the gradual rising of the sea levels. This section discusses the associated risks from these water hazards as related to this project site.

#### **Potential Impacts and Mitigation Measures:**

##### (i) Flood Hazard.

The Federal Emergency Management Agency (FEMA) administers the National Flood Insurance Program and generates maps that designate properties into several flood zones according to a particular hazard. The hazards may be from conditions resulting from rainfall, or in the case of coastal properties, from tsunami inundation or high waves



Figure 4, Flood Zones

According to Panel Number 150003 0670E of the Flood Insurance Rate Map, dated November 4, 2015, the project site is situated partially in two flood zones. Flood Zone X is the area determined to be outside the 0.2 percent annual chance of floodplain, meaning there is a very low probability of flooding. The second zone XS, areas in 0.2 percent annual chance of flood, or 1 percent annual chance of flood with average depths of less than 1 foot, or with drainage areas less than 1 square miles; and areas protected by levees from 1 percent annual chance of flood. This is also an area of low probability of flooding. No impacts are anticipated concerning flood zones.

(ii) Tsunami Hazard.

The Hawaiian Islands are subject to long high sea waves referred to as tsunamis. These potentially destructive waves are caused by earthquakes, submarine landslides, or other disturbances. They may be generated from undersea or on different continents far from the Hawaiian Islands.

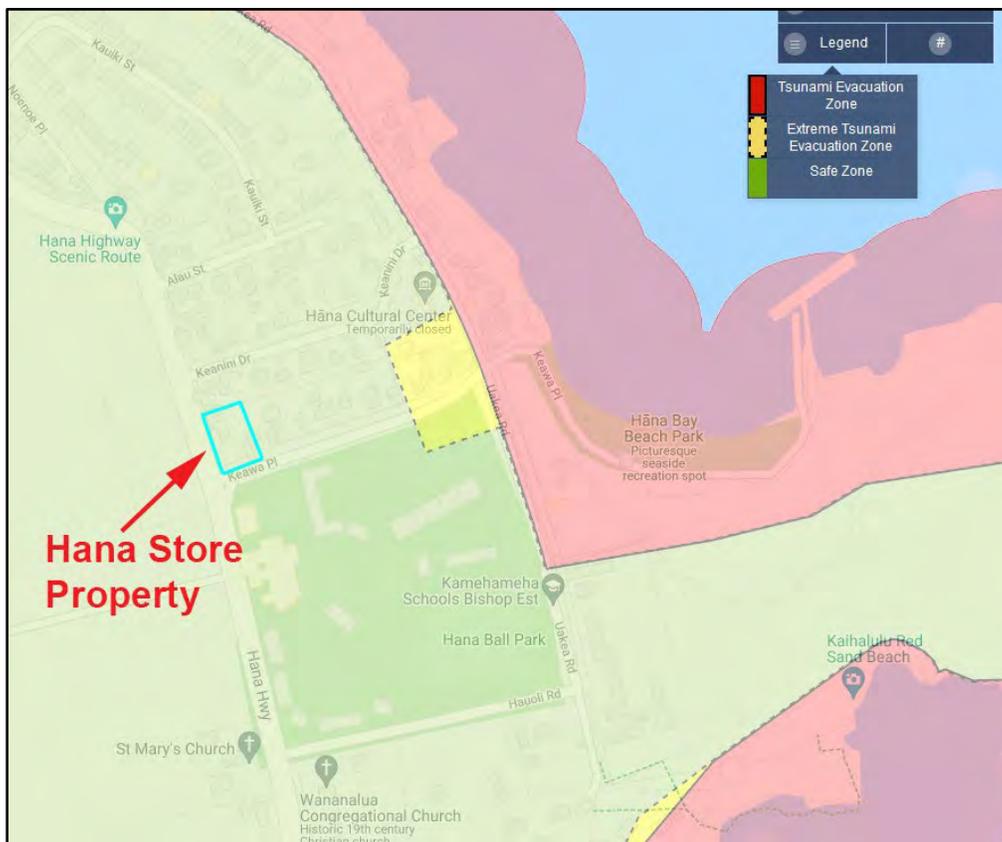


Figure 5, Tsunami Inundation Zones

The project site is approximately 800 feet from the Tsunami Evacuation Zone, and 550 feet from the Extreme Tsunami Evacuation Zone. As a result, there is a minimal threat of tsunami inundation to the property.

(iii) Sea Level Rise

The University of Hawai'i publishes an interactive sea level rise viewer at <https://www.pacioos.hawaii.edu/shoreline/slr-hawaii/>. This tool has a number of tools and layers that can be helpful in evaluating the risk of a property for potential impacts as a result of sea level rise. In this case, the Sea Level Rise Exposure Area was set at 3.2 meters, illustrating a conceptual "worst case" impact for the site. At approximately 103 feet above sea level and more than 1,000 feet from Hana Bay, the viewer indicates there is virtually no risk from rising oceans at this property.

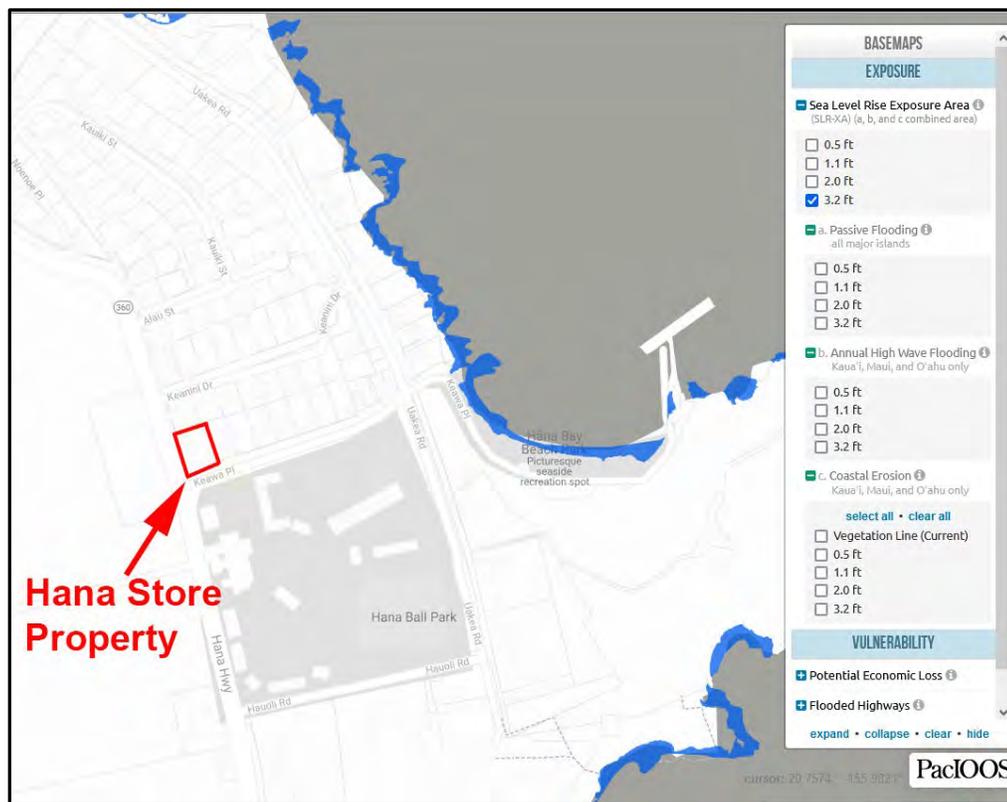


Figure 6, Sea Level Rise Exposure Area

## **D7 Policies and objectives of the general plan, community plan, provisions of the applicable district.**

The general plan, as applied to this project, is comprised of three documents:

- Countywide Policy Plan, 2010. This is a document contains broad policies and objectives applicable to the entire county and which portray a desired direction for the future.
- Maui Island Plan, 2012, applies to Maui Island and is more specific in its application than the Policy Plan. The document is intended to be applicable island-wide, but many of the Policies and Objectives are directly applicable to this property and the rezoning request.
- Hana Community Plan, 1994. This is the most specific policy document applicable to the Hana region. Though dated, the plan has many objectives and policies that still pertain to this property and the proposed conditional zoning.

The following policies and objectives contained in these three documents are or may be applicable to this request for zoning.

### **Countywide Policy Plan**

#### ***B. Preserve Local Cultures and Traditions***

**Objective 3.** Preserve for present and future generations the opportunity to know and experience the arts, culture, and history of Maui County.

**Discussion:** The Hana Store Storage Building is one of the oldest buildings in Hana, reflective of the culture and history of the town. As it is now, the building has fallen into disrepair and is not readily available to the public. With a long history of commercial use, restoring the property to another commercial use through rezoning will result in protecting the building and making it available to the public.

**Objective 4.** Preserve and restore significant historic architecture, structures, cultural sites, cultural districts, and cultural landscapes.

Policies:

- b. Promote the rehabilitation and adaptive reuse of historic sites, buildings, and

structures to perpetuate a traditional sense of place.

- f. Perpetuate the authentic character and historic integrity of rural communities and small towns.
- j. Support the registering of important historic sites on the State and Federal historic registers

**Discussion:** These policies emphasize the importance of historic sites for all of Maui but they also apply to this property. Changing the zoning on the property will allow economically viable and sustainable use of the building, thus directly aiding in its restoration and preservation. Restoring it to a functioning commercial building will also provide direct access to the public so they can experience a part of Maui's history.

## ***F. Strengthen the Local Economy***

**Goal:** Maui County's economy will be diverse, sustainable, and supportive of community values.

**Objective 1.** Promote an economic climate that will encourage diversification of the County's economic base and a sustainable rate of economic growth.

*Policies:*

- a. Support economic decisions that create long-term benefits.
- d. Support and promote locally produced products and locally owned operations and businesses that benefit local communities and meet local demand.
- j. Support efforts to improve conditions that foster economic vitality in our historic small towns.
- l. Support public and private entities that assist entrepreneurs in establishing locally operated businesses.

**Discussion:** The current Urban Reserve zoning prohibits any economically viable use of the property. Rezoning to the community plan designation of "Business/Commercial" will promote sustainable economic uses within the community, while maintaining the character and the history of Hana town.

Because of the size, only a small business can occupy the historic structure, thus maintaining a long-term benefit to the local economy.

Further, because the applicant proposes to limit the types of uses allowed by the zoning, it is anticipated that future uses will also be compatible with the character of the town.

**Objective 4.** Expand economic sectors that increase living-wage job choices and are compatible with community values.

**Discussion:** Objective 4 underscores the importance of small local businesses that fit well within the existing communities. While the exact business to occupy the building cannot be determined at this time, the proposed conditions of zoning will encourage the expansion of job choices compatible with the community plan.

## ***J. Promote Sustainable Land Use and Growth Management***

**Objective 1** Improve land use management and implement a directed-growth strategy.

Policies

e. Encourage redevelopment and infill in existing communities on lands intended for urban use to protect productive farmland and open-space resources.

h. Direct new development in and around communities with existing infrastructure and service capacity, and protect natural, scenic, shoreline, and cultural resources.

**Discussion:** While reuse of an existing historic building would not be considered "development" in the traditional sense, the subject property is in the "Small Town" growth boundary in the Maui Island Plan. Considering 100 years of commercial use, new activities and growth would be more characteristic of infill and redevelopment.

**Objective 3** Design all developments to be in harmony with the environment and to protect each community's sense of place.

Policies

e. Ensure business districts are distinctive, attractive, and pedestrian-friendly destinations.

- h. Ensure better connectivity and linkages between land uses.
- j. Protect rural communities and traditional small towns by regulating the footprint, locations, site planning, and design of structures.
- k. Support small-town revitalization and preservation.

**Discussion:** Rezoning the Hana Store Storage Building for limited commercial uses is supportive of these policies. Reusing a historic building near the center of town is preferable to building on a new site as it supports the preservation of the building for future generations to enjoy and it is automatically compatible with the town.

## ***K. Strive for Good Governance***

### **Objective 2.** Promote Civic Engagement

Policies:

- a. Foster consensus building through in-depth, innovative, and accessible public participatory processes.
- b. Promote and ensure public participation and equal access to government among all citizens.
- e. Support community-based decision-making.
- g. Expand opportunities for all members of the public to participate in public meetings and forums.
- h. Facilitate the community's ability to obtain relevant documentation.

**Discussion:** The rezoning process is a very public process, with initial public outreach, review by the Planning Department, the Hana Advisory Committee, the Maui Planning Commission, and through a series of hearings with the Maui County Council. Public input is invited and welcome along the way. Please see Appendix VII for public outreach.

## Maui Island Plan

The Maui Island Plan was adopted by Maui County in 2012 with Ordinance 4004. This plan is specific to Maui Island and is *"a blueprint that provides direction for future growth, the economy, and social and environmental decisions on the island through 2030."* It touches on many aspects of island life, including but not limited to land use, growth, our economy, infrastructure, natural resources, and the preservation of a way of life.

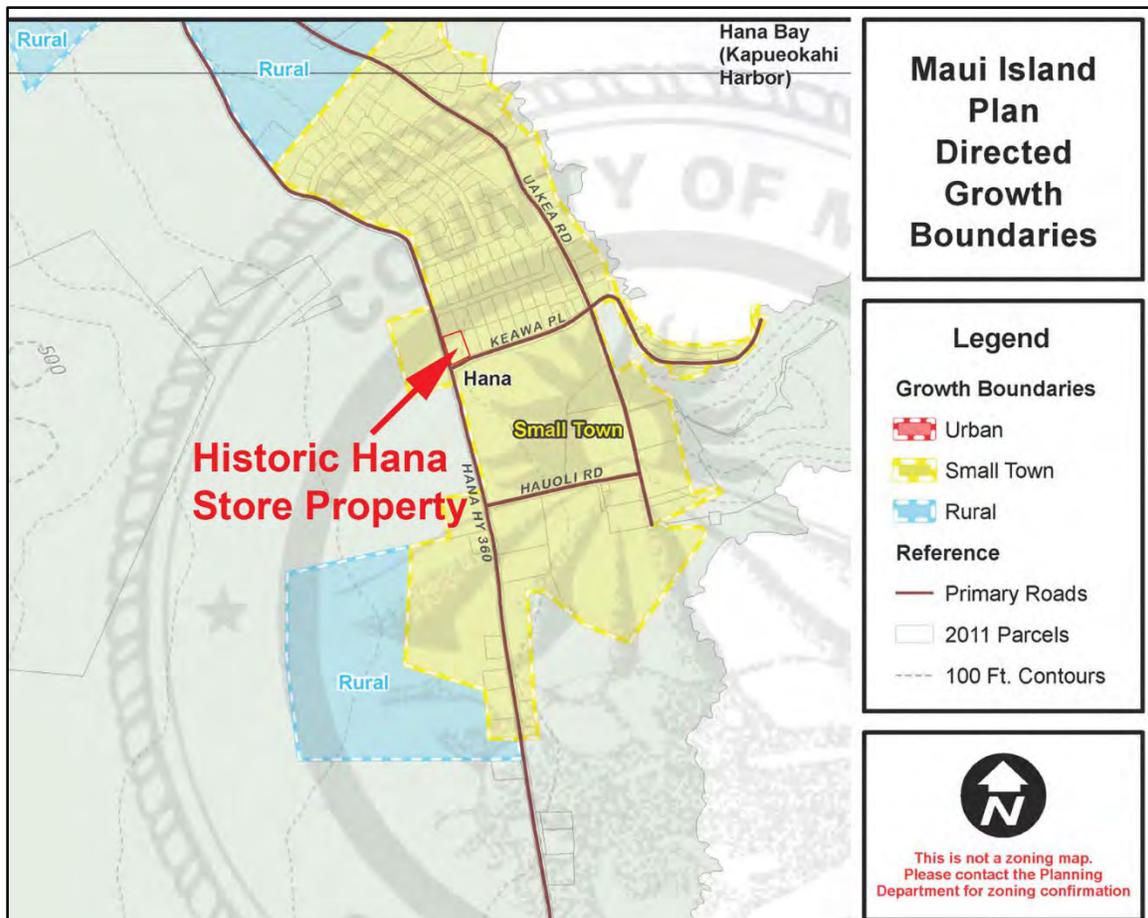


Figure 7, Maui Island Plan Growth Boundaries

The following goals objectives and policies apply to this application.

### Chapter 1, Population

**Goal: 1.1** Maui's people, values, and lifestyles thrive through strong, healthy, and vibrant island communities.

**Objective: 1.1.1** Greater retention and return of island residents by providing viable work, education, and lifestyle options.

**Discussion:** Rehabilitating and reusing this historic property maintains Maui values, promotes a healthy community, and will provide sustainable economic opportunity while maintaining the existing character of Hana Town.

## ***Chapter 2, Heritage Resources***

### **Cultural, Historic, and Archaeological Resources.**

**Objective: 2.3** Enhance the island’s historic, archaeological, and cultural resources.

Policies:

2.1.3.a Identify and pursue a listing of the properties and sites on the State and National Register of Historic Places.

2.1.3.d Promote the rehabilitation and adaptive reuse of historic sites, buildings, and structures.

2.1.3.f Support opportunities for public involvement with the intent to facilitate the protection and restoration of historic and archeological sites, including consultation with stakeholders.

**Discussion:** This property is already on the Hawaii State register of historic places, Site 50-13-1628. Because the Urban Reserve zoning does not allow business or other economically viable use of the property, rehabilitation has been hindered, adaptive reuse is prohibited. Rezoning the property to follow the community plan will facilitate the protection and restoration and promote public involvement and adaptive reuse.

## ***Chapter 4: Economic Development***

**Goal: 4.1** Maui will have a balanced economy composed of a variety of industries that offer employment opportunities and well-paying jobs and a business environment that is sensitive to resident needs and the island’s unique natural and cultural resources.

Policies:

4.1.1.b Support the creation of new jobs and industries that provide a living wage.

**Objective: 4.1.2** Increase activities that support principles of sustainability.

Policies:

4.1.2.a Support industries that are sustainable, and culturally and environmentally sensitive.

4.1.2.b Encourage and support local businesses.

4.1.2.c Substitute imports with locally produced services and products where practicable.

**Discussion:** This historic building is currently an unused resource within the Hana community. Principles of sustainability emphasize both utilizing existing structures or assets rather than building new ones, and long-term business activity. Using the property again for commercial purposes will expand economic opportunity but without building anything new or changing the character of Hana town. The proposed list of permitted uses has been evaluated to make sure that any businesses in the future will fit within the Hana community.

### ***SMALL BUSINESS DEVELOPMENT***

**Goal: 4.5** Small businesses will play a key role in Maui's economy.

**Objective: 4.5.1** Increase the number of and revenue generated by small businesses and decrease the percentage of small business failures.

Policies:

4.5.1.a Provide incentives and support for small businesses and entrepreneurs that incorporate sustainable technologies and practices into their operations, utilize local materials or produce and sell locally-made goods or services.

4.5.1.b Assist traditional "mom and pop" business establishments.

4.5.1.c Reduce barriers to small business development.

4.5.1.e Support community markets and venues that sell locally made produce, goods, and services.

**Discussion:** Rezoning the property will provide an opportunity and incentive for small businesses as it will reduce barriers by providing space for them. The proposed conditions of zoning will ensure that the building is used for small businesses and not a corporate chain.

## **Chapter 7: Land Use**

### **Rural Areas**

Policies:

7.2.1.a Focus development to areas inside the urban, small town, and rural growth boundaries to preserve natural, cultural, and agricultural resources.

7.2.1.d Encourage basic goods/services in business country towns.

**Discussion:** The Hana Store Storage Building is inside the Rural Growth boundary for Hana. These policies direct the requested type of commercial zoning to be inside this boundary.

### **Urban Areas**

**Objective: 7.3.3** Strengthen the island's sense of place.

Policies:

7.3.3.a Protect and enhance the unique architectural and landscape characteristics of each community.

7.3.3.c Support the continued revitalization of historic country towns, Wailuku Town, and Kahului's commercial core and harbor-front without displacing traditional, cultural, recreational, and customary uses.

7.3.3.d Strongly encourage the preservation of buildings, structures, and sites of historic significance.

**Discussion:** Though Hana is designated as a Small Town in the Maui Island Plan, this section is applicable because the subject property is in the State Urban District, and because of the historic nature of the site. It is a significant piece of Hana's history and is an integral element in providing a sense of place.

## **Chapter 8: Directed Growth Plan**

**Goal: 8.1** Maui will have well-serviced, complete, and vibrant urban communities and traditional small towns through sound planning and clearly defined development expectations.

Policies

8.1.d The unique character and function of existing small towns shall be protected to retain and preserve their sense of place.

8.1.e New development shall be consistent with the UGBs, STBs, and all other applicable policies of the MIP. New urban-density development shall not be allowed outside of a UGB or STB.

**Discussion:** The proposed rezoning is entirely consistent with this goal and the related policies. Restoring and using this building will contribute to a complete, well-serviced small town, all while sustainably preserving the unique character and function of Hana's small town.

### **Within the Directed Growth Plan, Small Town Growth Boundary.**

The property is located in the Small-Town Growth Boundary. The rezoning is consistent with the purpose of the boundary because it promotes the integrity of the unique sense of place for Hana, and the economic viability of this traditional town.

The plan conveys the importance of preserving historic sites, this being one of them.

Finally, it states that Hana lacks a defined town core. Being next to hotel and near the Hana Town Center, returning this property to commercial use will strengthen the identity of the immediate area as the town's commercial center.

## **Hana Community Plan**

The Hana Community Plan is one of nine community plans for Maui County, each reflecting the current and anticipated conditions in the respective region. The Hana plan was to advance planning goals, objectives, policies, and implementation considerations in the region through the year 2010. This plan was adopted in 1994, and though dated, it is still applicable to this community and portrays the goals, objectives, and policies reflective of the community. A primary theme throughout the plan is to maintain the area's rural, small-town character and culture. As stated in the plan, the role of the plan is to guide decision-making.

Implementing the community plans is always an important aspect of planning for Maui County, including for the Hana Community Plan area. In summary, the proposed rezoning implements the community plan by applying the appropriate zoning to a property designated as "Business/Commercial" and it does so in recognition of the objectives and policies of the plan.

It is notable that the plan's Problems and Opportunities section specifically identifies historic sites and resources as an opportunity by saying:

**CULTURAL RESOURCES.** *The sensitivities of the region's residents for the cultural resources which are located within the Hana district are recognized. The district's historic sites and cultural resources provide evidence of Hana's history and serve as tools for conveying the heritage of the region to its youth as a legacy for the future.*

## **Goals Objectives and Policies**

### **LAND USE**

**Goal** An efficient distribution of urban, rural, and agricultural land uses to provide for the social and economic well-being of residents in the Hana Community Plan region. Preservation and enhancement of the current land-use patterns which establish and enrich the Hana Community Plan region's unique and diverse qualities.

**Discussion:** Instead of expanding and building in a new untouched location, the proposed change of zoning preserves and enhances the historical and current land-use patterns by creatively reusing an existing facility in recognition of Hana's history.

### **Objectives and Policies**

3. Explore alternative land use and overlay zoning designations that recognize and preserve the unique natural and cultural characteristics of each community within the Hana region.

**Discussion:** While the applicant is not proposing an overlay designation, they are proposing a significantly conditioned Business Country Town zoning that will "preserve the unique natural and cultural characteristics" of the community.

13. Encourage community-based dialogue regarding proposed land-use changes in order to avoid unwarranted conflict.

**Discussion:** The change of zoning process is a public process, and the applicant has involved the community in the decision-making.

## ***CULTURAL RESOURCES***

**Goal** - Identification, preservation, protection, and where appropriate, restoration of significant cultural resources and practices, that provide a sense of history and identity for the Hana region.

### ***Objectives and Policies***

1. Identify, preserve and protect historically, archaeologically, and culturally significant areas, sites, and features within the Hana District.

**Discussion:** This goal, objective and policy identify the importance of historic resources in the Hana area. This building, being one of the oldest in Hana, will be preserved for future generations by allowing economically beneficial and sustainable use.

2. Require development projects to identify all cultural resources within or adjacent to the project area as part of the County development review process. Further require that all proposed development include appropriate mitigation measures including site avoidance, adequate buffer areas, and interpretation.

**Discussion:** The property itself is a significant historic asset to the community. While not "development" in the traditional sense of building in a new untouched area, the process to rezone and reuse the building undergoes the same review process. This is a public process that is reviewed by the public through outreach, through the Cultural Resources Commission, the Hana Advisory Committee, Maui Planning Commission, and the County Council. The applicant has already proposed mitigating measures for the change in zoning.

## ***ECONOMIC ACTIVITY***

### ***Goal***

A balanced local economy which provides long-term viability and sustainability while meeting residents' needs and respecting the cultural and natural resources of Hana.

### ***Objectives and Policies***

2. Utilize existing components of the local economy to establish a framework for balanced regional economic development.

3. Encourage economic activities which are: of substantive economic benefit to the residents of the area; environmentally benign; and compatible with the cultural sensitivities of the residents of the Hana region.

**Discussion:** A mixture of land uses is an essential component to creating a local economy and opportunity for its residents. The proposed rezoning utilizes an existing component in the Hana community and incrementally adds to that mixture of uses. It encourages economic activities that are compatible with the cultural sensitivities of the Hana region.

### **URBAN DESIGN**

**Goal:** Harmony between the natural and man-made environments through building, infrastructure, and landscaping design which ensures that the natural beauty and character of the Hana region is preserved.

### **Objectives and Policies**

1. Support design controls for Hana Town and the Hana region based on maintaining the existing low-rise character and rural scale of the area.

**Discussion:** The Hana Store Storage Building is proposed to be reused for commercial uses but with no alteration to the existing façade or floor plan. The single-story, low-rise character specified by these policies, maintains harmony with the existing character of Hana town. There are no plans to include “urban” roadway improvements but keep the rural feel of the town.

### **PART V - LAND USE MAP**

The property is designated Business/Commercial on the land use map in the Hana Community Plan. The text of the plan defines the designation as:

*Business/Commercial (B) This includes retail stores, offices, entertainment enterprises, and related accessory uses.*

**Discussion:** The proposed zoning for the property is conditional Business Country Town, under MCC 19.15. This is the only suitable zoning district that could be applied to the property, any other zoning (including Urban Reserve) would be inconsistent with the plan.

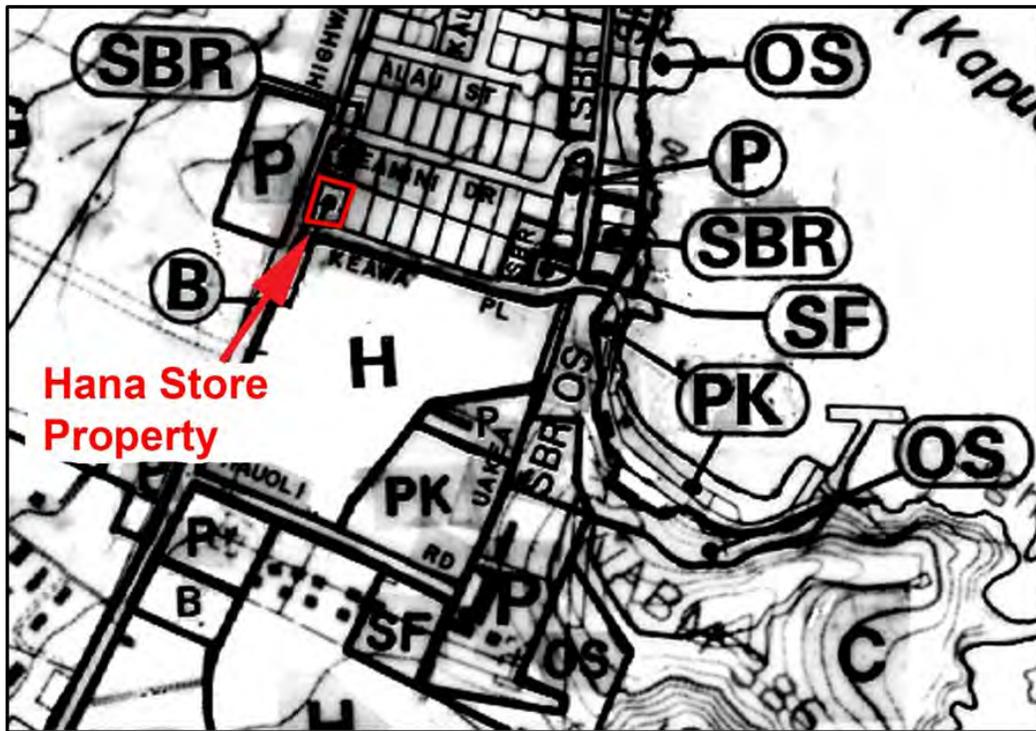


Figure 8, Hana Community Plan Land Use Map

## **Business Country Town District, compliance with the proposed district**

The Business Country Town District (BCT) falls under Chapter 19.15 of the Maui County Code. In MCC 19.15.010, Hana is specifically identified as a country town:

*“Examples of the country town concept are commercial areas of such communities as Makawao-Pukalani-Kula, Paia-Haiku, Hana, Lanai City, and Molokai. (Emphasis added)*

To implement the community plan, BCT is the only appropriate district for the property. However, in a review of the permitted uses in MCC 19.15.020, it does not appear that all of them would be appropriate for this specific site. The applicant is therefore proposing to limit the permitted uses on the property through conditional zoning.

Each of the permitted uses of MCC 19.15.020 were evaluated in consideration the historic property. Some uses, (a) appear to be very compatible with the reuse of this historic structure, others (b) might be acceptable if there was additional community review, and others (c) are not deemed appropriate for the site and should be eliminated from the list of uses.

The following list is from the zoning code for BCT but organized into the above categories. Any *italics* indicate a proposed modification to the code. A full list of the permitted uses as shown in MCC 19.15.020, with edits, is in Appendix II.

Permitted and compatible with this historic property:

- Art and music studios
- General merchandising (retail)
- General office
- Hardware, feed, and garden stores
- Libraries
- Museums
- Parking lots *if associated with another permitted use on the property or as allowed by off-site parking permit*
- Personal and business service
- Warehouse facilities associated with a permitted use within the district *or with the primary hotel within the Urban District in Hana.*

Permitted, but with additional community review, *italics indicate proposed additions* to the permitted use:

- Amusement and recreational activities *if compatible with the historic character of the site subject to review and approval by the applicable planning commission.*
- Eating and drinking establishments *that are locally owned and operated. Any corporate chains or franchises are allowed subject to review and approval by the applicable planning commission.*
- Other similar businesses or commercial enterprises or activities that are not detrimental to the welfare of the surrounding area *or to the historic character of the site.* (Note: this provision already requires review and approval by the appropriate planning commission)

Any use that requires planning commission approval will automatically be sent to the Hana Advisory Committee (HAC) for their review. If the HAC becomes a commission by change of county law, they would then be the appropriate planning commission.

Prohibited or deleted because they would not be compatible with this historic property:

- Animal hospitals, including boarding
- Auditoriums, theaters, gymnasiums including fitness centers, private clubs, and dance halls

- Automobile services (gas stations)
- Bed and breakfast homes, in lawfully existing single-family dwellings
- Buildings and premises used, owned, or operated by government agencies, including community centers
- Combinations of dwelling units with other permitted uses in the same building
- Communication equipment and antennae
- Daycare facilities
- Educational institutions
- Education, specialized
- Farmer's markets
- Home occupations
- Multifamily dwellings, duplexes, and bungalow courts
- Pet shops
- Recycling collection center
- Redemption center
- Religious, benevolent, or philanthropic societies, civic organizations, and quasi-public uses
- Short-term rental homes, in lawfully existing single-family dwellings
- Swap meet or open-air market
- Taxicab, car rental, and U-drive stations and offices

## **D8 Detailed Land Use History.**

The Hana Store Storage Building was thought to be the store itself, constructed in about 1876. More accurate information from the Planning Department places construction a bit later, between 1882 and 1890, but still before Maui County was established in 1905. It was used as a fireproof and secure storage building, and not the store itself.

Though no precise date can be found, at some point the property ceased to be used as a store. Old photographs obtained from the Hana Cultural Center show the wooden store with vehicles likely dating from the 1940s. Sugar faded in the Hana region and entrepreneur Paul Fagan purchased the plantation, turning it into a cattle ranch. In 1946, Mr. Fagan started the Ka`uiki Inn, eventually renamed the Hotel Hana-Maui. During this approximate time frame, the subject property ceased use as a general store and the wooden structure was demolished, leaving only the stone storage building. The hotel began using it for their commercial laundry.

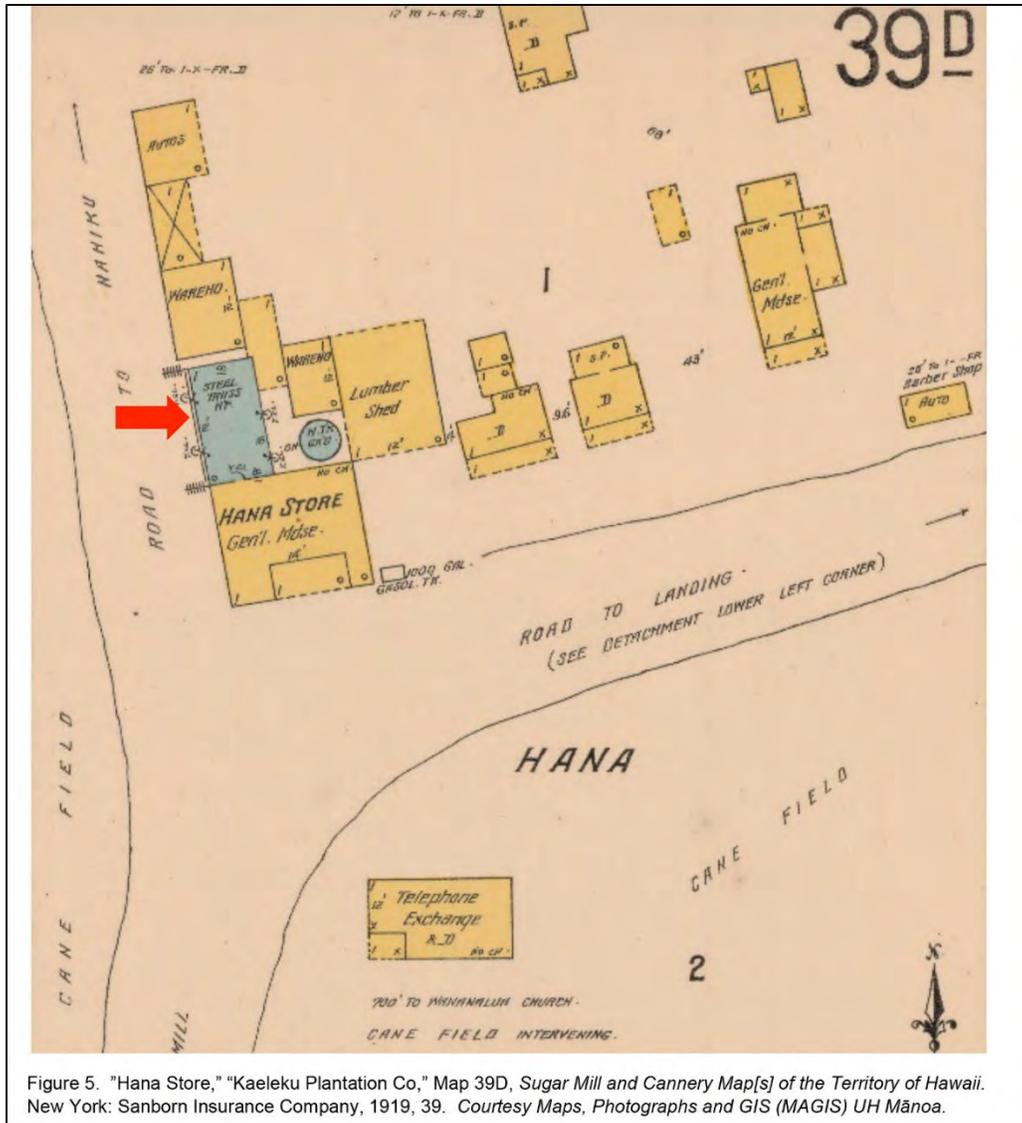


Figure 5. "Hana Store," "Kaeleku Plantation Co.," Map 39D, Sugar Mill and Cannery Map[s] of the Territory of Hawaii. New York: Sanborn Insurance Company, 1919, 39. Courtesy Maps, Photographs and GIS (MAGIS) UH Mānoa.

Figure 9, Sanborn map courtesy of Maui Planning Long Range Division, showing the building was a fireproof structure (blue), and the other structures that comprised the store.

The Board of Supervisors first adopted interim zoning in 1958 with the passage of Ordinance 267. This was a zoning district intended as a temporary measure until the board (now being the County Council) would adopt comprehensive zoning maps for the entire county. Interim zoning was placed over the whole of the "Hana District." The board of supervisors did not adopt a comprehensive zoning code until 1960 with Ordinance 286. This new code was not applied to many places, including Hana.

In the mid-1990s, approximately 35 years later, Maui County undertook a comprehensive zoning program for the State Urban District to replace Interim with an

appropriate zoning district that followed the community plans. Most of the Interim properties were already developed and were therefore zoned according to the land use maps in each community plan. In some instances, however, the Planning Department and County Council believed it was premature to rezone some properties according to the community plan, either because entitling them may result in environmental impacts, or there should be more community review before granting zoning. Accordingly, these few properties were proposed to be zoned to the Urban Reserve district. In 1997 by Ordinance 2597, the County Council adopted zoning for the State Urban area of Hana. The subject property was among those zoned as Urban Reserve.

The purpose of the Urban Reserve district, §19.69 MCC, has the express intent of preventing the premature development of properties. It is one of the most restrictive districts in Title 19 with a very short list of permitted uses, mostly allowing a single-family dwelling, ohanas, agricultural, government buildings, and utility uses. When rezoning, it requires compliance with the community plan.

In approximately 2010, Travaasa stopped using the structure for the hotel laundry because the cesspool could not meet EPA requirements. Adaptive reuse of the historic building was not possible because the zoning did not allow a change of uses, leaving the subject property without an economically viable use.

As a result, to use the property for commercial uses as it was for 100 years, the zoning must be changed.

The owners of the property, Mani Hana Resort (DE) LLC, are in the process of restoring the building to use it for commercial uses. They are seeking zoning that implements the community plan but is modified through conditions to preserve the historic structure and assure the use will always fit in the character of the community.

As noted, proposed improvements have been reviewed by the CRC. Some aspects of improvements have been granted an exemption through SM5 2022-00001 and EAE 2022-00002; others received a SMA minor permit, SM2 2022-00007.

## **D9. Preliminary Archaeological and Historical Data from DLNR**

The property is listed on the State Register of Historic Places, site 50-13-1628. According to the nomination form it was built in approximately 1876; the date is more accurately between 1882 and 1890 per research by the Maui Planning Department. This whitewashed stone building was a fireproof and secure storage building for one of

the two original general stores built during the beginning of the sugar plantation days. The applicant is in the process of rehabilitating the structure and plans to preserve its original form and character.

The project was presented to the Maui Cultural Resources Commission (CRC) on February 3, 2022. The CRC reviewed the plans for rehabilitation, including a site plan, and the materials to be used. They discussed the matter and their approval followed the Planning Department staff recommendations. The applicants are in the process of following their recommendations. Please see Appendix IV for the staff report and approval.

At the time of this submittal, the Department of Land and Natural Resources, State Historic Preservation Division (SHPD), is reviewing the CRC's approvals and project plans.

## **D10. Analysis of Secondary Impacts on Surrounding Uses**

- Increases in property value. Property values are normally enhanced by gaining entitlements such as zoning, or when similar, comparable properties are revalued through sales of nearby properties at market rates ("comps").

The subject property is surrounded by several different land uses.

- To the south is the Hana Maui Resort hotel. Rezoning the subject property is not expected to affect the value of the hotel because it is already fully entitled for hotel use.
- Single-family residences are located to the north and east on properties a little smaller than the subject property. The community plan designates these as Single Family and the zoning is either R-3 Residential under MCC 19.04 or Urban Reserve under MCC 19.69 (a single property). Those zonings are intended for or allow single-family residences and are fundamentally different than the proposed rezoning. These properties will not gain any new entitlements because of this rezoning application, nor will it promote any of them to convert to other uses. As a result, the nearby single-family properties are not expected to either increase or decrease in value.

- The property to the west is within the State Agricultural District, is designated “Public” on the community plan land use map, and is county zoned Interim. The value of this property is not enhanced by rezoning the subject property because of the great assortment of designations and the processes required to use it for anything but agriculture.
- Populations. The effect of rezoning the subject property on Hana’s population will be negligible. The size of the parcel is small, and the overall square footage of the structures is also limited. There will be some additional employment opportunities, but that would be expected to be supportive of the local population and not cause anyone to relocate to the Hana area.
- Housing. Rezoning this property is not expected to either increase or decrease the demand for housing within Hana. There will be some additional jobs that may allow people to pay rent or mortgages, but the overall housing stock will not be changed.
- Community services. Community services are characterized as social services for the young or elderly, those needing help with paying rent, vocational training, schools, shelter needs, healthcare, etc. Changing the zoning on this property is not anticipated to either increase or decrease the demand for community services.
- Employment and secondary jobs. The historic building is currently a vacant, unused resource; and the storage building is used only for storage, therefore no employment is generated from the site.

Rehabilitating the property will generate limited-term construction jobs in repairing the walls and floors, installing plumbing and electrical, replacing windows, renewing the parking area, installing landscaping, etc.

In the long term, rezoning the property and allowing the use of the historic structure will generate employment opportunities within Hana. The number of jobs will partially depend upon the type of business that occupies the building. A retail use would be expected to generate possibly five or six jobs, general office may be less, depending upon the type of business. Indirect employment would also be expected in terms of building and landscape maintenance.

- Compatibility with surrounding uses. The property has more than 100 years of previous commercial use, established at a time before any zoning regulation. Many of the surrounding land uses were developed around the property while it was used for commercial purposes.

Directly across the street to the south is the hotel. The proposed uses at the subject property would be expected to be compatible and complementary to the hotel as it already has several similar business uses within it, including retail, office, and restaurant.

An adjacent residential subdivision to the east and north was developed in the early 1960s, while the subject property was still in commercial use. There are no known reports of disturbances when the laundry was in operation, or when the wooden storage building was used for office space by the hotel. Public outreach has not brought out any history of impact on the area residents.

New uses are likewise not expected to have an impact on the residential area. The most significant mitigation measure to reduce any potential impacts will be the proposed limitations on uses as many of the potentially impactful activities will be eliminated. The historic building is also small at 1,464 total square feet and set relatively far away from homes. Lastly, the wooden storage structure would act as a buffer between activities in the historic stone building and adjacent residences. As a result, it is not expected that commercial uses on the subject property will be incompatible with surrounding uses.

To the west, separated by Hana Highway, is agricultural land that is either fallow or used for cattle ranching. It would be anticipated that considering the size and intensity of the proposed commercial uses, there would be no impact on any agricultural pursuits. Hana Highway, with the volume of traffic it carries, would have more of an impact on agricultural pursuits than would the proposed commercial use.

## **D11. Traffic Impact Analysis**

Many visitors want to experience the natural beauty of East Maui and traveling the Hana Highway is considered one of the most beautiful journeys in the United States. The

roadway and Hana Town itself are considered destinations because of their beauty, history, culture, environment, and lifestyle.

Most visitors are "day-visitors" who drive on their own or in tour busses. They arrive in town, explore, purchase goods and food, then return to their hotels on the more western side of the island.

Other visitors are there for overnight experiences and Hana Town. Accommodations are sought where people can relax and more thoroughly involve themselves in the town, its people, and beauty. There are several accommodations in the urban area of town, most notably the Hana Maui Resort. This resort is situated on the primary, 14.65-acre hotel site and another 12.75 acres for the cottages.

Due to its size and configuration in comparison to the overall journey and experience, the Hana Store Storage Building is unlikely to ever be considered a destination unto itself. Visits to this building would only be an incidental part of anyone's trip to Hana.

As a result, rezoning this property will not generate new traffic. There are no anticipated impacts concerning traffic.

## **D12. Assessment of Proposed Use on Agricultural Use of Property**

There are no proposed agricultural uses for the property.

## **D13. Water Source, Supply, and Distribution Analysis**

The property is currently serviced by the private system that serves much of Hana and is owned by Hana Ranch. Usage will be minimal, less than a single-family residence, as there is only a single restroom with a sink and toilet. The landscaping will have some irrigation as required by county code, but use is expected to be nominal as it frequently rains in Hana. No impacts are anticipated for water use with the property.

## **D14. Sewage Disposal Analysis**

During the hotel laundry days, the site utilized what is referred to by the EPA as a "large-capacity cesspool" to dispose of wastewater. The EPA has required that all such cesspools be closed and either replaced with a modern system or discontinue the land use generating the wastewater. The cesspool ceased operation with the closure of the laundry building in approximately 2010 and was filled with concrete slurry in 2017.

The new use requires a new, Department of Health approved septic system since the building will have a single bathroom with a toilet and sink. The system was designed and approved by the State Department of Health, IWS file 67718.

### **D15. Solid Waste Disposal Analysis**

Solid waste will be generated by commercial activities on the property, the amount will be dependent on the actual business occupying the structure. Because of the small size of the buildings and the proposed uses within them, it is estimated that a typical retail store may generate approximately 10 to 40 pounds of solid waste per day. It would vary from week to week according to the actual, variable use in the building and when deliveries take place. Due to the limited size of the property as well as the small buildings, the amount of solid waste is expected to be insignificant.

### **D16. Identification of Environmentally Sensitive Areas**

There are no known environmentally sensitive areas on the site. The historic building would be considered a sensitive resource, but not in the same terms as environmental conditions normally falling into this category such as native species habitat, wetlands, watersheds, or unstable soils.

### **D17. Identification of Drainage Patterns and Proposed Alterations**

The site is a rectangular, 0.50-acre property, bordered on one side by Hana Highway and Keawe Place on another. It is currently developed with a historic stone building and a wooden storage structure. The site slopes gently at approximately 1.5-2 percent grade toward Keawa Place. Current drainage patterns consist of sheet flow from the mauka parts of the property near Hana Highway to makai at Keawe Place. There are no known reports of drainage being an issue.

The proposed improvements to the site will include removing the old asphalt pavement which covers about 50 percent of the property and is to be replaced mostly with gravel. Only a small amount of pavement will be necessary to accommodate ADA parking and a loading zone stall (Site plan, Appendix III). There will be no grading or topographic alterations with this action.

Because the gravel will be porous, it will allow for the percolation of rain on site. As a result, the overall amount of drainage from the site is expected to decrease over what currently exists.

## **D18. Identification and Summary of meetings between Applicant and Community Groups**

The applicant has done substantial public outreach in two ways. First, a total of 40 letters were mailed on July 22, 2021, to all the property owners within the 500-foot notification area. The letter introduced the concept of changing the zoning and how the uses would be limited so the property would always fit in the character of Hana town. A summary list of proposed uses were included.

The letter invited members of the public to ask questions or provide input on the project. Contact information, including telephone number, email address, and mailing address, was provided. As of this filing, one response was received from an adjoining neighbor who had no objections to the change in zoning. A copy of the letter to the neighbors is included in Appendix VII.

The second effort for public engagement was through Council Member Shane Sincenci's virtual town hall meeting via Bluejeans on October 6, 2021. Several items were discussed at that meeting, the rezoning project was the last item. A PowerPoint was presented to both inform the public of the owners' intentions for the property, as well as to solicit public input. The need to rehabilitate the building was explained, as well as the timing for improvements. The upcoming request to change the zoning from Urban Reserve to conditional Business Country Town was also discussed. The applicant's consultant shared the reason for requesting conditional zoning so that any business that occupies the site will be compatible with the historic building and the character of Hana town.

The meeting was cordial and prompted two comments from attendees. First was a concern about the property being built out with overly large multi-story structures. It was clarified that the property would remain the same with the historic building and storage remaining and as only single-story structures. The second was a request to do an Environmental Assessment (EA). It was explained that the community plan was not being changed, so that is not a trigger for an EA.

The meeting prompted several responses via email in support of the change and with suggestions of what the building could be used for. Suggestions included an art center, a microbrewery, and a farmer's market.

Copies of the letter sent to neighbors, the PowerPoint, and response emails are in Appendix VII.

## **D19. Photographs of Project Site**

Photographs of the site are in Appendix VIII and include the current site and historic photographs, probably from the 1940s.

## **D20. Development Schedule**

The goal of the applicant is to have the building ready for occupancy as soon as the zoning is changed.

Work that requires no permits, mostly cleaning up the site and securing the building, has mostly been completed. Applications to rehabilitate the building and property were filed in June and July of 2021. The first, assessment SMX 20210253 was filed to renovate the existing wooden storage building and renovate the parking area. This was approved under SMA minor permit SM2 202200007.

Another application, SMX 20210213 was filed to rehabilitate the historic stone building. The project plans were reviewed and approved by the Cultural Resources Commission (CRC) on February 3, 2022. The approval included small plan modifications and requirements recommended by the Planning Department staff. Both SMA and EA exemptions were approved on May 16, 2022, with SM5 202200001 and EAE 202200002.

While the building may be made ready for a tenant in advance of the change of zoning, it cannot be occupied until the business zoning is established and a certificate of occupancy for a specific use has been obtained. The applicant will start discussions with potential lessees in advance of the council's action on the change of zoning.

## **D21. Schematic Site Development Plans**

Site development plans are in Appendix III.

## **D22. Operations and Management of Proposed Use**

Operations and management of the property will fall under Mani Hana Resort (DE) LLC., with a property manager who will manage this building as well as the different spaces at Hana Town Center. Management duties will include maintaining the physical property, collecting rents, handling tenant relations, and communicating with the owners.

## **D23. Identification of Traditional Beach and Mountain Access**

There are no known traditional beach or mountain accesses through the property.

## **D24. Identification and Assessment of Chemicals and Fertilizers Used**

Chemicals used on the property would mostly fall into the household variety to control insects or vegetation. Because there has not been any agriculture on the property for well more than 100 years and a significant portion of the property is covered with impervious surfaces, their use has been minor and incidental. The only chemicals used in any quantity would be attributed to the commercial laundry that ceased operations more than 10 years ago. There are no records of what was used, but it is expected they would include detergents and bleaches, mostly for bedding and towels.

## **Appendices**

Appendix I – Draft Bill for an Ordinance,  
Proposed Conditions and Zoning Map

Appendix II – Edited list of Permitted Uses from  
Title 19.15

Appendix III - Site Plan and Improvements

Appendix IV – Cultural Resources Commission  
Review and Approval, State Historic Nomination  
Form

Appendix V – Historic Building and SMA Permits

Appendix VI – SMA Review and Approval

Appendix VII – Public Outreach

Appendix VIII – Photographs

# Appendices

# Appendix I – Draft Bill for an Ordinance with Map, Description, and Proposed Conditions

ORDINANCE NO. \_\_\_\_\_

BILL NO. \_\_\_\_\_ (2022)

A BILL FOR AN ORDINANCE TO CHANGE ZONING  
FROM URBAN RESERVE TO B-CT COUNTRY TOWN BUSINESS DISTRICT  
(CONDITIONAL ZONING) FOR PROPERTY SITUATED AT HANA, MAUI,  
HAWAII, TAX MAP KEY (2) 1-4-013:001

BE IT ORDAINED BY THE PEOPLE OF THE COUNTY OF MAUI:

SECTION 1. In accordance with Chapters 19.15 and 19.510, Maui County Code, a change in zoning from Interim District to B-CT Country Town Business District (conditional zoning) is granted for the certain real property situated at Hana, Maui, Hawaii, and identified for real property tax purposes as tax map key (2) 1-4-013:0001, containing an area of 21,711 square feet, more or less, and more particularly described in Exhibit "1," which is attached and incorporated into this ordinance, and on Land Zoning Map \_\_\_\_\_ in Exhibit "2", which is on file in the Office of the County Clerk of the County of Maui and incorporated into this ordinance, and subject to the conditions established in Exhibit "3."

SECTION 2. In accordance with Section 19.510.050, Maui County Code, the zoning granted by this ordinance is subject to the conditions established in Exhibit "3," which is incorporated into this ordinance, and the Unilateral Agreement and Declaration of Conditional Zoning, which is attached and incorporated into this ordinance as Exhibit "4."

SECTION 4. This ordinance takes effect upon its approval.

APPROVED AS TO FORM  
AND LEGALITY:

---

Department of the Corporation  
Counsel County of Maui

# EXHIBIT "1"

## LAND DESCRIPTION

Lot 1

Of

HANA RANCH HOUSELOTS SUBDIVISION (FILE PLAN 866)

All of that certain parcel of land, being Lot 1 of HANA RANCH HOUSELOTS SUBDIVISION (FILE PLAN 866) being portions of Grant 883 to G.P. Judd and Royal Patent 3108, Land Commission award 419:1 to Kawainui, situated on easterly side of Hana Highway, Wananalua, Hana, Island and county of Maui, State of Hawaii and being more particularly described as follows:

Beginning at the northwesterly corner of this parcel of land on the easterly boundary of Hana Highway, said corner also being the southwest corner of Lot 9 of "HANA RANCH HOUSELOTS SUBDIVISION" (FILE PLAN 866), the coordinates of said point of beginning referred to Government Survey Triangulation Station "KAUIKI", being:

382.20 feet North

2122.77 feet West

and running by azimuths measured clockwise from true South:

- |    |   |             |  |
|----|---|-------------|--|
| 1. | 250°30'   | 107.91 feet | along the southerly line of Lot 9 of "HANA RANCH HOUSELOTS SUBDIVISION to the Southeasterly corner of lot 10; thence,                    |
| 2. | 256°00'   | 16.77 feet  | along Lot 10 to the northwest corner of Lot 2 of "HANA RANCH HOUSELOTS SUBDIVISION; thence,  |
| 3. | 340°30'   | 162.34 feet | along the westerly line of Lot 2 of "HANA RANCH HOUSELOTS SUBDIVISION" to a point on the northerly boundary line of Keawa Place; thence, |
| 4. | 64°30'  | 107.94 feet | along the northerly boundary line of Keawa place; thence,  |
| 5. | along same, along a curve to the right with a radius of 20.00 feet, the chord azimuth and distance being: |             |  |
|    | 113°04'30"  | 29.99 feet  | To a point on the easterly boundary right-of-way of Hana Highway; thence,  |
| 6. | 161°39'   | 122.86 feet | along the easterly boundary of Hana Highway; thence,   |

7. 164°44' 32.19 feet

along same to the point of beginning and containing 21,711 square feet of land more or less.

Prepared by: Maui Land Surveyors LLC  
Date: September 1, 2021

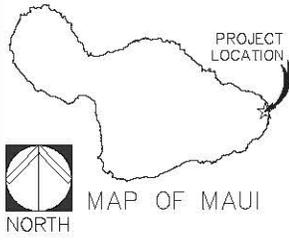
This work was prepared by me or under my direct supervision

Allen Hale  
Licensed Professional Land Surveyor  
State of Hawai'i Certification Number LS18574  
License Expiration Date: April 30, 2022



EXHIBIT "2"

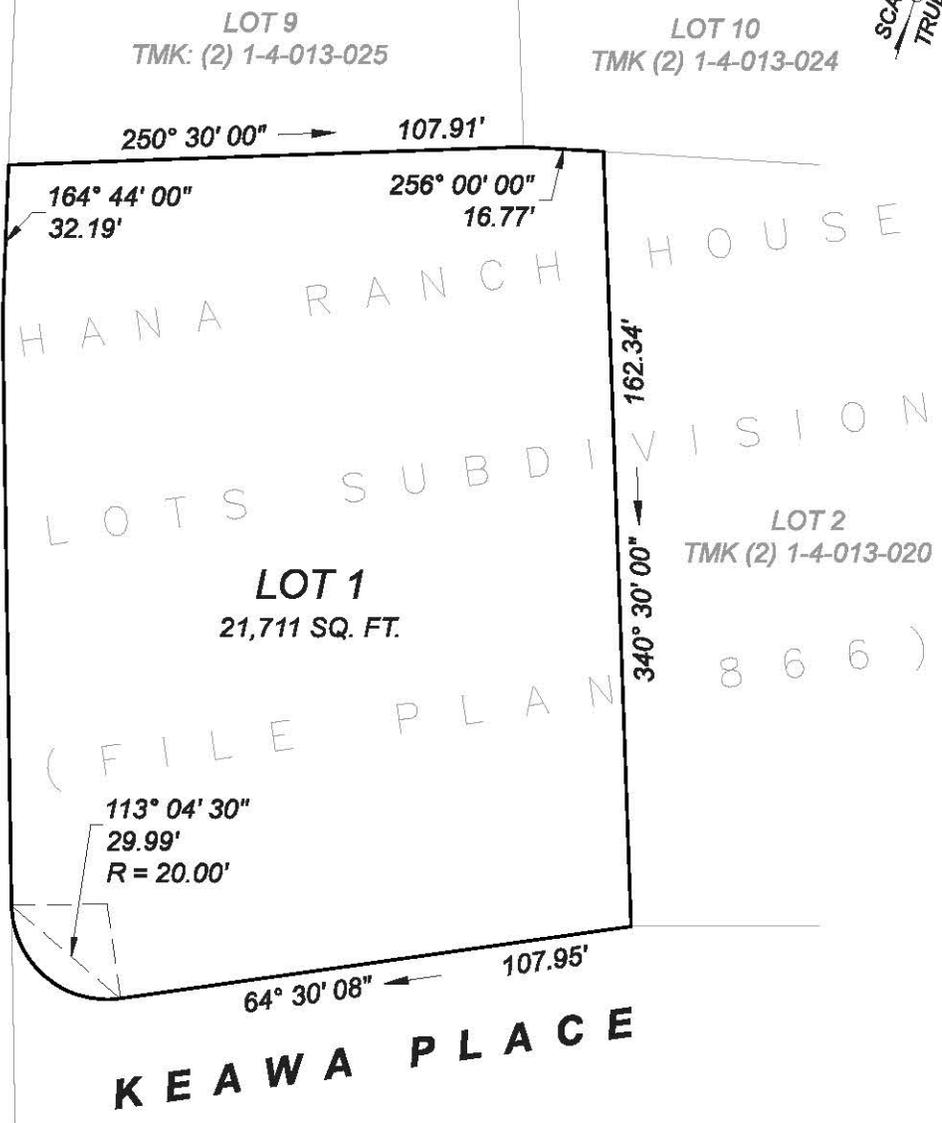
DATE: 1/28/2022



SCALE: 1" = 50'  
TRUE NORTH

VACINITY MAP

HANA HIGHWAY



TMK (2) 1-4-013:001

AREA=21,711 SQ. FT.

**LAND ZONING MAP NO.**

CHANGE IN ZONING - WANANALUA, HANA, MAUI, HAWAII  
FROM URBAN RESERVE TO CONDITIONAL BUSINESS COUNTRY TOWN

APPROVED:

COUNTY CLERK DATE

PUBLIC HEARING:

ADOPTED - COUNCIL:

ADOPTED - MAYOR:

ORDINANCE:

APPROVED:

COUNTY CLERK DATE

DATE:

SCALE: 1" = 30'

**OFFICE OF THE COUNTY CLERK**  
200 HIGH STREET, WAILUKU, MAUI, HAWAII 96793

## EXHIBIT “3”

### CONDITIONS OF ZONING

1. The permitted uses of this property are limited to:
  - a) Amusement and recreational activities if compatible with the historic character of the site subject to review and approval by the appropriate planning commission.
  - b) Art and music studios
  - c) Eating and drinking establishments that are locally owned and operated. Any corporate chains or franchises are allowed subject to review and approval by the appropriate planning commission
  - d) General merchandising
  - e) General office
  - f) Hardware, feed, and garden stores
  - g) Libraries
  - h) Museums
  - i) Parking lots if associated with another permitted use on the property or as allowed by off-site parking permit
  - j) Personal and business service
  - k) Warehouse facilities associated with a permitted use within the district or with the primary hotel within the Urban District in Hana.
  - l) Other similar businesses or commercial enterprises or activities that are not detrimental to the welfare of the surrounding area or to the historic character of the site

Appendix II – Permitted Uses from Maui County  
Code, Title 19.15.020, edited as applicable to  
subject property

The list below is all of the normally permitted uses from Maui County Code 19.15.050, but edited to illustrate the proposed conditions of zoning. Normal text illustrates permitted uses, use of *italics* shows a modification of a use, and ~~strikeout~~ means that a use would not be permitted on this property.

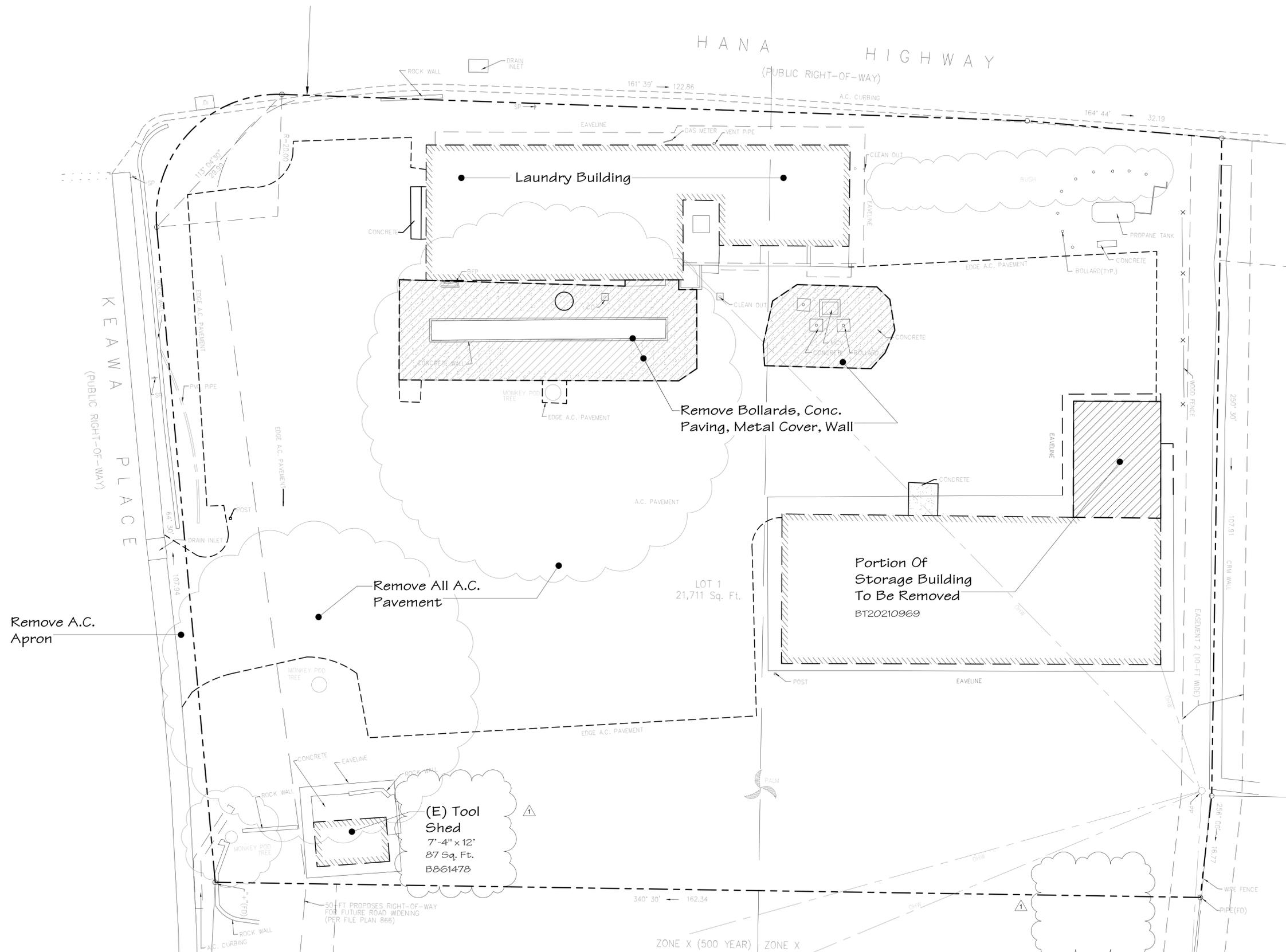
**19.15.020 Permitted uses.**

Within the B-CT country town business district, the following uses shall be permitted:

Permitted uses	Criteria or limitations
Amusement and recreational activities <i>if compatible with the historic character of the site subject to review and approval by the appropriate planning commission.</i>	Conducted wholly within a completely enclosed building
<del>Animal hospitals, including boarding</del>	
Art and music studios	
<del>Auditoriums, theaters, gymnasiums including fitness centers, private clubs and dance halls</del>	
<del>Automobile services</del>	
<del>Bed and breakfast homes, in lawfully existing single-family dwellings</del>	Subject to the restrictions and standards of section 19.64.030 of this code
<del>Buildings and premises used, owned, or operated by government agencies, including community centers</del>	
<del>Combinations of dwelling units with other permitted uses in the same building</del>	Except on Molokai
<del>Communication equipment and antennae</del>	Provided that it is part of or supported by a building
<del>Day care facilities</del>	Except on Molokai
Eating and drinking establishments <i>that are locally owned and operated. Any corporate chains or franchises are allowed subject to review and approval by the appropriate planning commission</i>	
<del>Educational institutions</del>	
<del>Education, specialized</del>	
<del>Farmer's markets</del>	
<del>General merchandising</del>	
<del>General office</del>	
Hardware, feed, and garden stores	Provided, that feed and fertilizer are kept within an enclosed building
<del>Home occupations</del>	<del>Within lawfully existing single family dwellings</del>
Libraries	
<del>Multifamily dwellings, duplexes, and bungalow courts</del>	Except on Lanai and Molokai
<del>Museums</del>	
<del>Parking lots if associated with another permitted use on the property or as allowed by off-site parking permit</del>	
Personal and business service	Except for dry cleaning on Lanai. Printing establishments shall be conducted within an enclosed building

Pet shops	
Recycling collection center	Conducted wholly within a completely enclosed building or within an area enclosed on all sides by a solid fence or wall at least six feet in height; and provided, that no goods, materials, or objects shall be stacked higher than the fence or walls so erected
Redemption center	
Religious, benevolent, or philanthropic societies, civic organizations, and quasi public uses	
Short term rental homes, in lawfully existing single-family dwellings	Subject to the restrictions and standards of chapter 19.65 of this code
Swap meet or open air market	
Taxicab, car rental, and U drive stations and offices	
Warehouse facilities associated with a permitted use within the district <i>or with the primary hotel within the Urban District in Hana.</i>	
Other similar businesses or commercial enterprises or activities that are not detrimental to the welfare of the surrounding area <i>or to the historic character of the site</i>	Provided that such uses shall be approved by the appropriate planning commission as conforming to the intent of this article

## Appendix III - Site Plan and Improvements



1 Existing/ Demolition Site Plan  
Scale: 1/8" = 1'-0"

Existing Permit No.'s

B892515, B901949, B860669, B861478, SM2 900043, SM2 870195

Revisions	
1	11/17/21 Revised notes for exist shed. Omitted (E) shed at PL

This work was prepared by me or under my direct supervision and construction of this project will be under my supervision.

**MARTIN V. COOPER**  
PROFESSIONAL ARCHITECT  
No. 7350  
HAWAII

License expires on 04/30/22

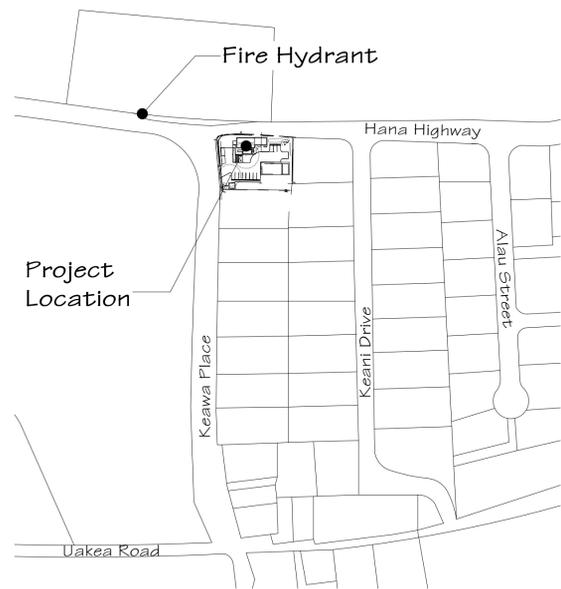
Existing/ Demolition Site Plan

Proposed Alteration For:  
**Mani Hana Resort (DE) LLC**  
Keawa Place, Hana, Highway, Hawaii  
TMK: (2)1-4-013:001

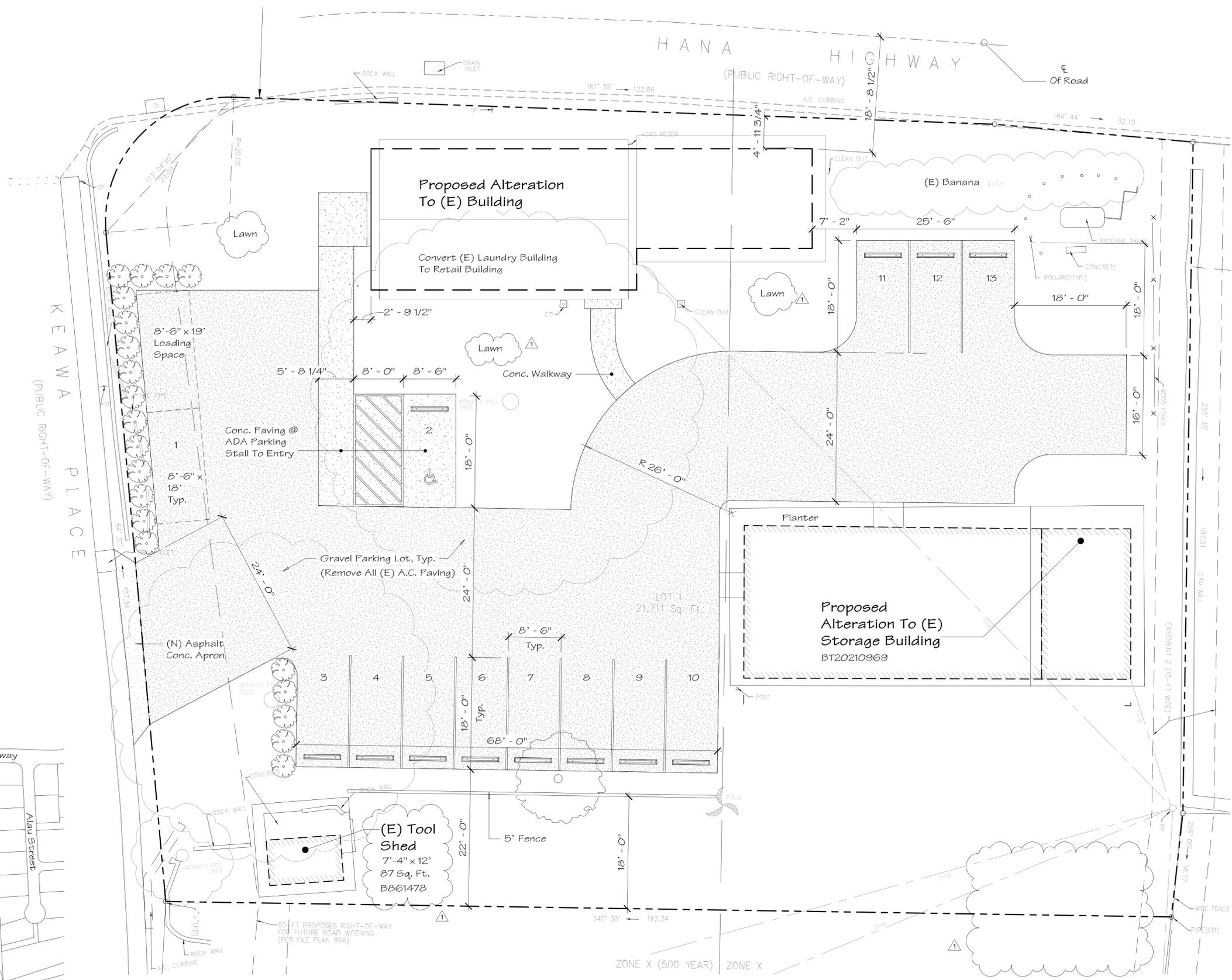
**HUNTON CONRAD & ASSOCIATES INC**

Date: June 30, 2021  
Scale: 1/8" = 1'-0"  
Drawn: RN  
Job: HCG

Sheet:  
**AO**



**A** Vicinity Map/ Fire Hydrant Location  
Scale: 1" = 200'-0"



**1** Site Plan  
Scale: 1/8" = 1'-0"

Existing Permit No.'s  
B892515, B901949, B860669, B861478,  
SM2 900043, SM2 870195

Revisions	

This work was prepared by me or under my direct supervision and construction of this project will be under my supervision.

**MARTIN V. COOPER**  
PROFESSIONAL ARCHITECT  
No. 7350  
HAWAII

License expires on 04/30/22

Site Plan

Proposed Improvements For:  
**Mani Hana Resort (DE) LLC**  
Keawa Place, Hana, Highway, Hawaii  
TMK: (2)1-4-013:001

Date: June 30, 2021  
Scale: As indicated  
Drawn: RN  
Job: HCG  
Sheet:

**A1**

**HUNTON CONRAD & ASSOCIATES INC**



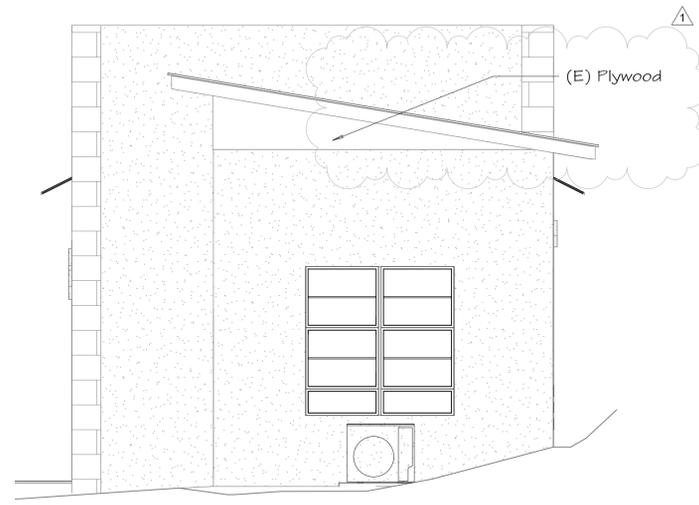
1 East Elevation

Scale: 1/4" = 1'-0"



2 South Elevation

Scale: 1/4" = 1'-0"



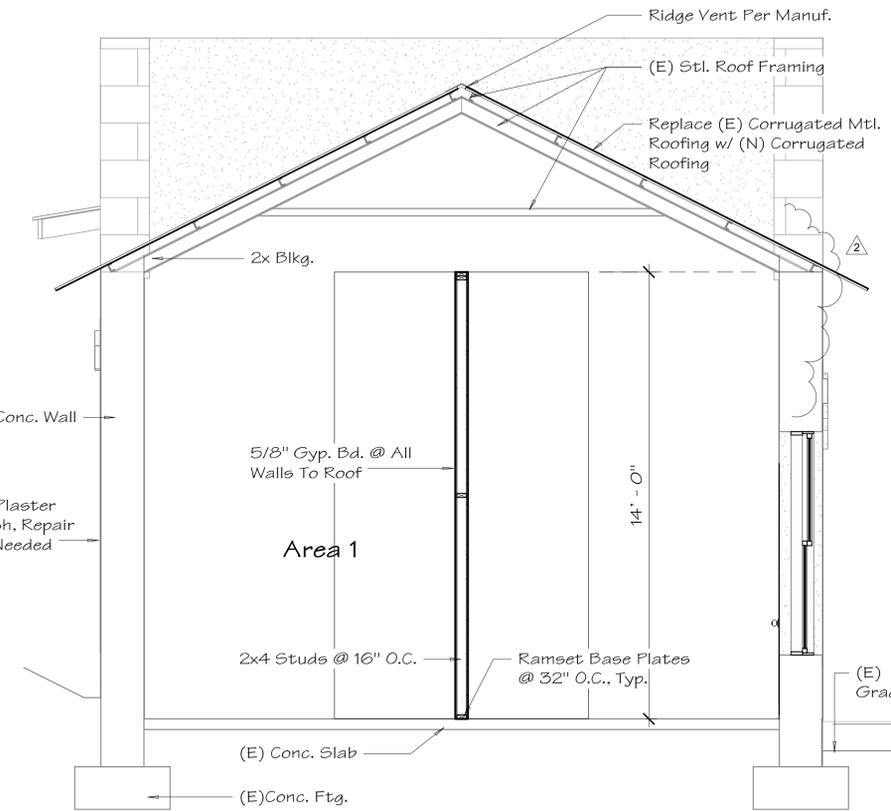
3 North Elevation

Scale: 1/4" = 1'-0"



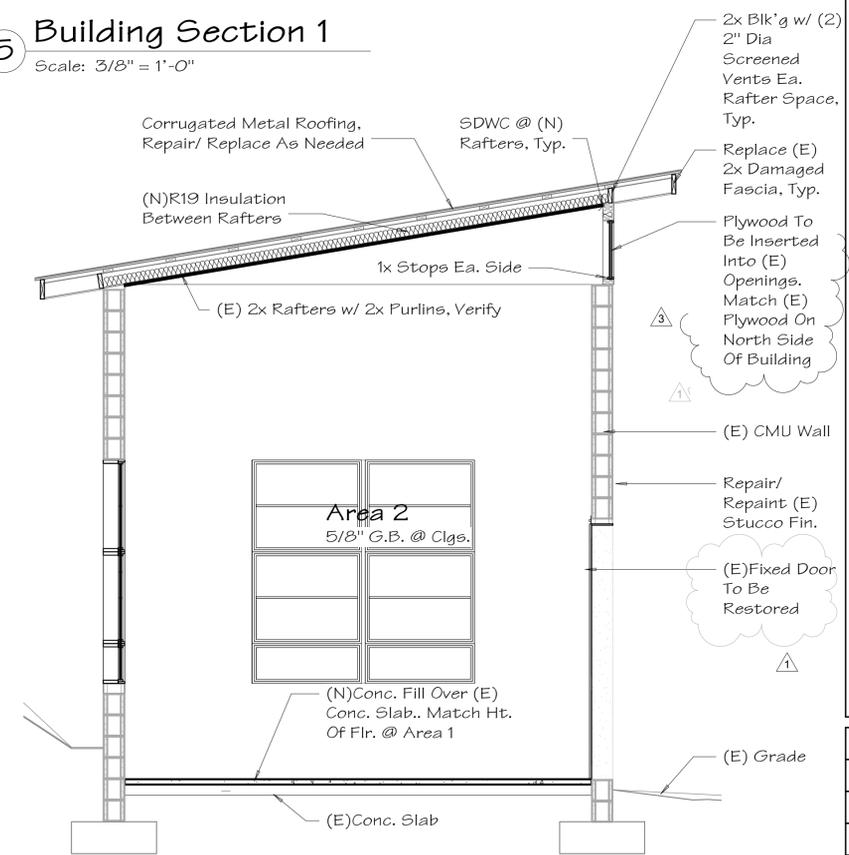
4 West Elevation

Scale: 1/4" = 1'-0"



5 Building Section 1

Scale: 3/8" = 1'-0"



6 Building Section 2

Scale: 3/8" = 1'-0"

Revisions		
3	1/5/22	Rev. note
2	1/5/22	Rev'd section 4 notes
1	11/17/21	Rev'd 4 added notes

This work was prepared by me or under my direct supervision and construction of this project will be under my supervision.



Exterior Elevations & Building Sections

Proposed Alteration For:  
**Mani Hana Resort (DE) LLC**  
 Keawa Place, Hana, Highway, Hawaii  
 TMK: (2)1-4-013:001

HUNTON CONRAD & ASSOCIATES INC

Date: June 30, 2021

Scale: As indicated

Drawn: RN

Job: HCG

Sheet:

A3

## Appendix IV – Cultural Resources:

- CRC Review and Approval
  - State Nomination Form

MICHAEL P. VICTORINO  
Mayor

MICHELE CHOUTEAU MCLEAN, AICP  
Director

JORDAN E. HART  
Deputy Director



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

February 25, 2022

Hunton Conrad  
1102 Mailuna Place  
Makawao, Hawai'i 96768

Dear Mr. Conrad:

**RE: COMMENTS FROM THE MAUI COUNTY CULTURAL RESOURCES COMMISSION ON PLANS TO ALTER THE FORMER HĀNA STORE STORAGE BUILDING AT KEAWA PLACE, HĀNA, TMK (2) 1-4-013:001 (SMX 2021/0253)**

At its February 3, 2022 meeting, the Maui County Cultural Resources Commission (Commission) reviewed the subject plans and voted to adopt the recommendations as stated in the attached staff report.

Should you have any questions or require additional clarification, please contact Annalise Kehler, Cultural Resources Planner, at (808) 270-7506 or email [annalise.kehler@mauicounty.gov](mailto:annalise.kehler@mauicounty.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "Michele Chouteau McLean".

MICHELE CHOUTEAU MCLEAN, AICP  
Planning Director

xc: Hunton Conrad, consultant, [conradhunton@gmail.com](mailto:conradhunton@gmail.com) (PDF)  
Mani Hana Resort (DE) LLC, applicant/owner, [dmani@manibrothers.com](mailto:dmani@manibrothers.com) (PDF)  
Will Spence, [mauiwill@gmail.com](mailto:mauiwill@gmail.com) (PDF)  
Paul Fasi, Current Division (PDF)  
Mary Kodama, State Historic Preservation Division, [mary.kodama@hawaii.gov](mailto:mary.kodama@hawaii.gov) (PDF)  
Andrew McCallister, State Historic Preservation Division, [andrew.mccallister@hawaii.gov](mailto:andrew.mccallister@hawaii.gov) (PDF)  
Janet Six, County Department of Management (PDF)

MCM:AAK:rhl

K:\WP\_DOCS\Planning\CRC\2021\Design Reviews\Rehabilitation - Hana Store (Laundry Bldg)\Comment Letter to Hunton Conrad - Hana Store Renovations.doc

MICHAEL P. VICTORINO  
Mayor

MICHELE CHOUTEAU MCLEAN, AICP  
Director

JORDAN E. HART  
Deputy Director



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

February 3, 2022

**MEMORANDUM**

**TO:** Chair Brandis Sarich and Members of the Cultural Resources Commission

**FROM:** Michele Chouteau McLean, AICP, Planning Director 

**SUBJECT:** **DESIGN REVIEW FOR PLANS TO ALTER THE FORMER HĀNA STORE STORAGE BUILDING AT KEAWA PLACE, HĀNA, TMK (2) 1-4-013:001 (SMX 202/0253)**

**REQUEST**

The consultant, Hunton Conrad, on behalf of owner and applicant, Mani Hana Resort (DE) LLC, requests the Cultural Resources Commission's (Commission) comments on plans to alter the former Hāna Store storage building. The subject building was listed in the Hawai'i Register of Historic Places in 1990.

**AUTHORITY**

The Commission is authorized to comment on projects that affect buildings eligible for the Hawai'i Register of Historic Places under Subsection 2.88.060.F, Maui County Code.

**BACKGROUND**

This staff report replaces an earlier version dated December 2, 2021. The report has been updated to reflect revised plans that were submitted to the Department of Planning in January of this year.

The plans call for the following alterations to the subject building and site:

- Removal of an attached shed.
- Removal and replacement of current parking surfaces.
- Sitework like landscaping and irrigation.
- Interior and exterior repairs and changes to the original, 19<sup>th</sup> century portion of the building and the 20<sup>th</sup> century addition.

Please review the attached plans for additional information.

For historical background on the building, please review the attached report, which was researched and compiled by Department planner Stanley Solamillo.

## **FINDINGS**

As stipulated in Subsection 2.88.060.F, Maui County Code, the Commission is guided by the Secretary of the Interior's Standards for Rehabilitation (Standards) when performing design review for projects affecting historic buildings eligible for listing in the Hawai'i or National Registers of Historic Places. Because the building is listed in the Hawai'i Register, this staff report uses the Standards to analyze the plans.

The Standards that apply to this project include:

- **Standard #1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.**

Analysis: Historically, the building functioned as the storage building for the Hāna Store (which no longer exists). Most recently, it served as the laundry facility for the hotel in Hāna. The plans have been modified so that conversion of the building to retail use will involve minimal changes to the building. Interior walls will no longer be placed in front of existing window openings. New interior wood walls that obscure the interior surfaces of the historic coral and stone walls will no longer be constructed.

Sheet A1 indicates that a gravel parking lot will cover a large portion of the site. While this is better than the asphalt concrete surface that currently serves as the parking lot, perhaps some areas, especially by the proposed loading area at the corner of Keawa Place and Hāna Highway,

Sheets A2 and A3 indicate that a new air conditioning system will be installed. Preservation Brief 24, which discusses best practices for selecting mechanical systems for historic buildings, should be consulted: <https://www.nps.gov/tps/how-to-preserve/briefs/24-heat-vent-cool.htm>

- **Standard #2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.**

Analysis: The windows have shutter hinges on their exterior surrounds. These hinges should be retained and preserved because they indicate that the building once had shutters. Retaining these hinges may allow for the installation of operable shutters in the future.



*Figure 1 - Shutter hinges visible on historic window surrounds.*

- **Standard #3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.**

Analysis: If possible, historic photos of the building should be located. This will ensure that conjectural replacement windows and doors are avoided.

- **Standard #4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.**

Analysis: The rear addition appears to have been made sometime between the 1940s and 1960s, making it likely over 50 years old. At this point, the addition is probably historic in its own right, so it is appropriate that it be retained. The plans should ensure that the unique, character-defining features of this addition are retained as well. Currently, sheet A3 indicates that the screened clerestory openings on the addition's primary facade will be covered with plywood. This is an interesting and unique feature that should be retained and preserved, if possible.



*Figure 2 - Clerestory openings on 20th century addition.*

Sheets A2 and A4 indicate that the historic metal-framed awning windows will be retained and reglazed. These windows are unique, so preserving and repairing them is consistent with this standard.



*Figure 3 - Metal-framed awning windows on 20th century addition.*

- **Standard #5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.**

Analysis: Samples of plaster on the original, 19<sup>th</sup> century portion of the building should be collected and sent to a laboratory for analysis. Repairs should be made with a plaster mixture that is chemically similar to or compatible with the plaster on this portion of the building. Modern cement plasters are typically harder than historic lime-based plasters and are therefore inappropriate for use in repairs, especially if the original plaster is found to still be intact. The

project should consult and follow the guidance provided in Preservation Brief 22 concerning the preservation and repair of historic plaster (stucco): <https://www.nps.gov/tps/how-to-preserve/preservedocs/preservation-briefs/22Preserve-Brief-Stucco.pdf>

Care should also be taken to ensure that repairs do not alter the unique texture of the plaster walls on the 19<sup>th</sup> century portion of the building.



*Figure 4 - Photo demonstrating unique texture of the historic masonry walls.*

The roof framing in the original portion of the building consists of historic top chords, trusses, and a ridge beam made of metal. The bottom chords consist of metal rods. This roof framing system is highly unique and rare. It is a character-defining feature. Originally, the plans called for installation of a drop ceiling, which would obscure this framing system. This has since been eliminated and the structural members will be left exposed. Additionally, it is recommended that the rust be removed from them and that they be primed and painted with an appropriate paint. It appears that the members are made of cast and wrought iron. This should be verified and then best practices for cleaning and maintenance should be determined based on the metal type. This would protect the members and help ensure they last another 131 years.



*Figure 5 - Interior roof framing in original portion of the building.*

- **Standard #6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.**

Analysis: As indicated in the analysis of Standard #3, historic photos would help ensure that windows and doors are fitted with appropriate replacements. Investigation of window frames on the original portion of the building should also be done to see if any of them are historic. Information, such as the width and thickness of top and bottom sashes, can sometimes be obtained from original window frames. Original window frames might also indicate how deep each sash sat within the frame. Same with window sill and stool details. If any originals remain, they can be measured and documented. All of this information can be used to select appropriate replacement windows and details.

- **Standard #7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.**

Analysis: Care should be taken to ensure that best practices are used to clean and prepare exterior and interior surfaces. Preservation Brief 1, which discusses cleaning practices for

historic masonry buildings should be consulted: <https://www.nps.gov/tps/how-to-preserve/preservedocs/preservation-briefs/01Preserve-Brief-Cleaning.pdf>

- **Standard #8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.**

Analysis: According to the Special Management Area Assessment Application, the existing asphalt concrete and concrete paving at the parking lot will be removed and replaced with gravel and concrete paving. The proposed ground disturbance includes an area of approximately 9,800 square feet and a maximum depth of excavation of one foot. The quantity of cut/fill is identified on the application as three cubic yards.

Additionally, the plans indicate that new landscaping, drip irrigation, and a backflow preventer will be installed.

Given the age of the building and related site features as well as the property's proximity to nearby cultural sites, consultation with the State Historic Preservation Division and the County Archaeologist should be done to determine what archaeological identification or mitigation measures may be appropriate for the project.

## **DEPARTMENT RECOMMENDATIONS**

In addition to the findings and recommendations previously discussed in this report, the Department also recommends the following:

- The building may be worthy of being recorded as a Historic American Building Survey (HABS) project like other significant buildings in Maui County.
- The current Hawai'i Register nomination needs to be updated with the new information that has been compiled by the Department. The updated nomination should change the building's name from "Hāna Store" to the "Hāna Store Storage Building," as it originally served as the storage building for the store, not the actual store.

### Attachments

xc: Hunton Conrad, Consultant, [conradhunton@gmail.com](mailto:conradhunton@gmail.com) (PDF)  
William Spence, [mauiwill@gmail.com](mailto:mauiwill@gmail.com) (PDF)

MCM:AAK:rh1

K:\WP\_DOCS\Planning\CRC\2021\Design Reviews\Rehabilitation - Hana Store (Laundry Bldg)\Staff Report to CRC V2 -Design Review-Rehabilitation-Hana Store.docx













## Hana Resort Laundry Room/Hana Store

### BACKGROUND ON THE SUBJECT PROPERTY

Hana Resort Laundry Room is also known as the Hana Store and is listed in the Hawai'i Register of Historic Places (HRHP). It is purported to be one of the three oldest buildings in Hāna, and is recalled as having been constructed c. 1876. However, a review of registered survey maps of the town that were produced in 1882 and 1890 (Figures 1-4) as well as a 1919 Sanborn Insurance Co. map for the Kaeleku Sugar Co. (Figure 5) indicates that the current building identified as the "Hana Store" is not the store building at all, but a storage building. It also appears to have been constructed later than 1876. It is not recorded on the map of 1882 (although the Hana Store is) but it is included on the map of 1890, where it was shown as having been built abutting the rear façade of the store.

In 1919 the building was recorded in the *Sugar Mill and Cannery Map[s] of the Territory of Hawaii* by the Sanborn Insurance Co. (Figure 5) as one-story in height, tinted blue for stone construction, and fireproof. It had a metal cornice on the side façade that paralleled the "ROAD TO NAHIKU," windows with iron shutters on both side facades, and fire walls at each end that were 3'-0" above the ridge of a "STEEL TRUSS R[OO]F."<sup>1</sup> In contrast, "Hana Store" was tinted yellow for wood construction, was one story in height like the plantation dwellings nearby, with a wood shingle roof, and "NO CH[IMNEY]."<sup>2</sup> The Hana Store was part of a complex that consisted of eight buildings and structures. They included the store, the storage building, a stone water tank, two wood framed warehouses and three sheds, one of which sheltered automobiles. An addition was made later to the storage building sometime during the 1950s-60s and the store and associated outbuildings were demolished at indeterminate dates. The storage building is the only remnant of the Hana Store.

Hana Store may have opened as early as the 1870s, if not earlier, but the construction of a fireproof storage building between 1882 and 1890 may have occurred from the direct involvement of its Honolulu agent, M.S. Grinbaum & Company, a successful import/export merchandiser, in the sugar company's operations by 1884.

M.S. Grinbaum & Company, Ltd. (MSG&Co) appears to have been formed in 1866 and served as the commercial agent for the Hana Plantation Co (HPCo) for 25 years. The company's antecedent was a firm founded by a Jewish merchant named A.S. Grinbaum who arrived in Honolulu from San Francisco in 1856.<sup>3</sup> He stayed in Honolulu for seven years before returning to the mainland, and was purported to have become wealthy from general merchandising in Hawai'i.<sup>4</sup> He later advised two nephews, Morris S. Grinbaum and Morris Louisson, to go to Honolulu and pursue similar ventures. They followed his recommendation, incorporated MSG&Co, and the company was later advertised as "Importers and General Merchandise" and

---

<sup>1</sup> "Hana Store," "Kaeleku Plantation Co," Map 39D, *Sugar Mill and Cannery Map[s] of the Territory of Hawaii*. New York: Sanborn Insurance Company, 1919, 39.

<sup>2</sup> "Hana Store," "Kaeleku Plantation Co," Map 39D, *Sugar Mill and Cannery Map[s] of the Territory of Hawaii*. New York: Sanborn Insurance Company, 1919, 39.

<sup>3</sup> Coffee, Rudolph L. "Jews and Judaism in the Hawaiian Islands." In *The Menorah*, Vol. 33, No. 1. New York: The Manarah Company, 1902, 260.

<sup>4</sup> Coffee, Rudolph L. "Jews and Judaism in the Hawaiian Islands." In *The Menorah*, Vol. 33, No. 1. New York: The Manarah Company, 1902, 260.

“Commission Merchants.”<sup>5</sup> MSG&Co became the commercial agent for the Hana Plantation Co. by 1884<sup>6</sup> in addition to Heeia Sugar Plantation Company in Ko‘olau, as well as independent planters Barnes & Palmer and Bailey Brothers in Wailuku, and Thompson & Brothers in Kohala.<sup>7</sup>

MSG&Co acquired the Hana Plantation Co. in 1887,<sup>8</sup> purchased the acreage of nearby independent planters, and consolidated them under a single entity by 1893.<sup>9</sup> Although it is generally regarded as responsible for reversing the financial troubles that the Hana Plantation Co. had experienced under Lindgren, A.B. Howe, and Cook, as well as Needham and Unna,<sup>10</sup> it still could not prevent the company’s descent into receivership. The company appears to have emerged from it in late 1904,<sup>11</sup> and was renamed and incorporated by MSG&Co as Kaeleku Sugar Company, Ltd. in 1905.<sup>12</sup>

MSG&Co’s determination to make Kaeleku Sugar Co. a success, caused it to abandon its mercantile business in Honolulu and dedicate all of its assets to the new entity. In statements released to the press in late 1905, it announced that “M.S. Grinbaum will go out of the mercantile business and devote undivided attention to sugar plantation development on the Island of Maui [and] the old Hana plantation reincorporated...as the Kaeleku Sugar Company.”<sup>13</sup>

The company achieved its objective and by 1908, it was rumored that Grinbaum would sell Kaeleku Sugar Company to T.H. Davies, then “disincorporate and go out of business.”<sup>14</sup> The announcement was premature but the transition did occur in the following year.<sup>15</sup>

Little is known about the operations of the Hana Store before or after Grinbaum’s involvement with the company. With the exception of two managers—Henry C. Ovenden (1898-1906) and Joseph Herrscher (1924-35)—the store was supervised by a number of replacements who

---

<sup>5</sup> “Grinbaum M.S.&Co, importers and commission agents.” *Hawaiian Kingdom Statistical and Commercial Directory and Tourists’ Guide, 1880-81*. San Francisco: George Bowser & Co., 1880, 72; “MS Grinbaum & Co, Importers and General Merchandise,” “MS Grinbaum & Co., Commission Merchants,” *Daily Bulletin*. Honolulu: J.W. Robertson & Co, February 24, 1882, 1.

<sup>6</sup> “Hana Plantation (plantation and mill) A and O Unna, proprietors and managers, M S Grinbaum & Co agents, Honolulu, Hana,” *McKenney’s Hawaiian Directory*. San Francisco: L.M. McKenney & Co., 1884-85, 333.

<sup>7</sup> “Sugar Plantations and Mills,” *McKenney’s Hawaiian Directory*. San Francisco: L.M. McKenney & Co., 1884-85, 79k [sic].

<sup>8</sup> Landgraf, Libert. “Hana Store.” Nomination to the National Register of Historic Places, 1990, 3.

<sup>9</sup> “Hawaiian Sugar Plantation History, No. 29—Kueleku[,] Island of Maui,” *Honolulu Star-Bulletin*, September 14, 1935, 12.

<sup>10</sup> Landgraf, Libert. “Hana Store.” Nomination to the National Register of Historic Places, 1990, 3.

<sup>11</sup> “As to Hana Plantation,” *Hawaiian Gazette*, October 18, 1904, 5.

<sup>12</sup> “Hawaiian Sugar Plantation History, No. 29—Kueleku[,] Island of Maui,” *Honolulu Star-Bulletin*, September 14, 1935, 12.

<sup>13</sup> “Grinbaum Going Out of Business,” *Maui News*, December 16, 1905, 1.

<sup>14</sup> “Hawaiian Sugar Chat,” *American Sugar Industry and Beet Sugar Gazette*, Vol. 10, No. 5. Chicago: American Sugar Industry, 1908, 196-197.

<sup>15</sup> “M.S. Grinbaum retiring from business...the Kaeleku Plantation agency has been transferred to Davies & Co.” *Hawaiian Annual*. Honolulu: Thos. G. Thrum, 1909, 191.

stayed in their capacities no longer than two years. The known managers included: George Watt (1907-09), G.O. Cooper (1909-10), Karl Roendahl (1910-11) and others.<sup>16</sup>

It remains unknown what the Hana Store storage building was constructed to securely house. However, it may be conjectured that the only items considered worthy of protection in a fireproof stone building with iron doors and window shutters (and more important than even sugar) were cash for payroll, bills of sale and signed IOUs, and other financial records.

---

<sup>16</sup> Husted's Directory of Honolulu and the Territory of Hawaii, "Ovenden Henry C.," 1898, 648; "Watt, George," 1907, 754; "Cooper, G.O.," 1909, 756; "Roendahl, Karl," *Maui News*, April 8, 1911, 5.

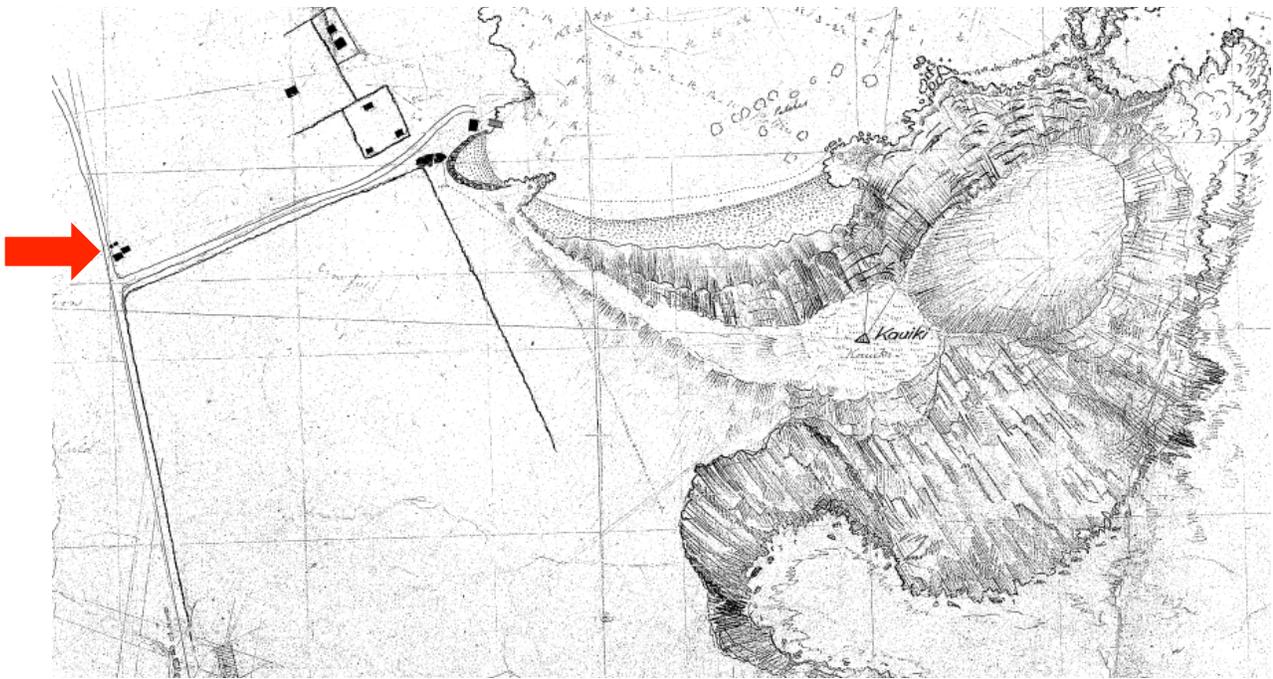


Figure 1. Worksheet for "Hana Harbor," Registered Map No. 945 (1882) showing Hana Store before construction of storage building. *Courtesy Hawaii State Archives.*

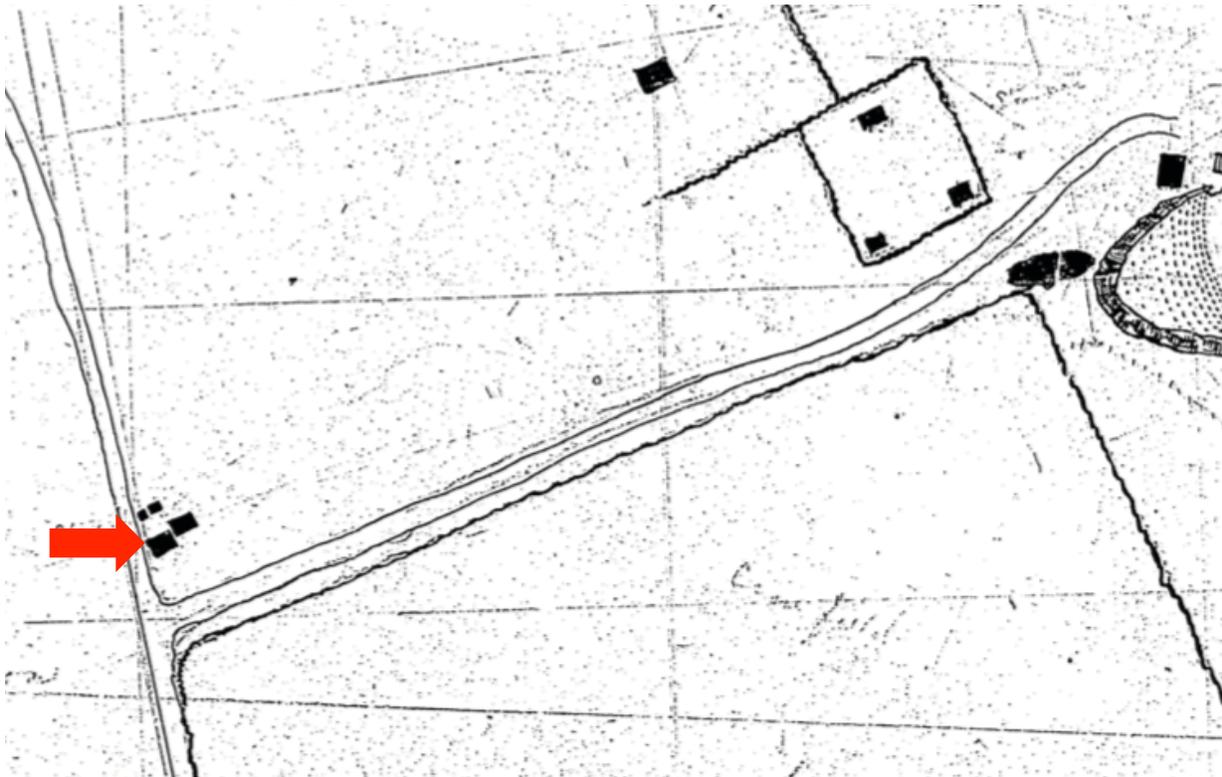


Figure 2. Enlargement of worksheet, "Hana Harbor," Registered Map No. 945 (1882), showing Hana Store before construction of storage building. *Courtesy Hawaii State Archives.*

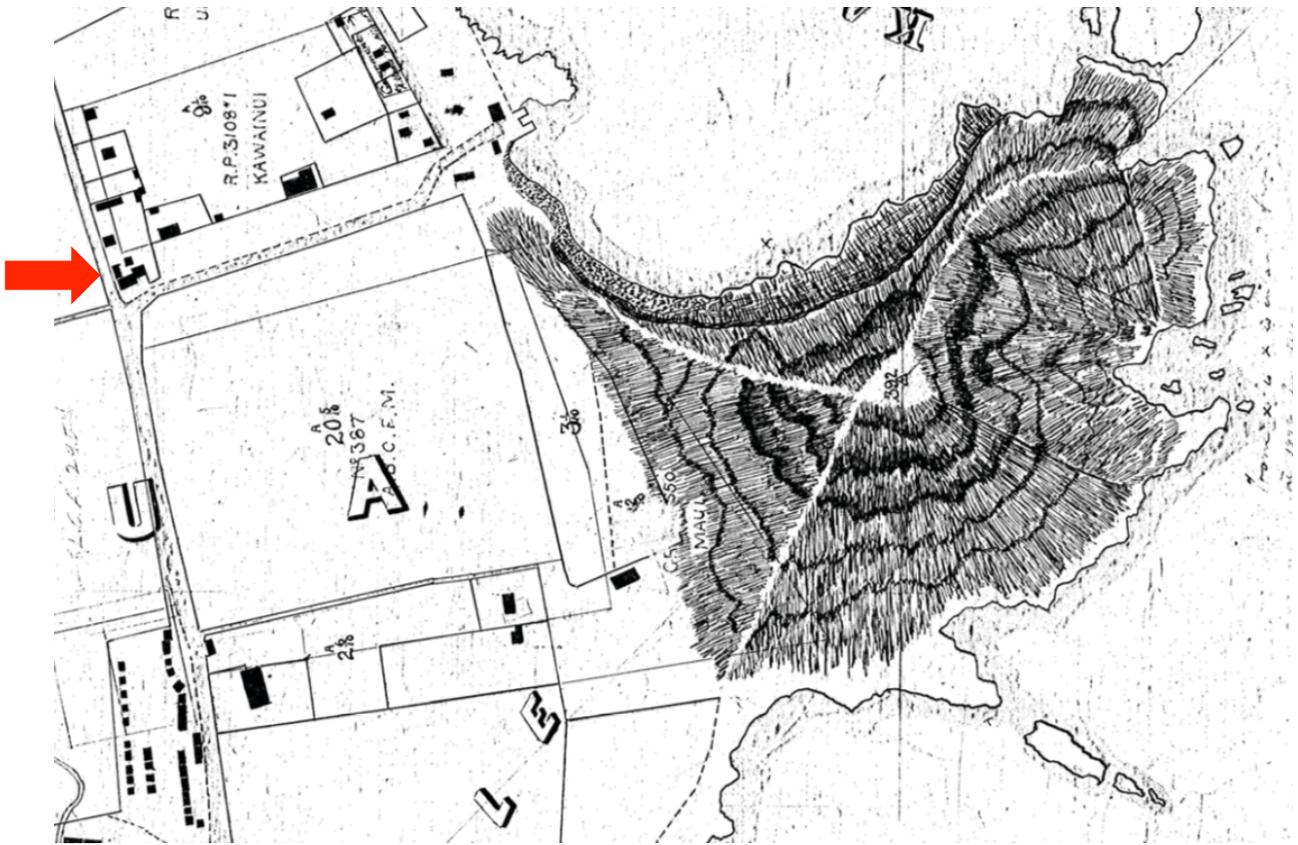


Figure 3. "Survey of Lands at Hana, Maui for the Hana Plantation Co.," Registered Map No. 1811 (1890). Courtesy Hawaii State Archives.

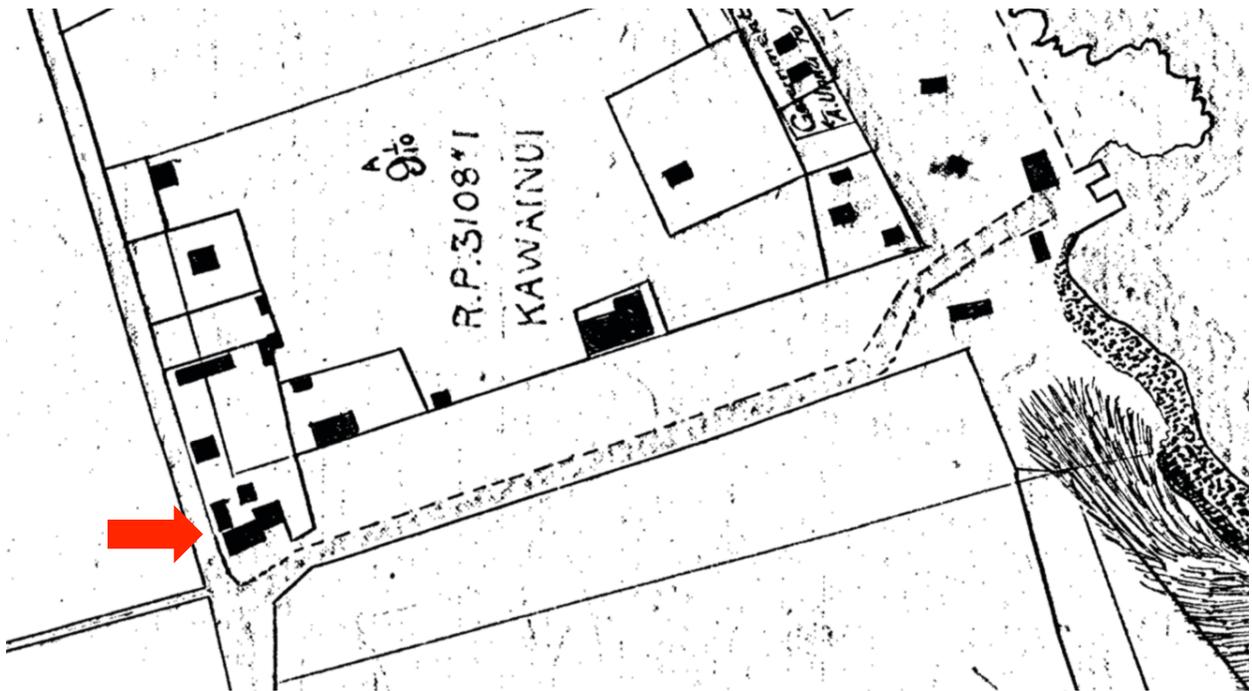


Figure 4. Enlargement of Registered Map No. 1811, showing Hana Store with accessory storage building (1890). Courtesy Hawaii State Archives.

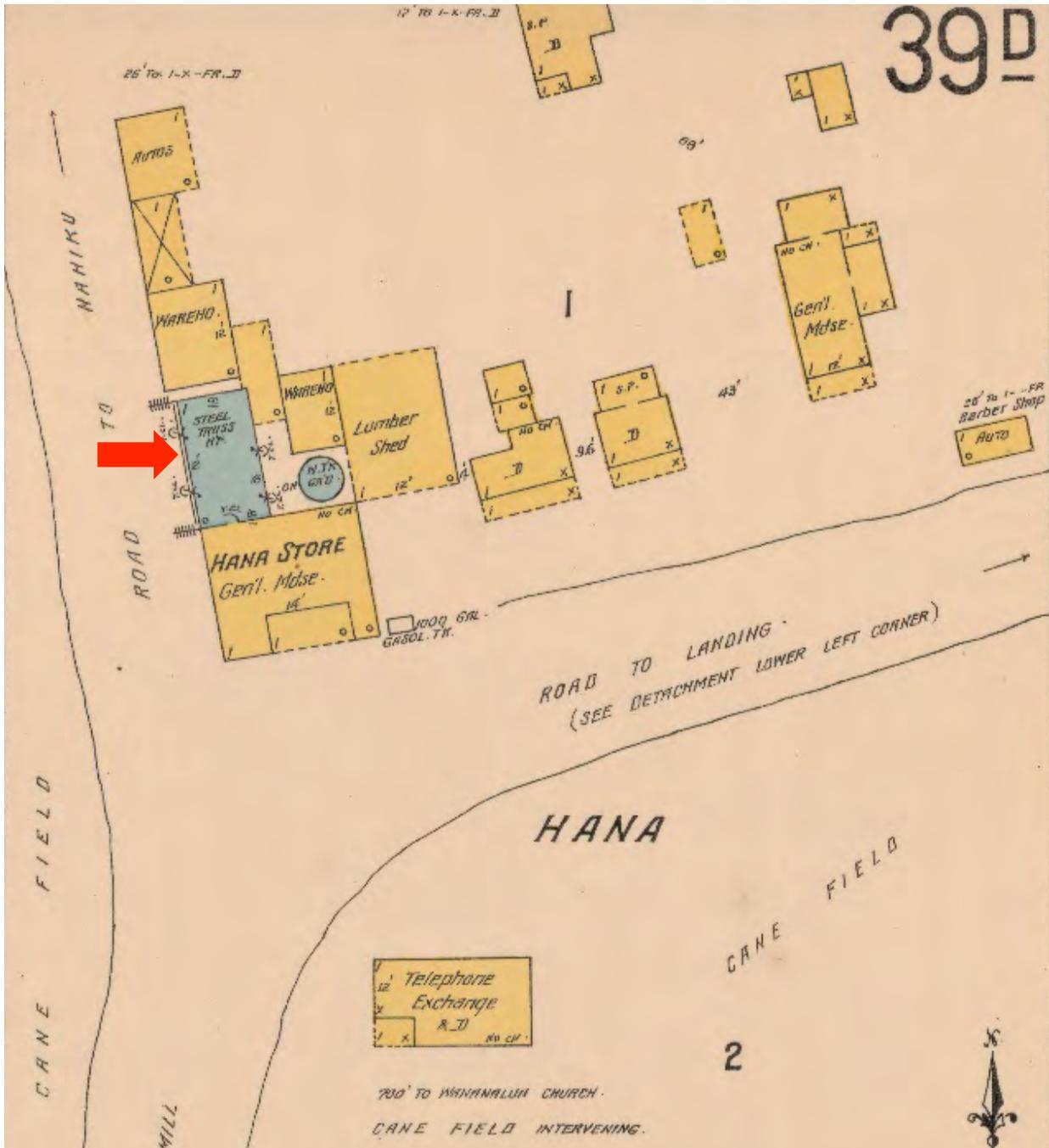


Figure 5. "Hana Store," "Kaeleku Plantation Co.," Map 39D, *Sugar Mill and Cannery Map[s] of the Territory of Hawaii*. New York: Sanborn Insurance Company, 1919, 39. Courtesy Maps, Photographs and GIS (MAGIS) UH Mānoa.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

### 1. Name of Property

historic name Hana Store

other names/site number \_\_\_\_\_

### 2. Location

street & number Hana Highway

not for publication

city, town Hana

vicinity

state Hawaii

code HI

county Maui

code 009

zip code 96713

### 3. Classification

Ownership of Property

- private
- public-local
- public-State
- public-Federal

Category of Property

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

Contributing	Noncontributing
<u>1</u>	_____ buildings
_____	_____ sites
_____	_____ structures
_____	_____ objects
<u>1</u>	<u>0</u> Total

Name of related multiple property listing: \_\_\_\_\_

N/A

Number of contributing resources previously listed in the National Register 0

### 4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.

Signature of certifying official \_\_\_\_\_

Date \_\_\_\_\_

State or Federal agency and bureau \_\_\_\_\_

In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.

Signature of commenting or other official \_\_\_\_\_

Date \_\_\_\_\_

State or Federal agency and bureau \_\_\_\_\_

### 5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register.

See continuation sheet.

determined eligible for the National

Register.  See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain:) \_\_\_\_\_

Signature of the Keeper \_\_\_\_\_

Date of Action \_\_\_\_\_

**6. Function or Use**

Historic Functions (enter categories from instructions)

Commerce/Trade

Department store

Current Functions (enter categories from instructions)

other

Support Service - Lanudry

**7. Description**

Architectural Classification

(enter categories from instructions)

other

vernacular

Materials (enter categories from instructions)

foundation stone

walls stone

roof metal

other N/A

Describe present and historic physical appearance.

The Hana Store is a simple, rectangular, single story, white washed, stone building. It has a corrugated metal gable roof, with a false front at the front and rear. The rubble lava rock walls have a thin coat of plaster. The plaster work at the corners has been scored to give the appearance of quoins.

The building is entered/exited through a centered double doorway. The doors are of recent vintage as are their slightly outset concrete frame. Three segmental arched, 1 x 1 double hung sash windows are on either side wall. These are mounted in concrete frames and appear to date from the twentieth century. The interior has a concrete floor.

A small, single story, gable roofed addition has been built onto the rear of the store building. This addition does not detract from the historic character of the building.

See continuation sheet

**8. Statement of Significance**

Certifying official has considered the significance of this property in relation to other properties:

nationally  statewide  locally

Applicable National Register Criteria  A  B  C  D

Criteria Considerations (Exceptions)  A  B  C  D  E  F  G

Areas of Significance (enter categories from instructions)  
\_\_\_\_\_  
Commerce  
\_\_\_\_\_  
Community Development  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Period of Significance  
c 1876-1940  
\_\_\_\_\_  
\_\_\_\_\_

Significant Dates  
c. 1876  
\_\_\_\_\_  
\_\_\_\_\_

Cultural Affiliation N/A  
\_\_\_\_\_  
\_\_\_\_\_

Significant Person N/A  
\_\_\_\_\_

Architect/Builder unknown  
\_\_\_\_\_  
\_\_\_\_\_

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Hana Store is significant for being one of the oldest extant buildings in Hana, and in turn for its associations with the development of Hana and the contribution made to the community via its mercantile activities.

The only other structures in the town which are known to date from the nineteenth century are the Wananalua Church (Hawaii and National Registers) and the Hana Court House (Hawaii Register). Built by the sugar plantation, the store is the sole reminder of the early commercial endeavors in Hana.

In the first half of the nineteenth century Hana was essentially a Hawaiian community with a subsistence economy. Missionary efforts in the remote district commenced in 1838 with the arrival of Reverend Daniel Conde, who was responsible for the construction of the stone Wananalua Church which was begun in 1842. Around 1850 Mr. Lindgren started a small 60 acre sugar cane plantation, one of the earliest in the Hawaiian Islands. A.B. Howe purchased this plantation shortly after its inception, and by 1852 had installed five cast iron kettles and an iron mill. The mill burned and was not rebuilt, thus concluding the initial experiment with sugar in the region. In 1863 Messrs. Cooke, Needham and Unna started Hana Plantation, which was sold to M.S. Grinbaum & Co. in 1887. In 1905 the plantation was taken over by Kaeleku Sugar Company which operated until 1944. Paul Fagan next purchased the plantation and converted it into a ranch and hotel, functions which still remain today, with the store now serving as the laundry for the hotel.

Hana was a small community, which in 1878 was reported to have a church, school, courthouse, thirty native houses and two general stores, of which this building was one. The date of this store building is uncertain, but it is estimated to date from at least 1876.

See continuation sheet



Appendix V – Historic Building and SMA  
Permits, showing history of commercial uses

BUILDING INSPECTION DIVISION
DEPARTMENT OF PUBLIC WORKS
Application for Building Permit

Table with 5 columns: Z, S, PL, PAR, LOT. Row 1: 1, 4, 13, 1, (blank)

PERMIT NO. #387-
TOTAL VALUATION \$ 35,000.00
PERMIT FEE \$ 114.00

Legal Owner: Hotel Hana Maui, Address: Hana
Plans By: Hogan, Chapman, Cobeen, Weitz & Assoc. Inc, Address: 1210 Auahi St., Hon.
Builder: Kaya Construction, License # BC-03526, Address: 1087 Dillingham Blvd., Hon.

To construct and/or repair, etc., all in accordance with State Laws, and Ordinances of the County of Maui, to-wit:

New Building: Type: Constr.: Stories: 1; Old Building: X; Addition: ; Alteration: X; Repairing: ; Demolition: ; Reconstruction: ; Remodel: ; Moving: ; Misc. Structure: ;

At: Hana
House Number: warehouse/garage, Street: garage
Now Occupied as: laundry, To Be Occupied as: beauty shop/laundry

Dimensions: Walls: stud walls; Floor Area: existing; Sq. Ft.: ; Ceiling: ;
Partitions: stud walls; Roof: ; Basement Floor: EXISTING
Distance between walls of this and the nearest building on the same property: 40'

APPLICANT'S SIGNATURE: [Signature], Per: [Signature], DATE OF APPLICATION: 2/22/77

Remarks: If existing cesspool should fail, the owner is responsible to install additional cesspool (s). (WN) [Signature]

Driveway access shall be reduced to 25 feet maximum width.
LAND USE & CODES

Provide one (1) portable fire extinguisher 2A 10BC

Approval stamps and signatures:
Date of Receipt: 2-22-77
DATE APPROVED: 2-22-77 (DEPARTMENT OF HEALTH, STATE OF HAWAII)
DATE APPROVED: 2-22-77 (FIRE MARSHAL)
DATE APPROVED: 2-23-77 (BUILDING OFFICIAL)
DATE OF ISSUANCE: 2/24/77
DATE INSPECTED: 1/19

# BUILDING INSPECTION DIVISION

DEPARTMENT OF PUBLIC WORKS

## Application for Building Permit

PERMIT NO. #389

2nd. Division				
Z	S	PL	PAR	LOT
1	4	13	1	

TOTAL VALUATION \$ 90,000.00  
PERMIT FEE \$ 211.50

Legal Owner Hotel Hana Maui Address Hana

Lessee/Tenant \_\_\_\_\_ Address \_\_\_\_\_

Owner's Agent \_\_\_\_\_ Address \_\_\_\_\_

Plans By Hogan, Chapman, Cobeen, Weitz & Associates Address 1210 Auahi St., Hon.

Builder Kaya Construction License # BC-03526 Address 1087 Dillingham Blvd., Hon.

Plumbing Contractor later Address \_\_\_\_\_

Electrical Contractor later Address \_\_\_\_\_

To construct and/or repair, etc., all in accordance with State Laws, and Ordinances of the County of Maui, to-wit:

New Building \_\_\_\_\_; Type \_\_\_\_\_ Constr.; Stories 1; Repairing \_\_\_\_\_; Demolition \_\_\_\_\_; Reconstruction \_\_\_\_\_;

Old Building X; Addition X; Alteration X; Remodel \_\_\_\_\_; Moving \_\_\_\_\_; Misc. Structure \_\_\_\_\_;

At Hana

House Number \_\_\_\_\_ Street \_\_\_\_\_ Town \_\_\_\_\_ District \_\_\_\_\_

Now Occupied as laundry/boiler To Be Occupied as gift shop/deck Lot Area \_\_\_\_\_

Fire Zone No. \_\_\_\_\_ Zone \_\_\_\_\_ Occupancy \_\_\_\_\_

Dimensions 22' x 53'2"; Floor Area \_\_\_\_\_ Sq. Ft.; Ceiling gyp bd

Walls stud walls; Floor conc. & 2x6 RW decking; Basement Floor \_\_\_\_\_

Partitions stud walls; Roof galv. metal roofing; Connection to Sewer or Cesspool \_\_\_\_\_

Foundation conc. blk; Roof Overhang \_\_\_\_\_; Kind of Toilets \_\_\_\_\_

Distance between walls of this and the nearest building on the same property attached

Distance to nearest interior lot boundary (right) 75' (left) 88' (rear) \_\_\_\_\_ (front) ~~15'~~ 15'

The free clearance between the bottom of floor and ground \_\_\_\_\_ in. Construction to be completed on or about \_\_\_\_\_

[Signature] Per \_\_\_\_\_ DATE OF APPLICATION 2/22/77

APPLICANT'S SIGNATURE DATE OF APPLICATION

Remarks

Driveway access shall be reduced to 25 feet maximum width.  
LAND USE & CODES

*Provide one (1) portable fire Extinguisher 2A 10BC Rating*

Date of Receipt _____	<u>2/22</u> 19 <u>77</u>	<u>[Signature]</u>	PLANNING DEPARTMENT
DATE APPROVED		<u>[Signature]</u>	DEPARTMENT OF WATER SUPPLY
<u>2-22</u> 19 <u>77</u>	<u>[Signature]</u>	<u>[Signature]</u>	BUILDING OFFICIAL
DATE APPROVED		<u>[Signature]</u>	ENGINEERING DIVISION, DEPARTMENT OF PUBLIC WORKS
<u>2-22</u> 19 <u>77</u>	<u>[Signature]</u>	<u>[Signature]</u>	BUILDING DIVISION, DEPARTMENT OF PUBLIC WORKS
DATE APPROVED		<u>[Signature]</u>	
Date Inspected: <u>1</u> 19 _____	<u>1</u> 19 _____	<u>1</u> 19 _____	INSPECTOR

APPLICATION TO BE TYPED

86/324

LAND USE & CODES ADMINISTRATION

DEPARTMENT OF PUBLIC WORKS

PERMIT NO. 86/0669

Application for Building Permit

2nd Division				
Z	S	PL	PAR	LOT
1	4	13	1	1

TOTAL VALUATION \$ 6,000.00  
PERMIT FEE \$ 138.00\*

Legal Owner Hana Ranch, Inc. Address P. O. Box 8, Hana 96713  
 Lessee/Tenant n/a Address n/a  
 Owner's Agent n/a Address n/a  
 Plans By owner Address P. O. Box 8, Hana 96713  
 Builder owner License # exempt #7 Address P. O. Box 8, Hana 96713  
 Plumbing Contractor n/a Address n/a  
 Electrical Contractor n/a Address n/a

To construct and/or repair, etc., all in accordance with State Laws, and Ordinances of the County of Maui, to-wit:

New Building n/a; Occupancy \_\_\_\_\_; Type \_\_\_\_\_ Constr; Stories 1; Repairing n/a; Reconstruction n/a;  
 Old Building X; Addition X; Remodel n/a; Demolition n/a; Moving n/a; Misc. Structure n/a;

At corner of Hana Hwy & Keawe Pl Hana  
 House Number \_\_\_\_\_ Street \_\_\_\_\_ Town \_\_\_\_\_ District \_\_\_\_\_

Now Occupied as Garage/shop To Be Occupied as shop Lot Area 21711 sf Zone Interem

Dimensions 19' x 32'; Floor Area \_\_\_\_\_ Sq Ft.; Ceiling n/a  
 Walls plywood; Floors n/a; Basement Floor n/a  
 Partitions plywood; Roof dia. rib; Connection to Sewer or Cesspool n/a  
 Foundation conc.; Roof Overhang \_\_\_\_\_

Distance between walls of this and the nearest building on the same property attached  
 Distance to nearest interior lot boundary (right) attd (left) 12' (rear) \_\_\_\_\_ (front) 37'

Joseph O Fournier Joseph O Fournier 2/11/86  
 INITIAL PRINT - APPLICANT'S NAME APPLICANT'S SIGNATURE DATE OF APPLICATION  
 BOXES

I hereby certify that I am a bona fide contractor licensed in the State of Hawaii.

Joseph O Fournier \_\_\_\_\_  
 PRINT NAME SIGNATURE OF CONTRACTOR

I claim an exemption under Section 444-2(7) of the Hawaii Revised Statutes and hereby certify that this structure is for my personal use and not for use or occupancy by the general public. I further certify that such building or structure will not be offered for sale or lease within 1 year after completion.

I claim exemption from the provisions of Chapter 464 HRS, requiring certification and stamping of plans by a registered architect or structural engineer as permitted under Sec. 464-13(b). I further certify that I will record this exemption with the Bureau of Conveyances as required by Sec. 464-13(c).

Approval is granted subject to compliance with the use regulations set forth in Chapter 205, Hawaii Revised Statutes and the Land Use Commission's Rules and Regulations. The owner will provide notice of these use regulations to future owners, heirs, and assigns.

Owner acknowledges that he has received from the County of Maui a copy of Section 205-4.5, Hawaii Revised Statutes.

Joseph O Fournier Joseph O Fournier 2-11-86  
 PRINT NAME SIGNATURE OF OWNER DATE

FLOOD ZONE B, C

REMARKS: \*Double permit fee; construction started prior to obtaining Bldg permit

RECEIVED  
 LAND USE & CODES  
 FEB 11 5 23 AM '86  
 COUNTY OF MAUI  
 WAILUKU, HI 96793

<u>3/3</u> 19 <u>86</u> DATE APPROVED	<u>Walter Danner</u> DEPARTMENT OF HEALTH, STATE OF HAWAII	<u>3/17</u> 19 <u>86</u> DATE APPROVED	<u>Bohuka</u> PLANNING OFFICIAL, LUCA
<u>2/29</u> 19 <u>86</u> DATE APPROVED	<u>Carol Kuyataw</u> FIRE MARSHAL	19 DATE APPROVED	DEPARTMENT OF WATER SUPPLY
<u>4/2</u> 19 <u>86</u> DATE APPROVED	<u>G. King</u> ENGINEERING OFFICIAL, LUCA	<u>3/31</u> 19 <u>86</u> DATE APPROVED	<u>Bleawant</u> BUILDING OFFICIAL
<u>4/2/86</u> DATE OF ISSUANCE		<u>ll. [Signature]</u> PERMIT CLERK, LUCA	
Date Inspected _____			
_____ 19 _____	_____ 19 _____	_____ 19 _____	_____ 19 _____
INSPECTOR	INSPECTOR	INSPECTOR	INSPECTOR

Appl ID: A892204

BUILDING INSPECTION WORKSHEET

Permit No.: B 89 2515

Prepared: 10/11/89 Issued: 10/11/89 Project: ROSEWOOD HOTEL - REMODEL

Zoning: URBAN Value: \$44,754 el#: 248-8354 TMK: 1 4 013 001 Lot: .

Flood Zone: C Location: HANA HWY, HANA

Name	Address	Zip
Owner: *ROSEWOOD HOTELS INC /ETAL L/Ts:	P O BOX 567 HANA	96713

Plans By: HANA CONTRACTORS	P O BOX 519 HANA	96713
Builder: HANA CONTRACTORS INC	P O BOX 519 HANA	96713
Lic# CT 0013547	Phone No.: 248-8354	

Now Occupied As: ENGINEERING BLDG To Be Occupied As: PERSONNEL/HOUSEKPG

Nature of Work: REPAIR

Dimensn: 62'6" X 35'5"	Walls: WOOD/METAL	Ceil: GYP BD/OPEN
Partitn: DOUBLE WALL	Floor: CONCRETE	Roof: CORRIGATED METAL
BasnFlr: N/A	Foundation: CONCRETE SLAB	Overhang: 3'
Desc Remarks:		

Lot Area: 27711 F	Floor Area (sf): 36,610	Units:	Stories: 1
Nearest Lot Boundary: Rt= 20	Lt= 80	Rr= 12	Fr= 60
Const Type:	Sewer or Cesspool: C	Violations: 0	
Occup Grp:	Planning Dept Activities: 1		

APPROVAL REMARKS

\*\*\*\*\* INSPECTIONS \*\*\*\*\*

Foundation	Framing	Lath/Gyp Board	Final
------------	---------	----------------	-------

11/02/89 Framing - OK M. AQUINO	12/07/89 Dry wall NEED 1 BR FOR Sep. WALL. M. AQUINO	1/9/90 Final OK M. AQUINO	
	12/27/89 Dry wall OK M. AQUINO		

COUNTY OF MAUI

**BUILDING INSPECTION DIVISION**

DEPARTMENT OF PUBLIC WORKS

**Application and Building Permit**

PERMIT  
No. B

7192

2nd. Division				
Z	S	PL	PAR	LOT

Number of Plbg. Fixtures \_\_\_\_\_

TOTAL VALUATION \$ 2,500.00  
PERMIT FEE \$ 15.00

Legal Owner Hana Ranch Company Address Hana, Maui, Hawaii

Lessee/Tenant \_\_\_\_\_ Address \_\_\_\_\_

Owner's Agent \_\_\_\_\_ Address \_\_\_\_\_

Plans By NDG Supply Inc. Address Haleohai, Maui

Builder F & M Contractors, Inc. Address "

Plumbing Contractor " Address \_\_\_\_\_ Permit No. \_\_\_\_\_

Electrical Contractor \_\_\_\_\_ Address \_\_\_\_\_ Permit No. \_\_\_\_\_

To construct and/or repair, etc., all in accordance with State Laws, and Ordinances of the County of Maui, to-wit:

New Building \_\_\_\_\_; Type \_\_\_\_\_ Constr.; Repairing \_\_\_\_\_; Stories \_\_\_\_\_; Demolition \_\_\_\_\_; Reconstruction \_\_\_\_\_;  
Old Building ; Addition ; Alteration \_\_\_\_\_; Remodel \_\_\_\_\_; Moving \_\_\_\_\_; Misc. Structure \_\_\_\_\_;

At \_\_\_\_\_  
House Number \_\_\_\_\_ Street \_\_\_\_\_ Town \_\_\_\_\_ District \_\_\_\_\_

Now Occupied as \_\_\_\_\_ To Be Occupied as \_\_\_\_\_ Lot Area \_\_\_\_\_

Fire Zone No. \_\_\_\_\_ Zone \_\_\_\_\_ Occupancy \_\_\_\_\_

Dimensions see plan; Floor Area 115 Sq. Ft.; Ceiling \_\_\_\_\_  
Walls hol tile w/plaster; Floor conc; Basement Floor \_\_\_\_\_  
Partitions "; Roof corr iron; Connection to Sewer or Cesspool \_\_\_\_\_  
Foundation \_\_\_\_\_; Roof Overhang \_\_\_\_\_; Kind of Toilets Flush

Distance between walls of this and the nearest building on the same property \_\_\_\_\_

Distance to nearest interior lot boundary (right) \_\_\_\_\_ (left) \_\_\_\_\_ (rear or front) \_\_\_\_\_

The free clearance between the bottom of floor and ground \_\_\_\_\_ in. Construction to be completed on or about \_\_\_\_\_

REMARKS addition of boiler room

addition to Laundry Room.

APPROVED: P. O'Leary (Jr)  
Date Jan 11 1962 Victor J. ... Agent, State Department of Health Date January 10, 1962

Date \_\_\_\_\_ 196\_\_\_\_ Deputy Fire Marshal Maui T. ... APPLICANT  
Date 1/11 1962 Grace ... Fire Division Head

Date or dates when ready for inspection:	Date inspected:
_____ 196____	<u>1 / 196</u> By _____ Inspector
_____ 196____	<u>1 / 196</u> By _____ Inspector
_____ 196____	<u>1 / 196</u> By _____ Inspector

DEPARTMENT OF PLANNING  
COUNTY OF MAUI  
200 S. High Street  
Wailuku, Maui, Hawaii 96793  
(808) 243-7735

March 27, 1990

Mr. Victor Sinenci  
P.O. Box 315  
Hana, HI 96713

Dear Mr. Sinenci:

Re: Special Management Area (SMA) Minor Permit --- Repair of existing laundry building, housekeeping and personnel office, upgrade of parking lot, storage of 2 "matson" containers and construction of a cart garage, TMK 1-4-13:1, Hana, Maui. (90/SM2-043)

In response to your request, received on February 5, 1990, for a determination in accordance to the Special Management Area Rules and Regulations, Section 2-9.5 of the County of Maui, a determination has been made relative to the above project that:

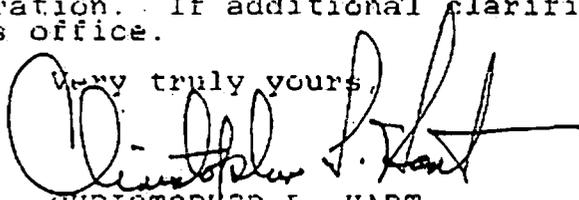
1. Said project is a development;
2. Said project has a valuation not in excess of \$85,000.00;
3. Said project has no significant adverse environmental or ecological effect, taking into account potential cumulative effects; and
4. Said project is consistent with the objectives, policies, and Special Management Area guidelines set forth in the Hawaii Revised Statutes 205-A and is consistent with the County General Plan and Zoning.

In consideration of the above determination, you are hereby granted a Special Management Area Minor Permit approval, subject to the following conditions:

1. That construction shall be in accordance with plans received February 15, 1990.
2. That a building permit shall be obtained prior to initiation of construction.
3. That appropriate measures shall be taken to mitigate the short-term impact of the project relative to soil erosion from wind and rain; and ambient noise levels.
4. That all "matson" containers shall be painted green to match existing buildings.
5. That neither the cart garage nor any "matson" containers shall be located adjacent to the laundry building.
6. That any proposed modifications to the exterior of the historic laundry building shall be submitted to this department for review.
7. That full compliance with all other applicable governmental requirements shall be rendered.

Thank you for your cooperation. If additional clarification is required, please contact this office.

Very truly yours,



CHRISTOPHER L. HART  
Planning Director

cc: LUCA/CZM  
Building/Planning Inspectors  
K. Fairbanks

COUNTY OF MAUI  
PLANNING DEPARTMENT

200 South High Street, Wailuku, Hawaii 96793

SPECIAL MANAGEMENT AREA MINOR PERMIT  
APPLICATION FORM

RECEIVED  
JUN 28 10 51 AM '90  
COUNTY OF MAUI

I. APPLICANT INFORMATION

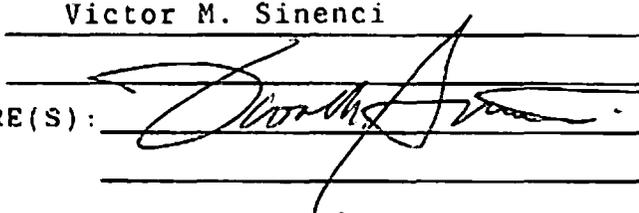
NAME: VICTOR M. SINENCI

ADDRESS: P. O. BOX 315  
HANA, HAWAII 96713-0315

TELEPHONE NO.: (Bus.) (808)248-8602 (Residence) (808)248-8601

Applicant's Interest if Not the Owner: Applicant is licensed contractor retained by the owner to perform said work.

APPLICANT NAME(S): Victor M. Sinenci

APPLICANT SIGNATURE(S): 

II. DESCRIPTION OF PROPERTY

Tax Map Key: 1-4-13:1 Acreage: 21,711 sq.ft. (approx. 1/2 acre)

Location(s): corner of Keawa Pl. & Hana Hwy., Hana, Maui, Hawaii

Current State Land Use District Boundary Designation:  
urban

Community Plan Designation:

Maui County Zoning Designation, if Applicable:

Other Special Designation, if Applicable:

III. DESCRIPTION OF REQUEST

Briefly Describe the Existing Use of the Property:

Property is currently used for laundry building, housekeeping & personnel building, parking lot and open space by the Hotel Hana Maui.

Briefly Describe the Proposed Development:

Proposed development includes repair of existing laundry building, repair of existing housekeeping & personnel office, upgrade of laundry parking lot, construction of a cart garage, & storage of two Matson-type containers on the property.

COMPUTER LOG #

90/SMD-43

SPECIAL MANAGEMENT AREA ASSESSMENT  
REQUIRED SUBMITTALS

1. Evidence that the applicant is the owner or lessee of record of the real property.
2. A notarized letter of authorization from the legal owner if the applicant is not the owner.
3. An Environmental Impact Statement if required pursuant to Chapter 343, Hawaii Revised Statutes, or if required by the Planning Director.
4. Original copy of a certified shoreline survey. Survey shall be the actual field location of the shoreline or prepared by a land surveyor registered in the State of Hawaii. The survey maps developed by the registered land surveyor shall bear the surveyor's signature and date of field survey and the certifying signature and date of the chairman of the Board of Land and Natural Resources. (Survey to be recorded and valid within six months.)
5. Two (2) copies of a written description of the request.
6. Two (2) sets of a plot plan of the land upon which the proposed action is to occur.
7. Two (2) sets of architectural plans, drawn to scale, to include but not be limited to site plans, floor plans, sections and elevations. Furthermore, said plans will identify building materials, color scheme, and graphics for the project. Said plans must be dated.
8. Photographics of the project site.
9. Valuation of Project: \$ 61,815.00 (*interior + exterior work*)  
(Valuation of the total cost or fair market value of the proposed action as estimated by an architect, engineer, or contractor, licensed by the Department of Regulatory Agencies, State of Hawaii or by the Land Use and Codes Administration, County of Maui.)
10. Any other information and documentation required by the Director. (i.e. traffic impact analysis, archaeological reconnaissance, etc.)

**\*DOES THE PROJECT FALL UNDER ANY OF THE FOLLOWING:**

1. The use of State or County funds or lands;
2. The use within any land classified as Conservation District by the State Land Use Commission under Chapter 205, Hawaii Revised Statutes;
3. The use within the shoreline area as defined in Section 205-31, Hawaii Revised Statutes;
4. The use within any Historic Site as designated in the National Register or Hawaii Register.

NOTE: Two (2) additional copies for projects located on Molokai.  
One (1) additional copy if the project fronts a State Highway.

State of Hawaii }  
County of Maui }

On this 18<sup>th</sup> day of January, 1990,  
personally appeared before me Liebert Landgraf to  
me known to have executed and signed the following  
on his own free act and will.

LS

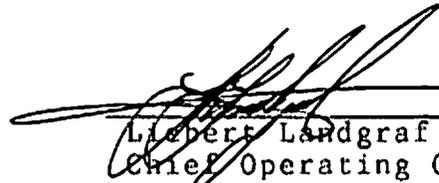
Mavis J. Medeiros  
Notary Public

My commission expires:  
4/11/93

January 11, 1990

To Whom it May Concern,

As authorized representative of Keola Hana Maui, owners of the Hotel Hana Maui, I hereby grant permission to Mr. Victor M. Sinenci to proceed with Special Management Area permitting for the Laundry Lot (TMK 1-4-13:1)

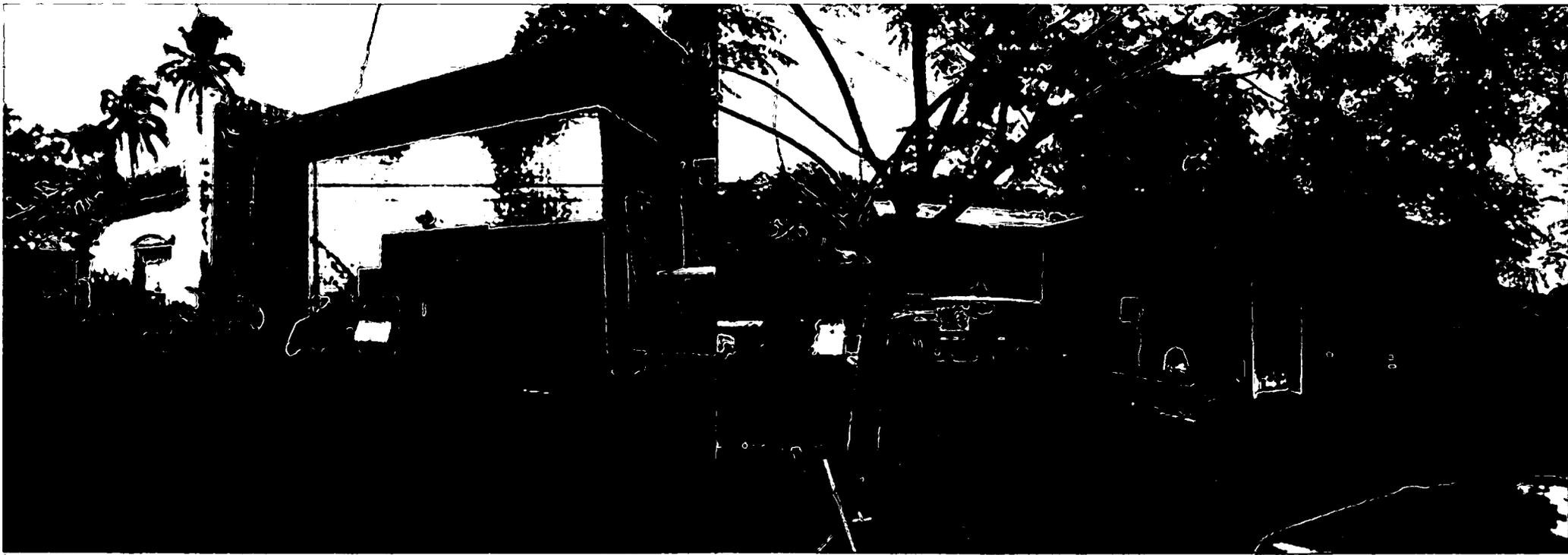


---

Liebert Landgraf  
Chief Operating Officer  
Keola Hana Maui

## DESCRIPTION OF THE REQUEST

The subject property (T.M.K. 1-4-13:1) is currently used for laundry building, housekeeping/personnel office, parking lot and open space by the Hotel Hana Maui. Proposed development includes repair of existing housekeeping/personnel office, upgrade of laundry parking lot, construction of a cart garage, and storage of two Matson-type containers on the property.





# COUNTY OF MAUI

## LAND USE & CODES ADMINISTRATION DEPARTMENT OF PUBLIC WORKS Application for Building Permit

PERMIT NUMBER

DATE ISSUED

**INITIAL**

I claim an exemption under Sec. 444-2(7) of the HRS and hereby certify that this structure is for my personal use and not for use or occupancy by the general public. I further certify that such building or structure will not be offered for sale or lease within one year after completion.

Upon conviction, any violator shall be fined \$500 for the first offense, \$1,000 for the second offense, and not less than \$1,500 or more than \$2,000 for any subsequent offense.

I claim exemption from the provisions of Chapter 464 HRS, requiring certification and stamping of plans by a registered architect or structural engineer as permitted under Sec. 464-13 (b). I further certify that I will record this exemption with the Bureau of Conveyances as required by Sec. 464-14(c).

Approval is granted subject to compliance with the use regulations set forth in Chapter 205, HRS and the Land Use Commission's Rules & Regulations. The owner will provide notice of these use regulations to future owners, heirs and assigns. I acknowledge that I have received from the County of Maui a copy of Sec. 205-4.5 HRS.

x William R. Sides II      1-9-90  
SIGNATURE OF OWNER      DATE

I hereby certify that I am a bona fide contractor licensed in the State of Hawaii.

X \_\_\_\_\_      \_\_\_\_\_  
SIGNATURE OF CONTRACTOR      DATE

APPLICATION NO.	T	ZONE	SEC	PLAT	PAR	LOT
DATE RECEIVED	M	1	4	13	1	
	K					
	(S)					

**FOR LAND USE & CODES ADMINISTRATION USE ONLY**

<b>A P P R O V A L S  R E Q U I R E D</b>	<b>AGENCY</b>	<b>SIGNATURE</b>	<b>DATE</b>
	<input type="checkbox"/> DEPT. OF WATER	_____	_____
	<input type="checkbox"/> DEPT. OF HEALTH	_____	_____
	<input type="checkbox"/> FIRE MARSHAL	_____	_____
	<input type="checkbox"/> ENGIN., LUCA	_____	_____
	<input type="checkbox"/> BUILDING, LUCA	_____	_____
<input type="checkbox"/> PLANNING DEPT.	_____	_____	_____

ISSUED BY \_\_\_\_\_ ACCEPT VAL. \$ \_\_\_\_\_  
PERMIT FEE \$ \_\_\_\_\_

REMARKS:

Applicant certifies that he/she has determined if there are any restrictive covenants applicable to the proposed construction on subject property and so, that the structure herein applied for conforms with said covenants. Applicant acknowledges that County has no responsibility to determine conformance with covenants and hereby agrees to defend and hold County harmless from any and all claims arising out of any alleged breach thereof.

William R. Sides II      1-9-90  
SIGNATURE OF OWNER      DATE

PROJECT NAME \_\_\_\_\_

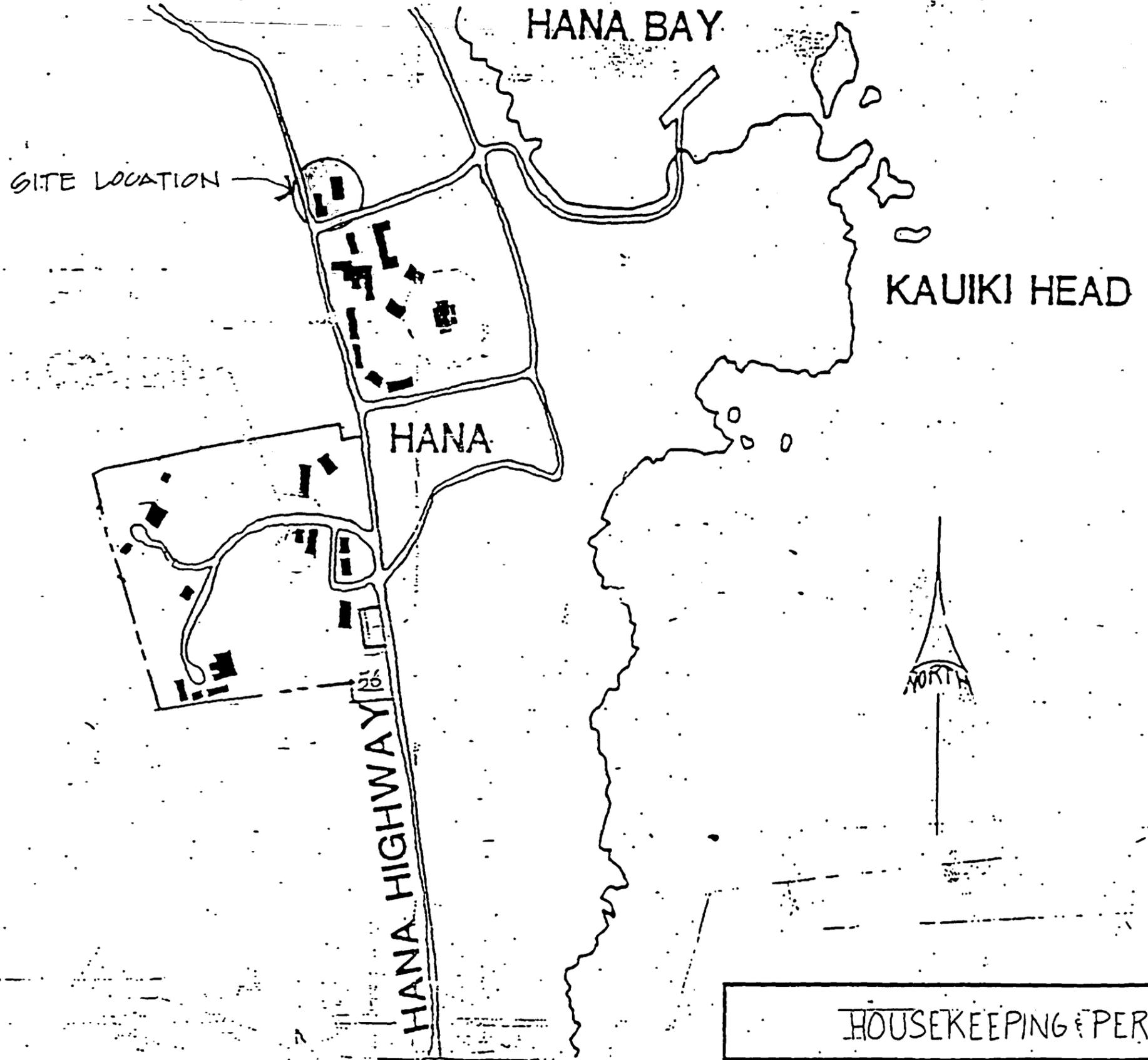
CONSTRUCTION TYPE \_\_\_\_\_

OCCUPANCY GROUP \_\_\_\_\_

OWNERSHIP	ZONE	FLOOD ZONE
-----------	------	------------

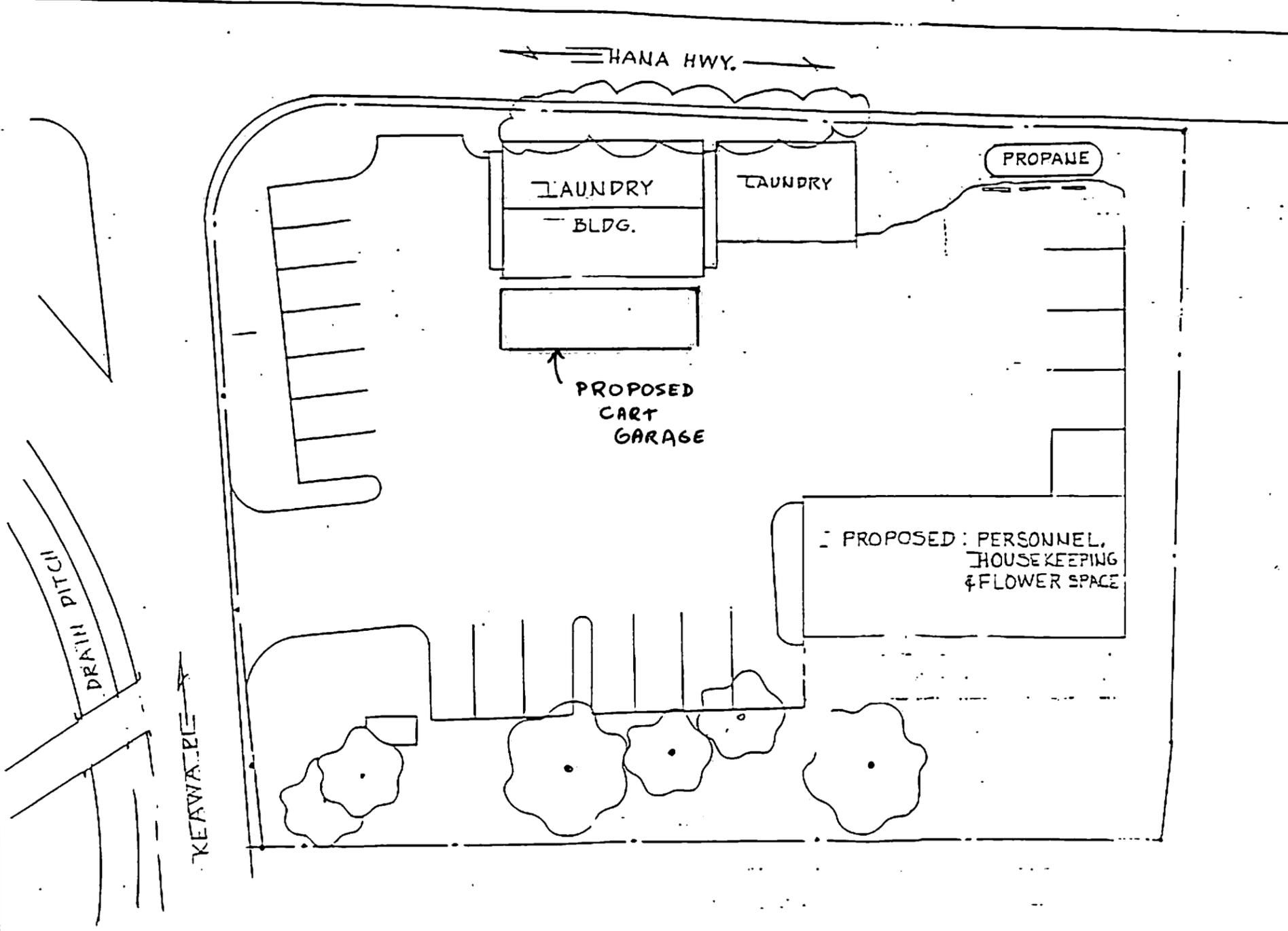
**APPLICANT: PLEASE FILL IN AREA BELOW (TYPED)**

PROJECT ADDRESS (HOUSE NO AND STREET): <b>Corner of Keawa Pl. and Hana Highway</b>	NATURE OF WORK (CHECK ALL THAT APPLY)		
PROJECT ADDRESS (TOWN AND DISTRICT): <b>Hana, Maui, Hawaii 96713</b>	<input type="checkbox"/> NEW BUILDING	<input type="checkbox"/> FENCE	<input type="checkbox"/> FOUNDATION
LEGAL OWNER (FULL NAME): <b>KEOLA HANA MAUI INC.</b>	<input type="checkbox"/> RETAINING WALL	<input checked="" type="checkbox"/> SHELL ONLY ALTERATION	<input type="checkbox"/> RELOCATION
MAILING ADDRESS (INCLUDE ZIP CODE): <b>P.O. BOX 8 HANA, HAWAII 96713</b>	<input type="checkbox"/> ADDITION	<input checked="" type="checkbox"/> REPAIR	<input checked="" type="checkbox"/> RECONSTRUCT (Minimal)
LESSEE/TENANT (1):	<input type="checkbox"/> MISC. STRUCTURE	<input type="checkbox"/> SEA WALL	<input checked="" type="checkbox"/> DEMOLITION
MAILING ADDRESS (INCLUDE ZIP CODE):	<input type="checkbox"/> SITE WORK		<input type="checkbox"/> SWIMMING POOL
LESSEE/TENANT (2):	NOW OCCUPIED AS <b>Hskpg./Personnel Office</b>	TO BE OCCUPIED AS <b>Hskpg./Personnel Office</b>	
MAILING ADDRESS (INCLUDE ZIP CODE):	DIMENSIONS <b>62'6" x 24'6"</b>	WALLS <b>Metal</b>	
LESSEE/TENANT (3):	PARTITIONS <b>2 x 4 walls surfaced w/hogwire or plywood sidings</b>	FOUNDATION <b>Concrete</b>	
MAILING ADDRESS (INCLUDE ZIP CODE):	FLOORS <b>Concrete</b>	ROOF <b>Corrugated metal roof</b>	
LESSEE/TENANT (4):	CEILING <b>Open in storage area Drywall in office area</b>	BASEMENT FLOOR <b>N/A</b>	
MAILING ADDRESS (INCLUDE ZIP CODE):	<input type="checkbox"/> SEWER OR CESSPOOL <b>N/A</b>	ROOF OVERHANG <b>3'</b>	ESTIMATED VALUE OF WORK <b>\$22,400.00</b>
PLAN MAKER <b>WILLIAM R. SIDES II</b>	NO. OF UNITS <b>1</b>	NO. OF STORIES <b>1</b>	FLOOR AREA <b>Approx. 1600sq.ft.</b>
MAILING ADDRESS (INCLUDE ZIP CODE):	LICENSE NO.	LOT AREA <b>21,711sq</b>	
TELEPHONE NO. <b>248-8633</b>	DISTANCE TO NEAREST INTERIOR LOT BOUNDARY (FEET)		
BUILDER	RIGHT:      LEFT:      REAR: <b>12'±</b> FRONT:      NEAREST BL: <b>75'±</b>		
MAILING ADDRESS (INCLUDE ZIP CODE):	REMARKS: <b>Basically a repair only. Minimal demolition. The only exterior work is to paint the exterior and replace the existing corrugated metal roofing, which has become rotten. Cabinets and shelves are to be added to the interior, plus an air conditioner, outlets, fans, and interior lighting.</b>		
TELEPHONE NO.			
APPLICANT NAME <b>VICTOR M. SINERCI</b>	DATE <b>1-11-90</b>		
SIGNATURE OF APPLICANT <u>Victor M. Sinerci</u>			



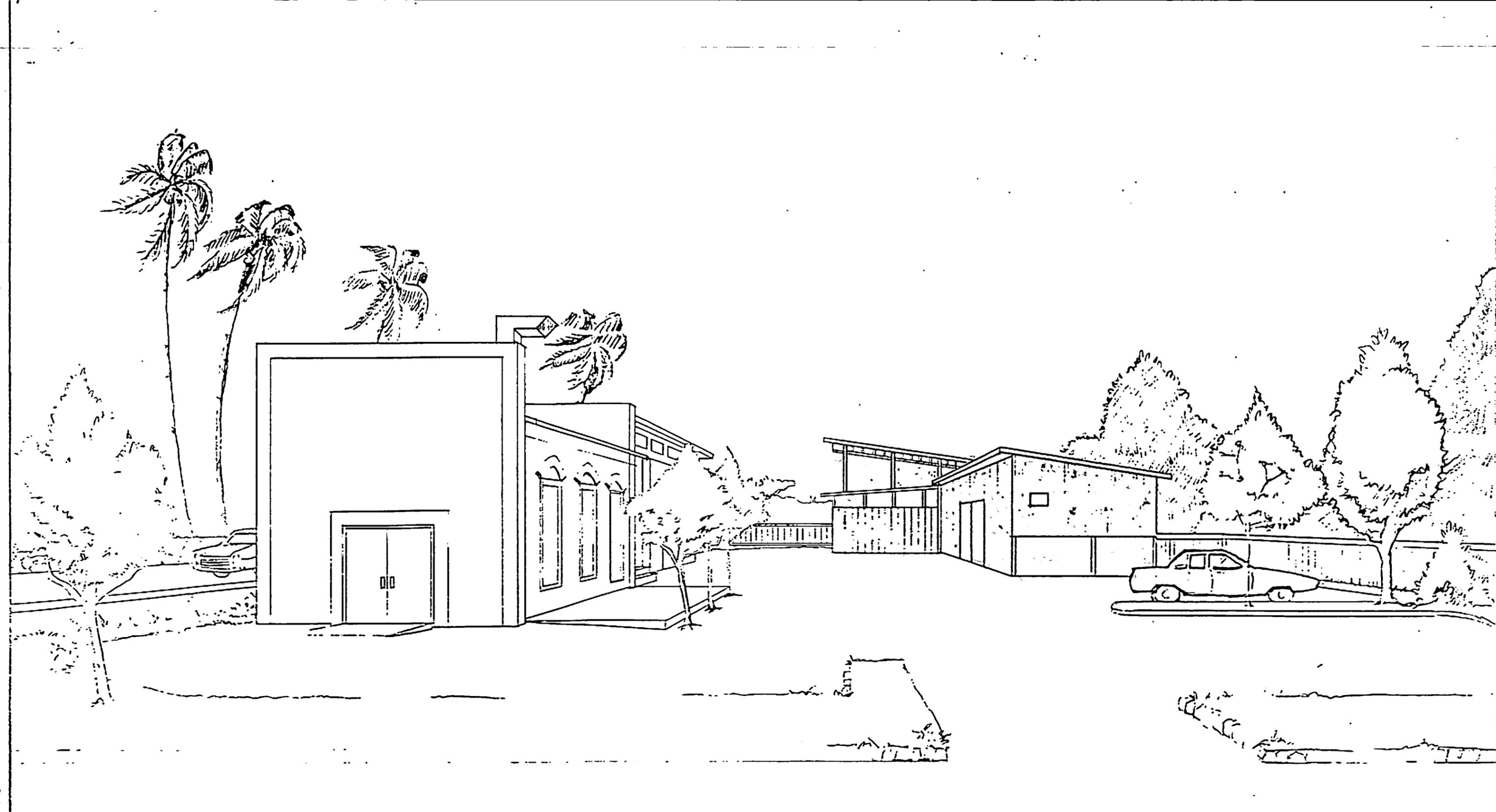
PLOT PLAN

HOUSEKEEPING & PERSONNEL OFC.		
SCALE: ---	APPROVED BY: .....	DRAWN BY <u>WRS</u>
DATE: <u>1-27-88</u>		REVISED ---
HOTEL HANA MAUI		
HANA CONTRACTORS INC		DRAWING NUMBER <u>2 of 2</u>



○ LAUNDRY LOT PLAN

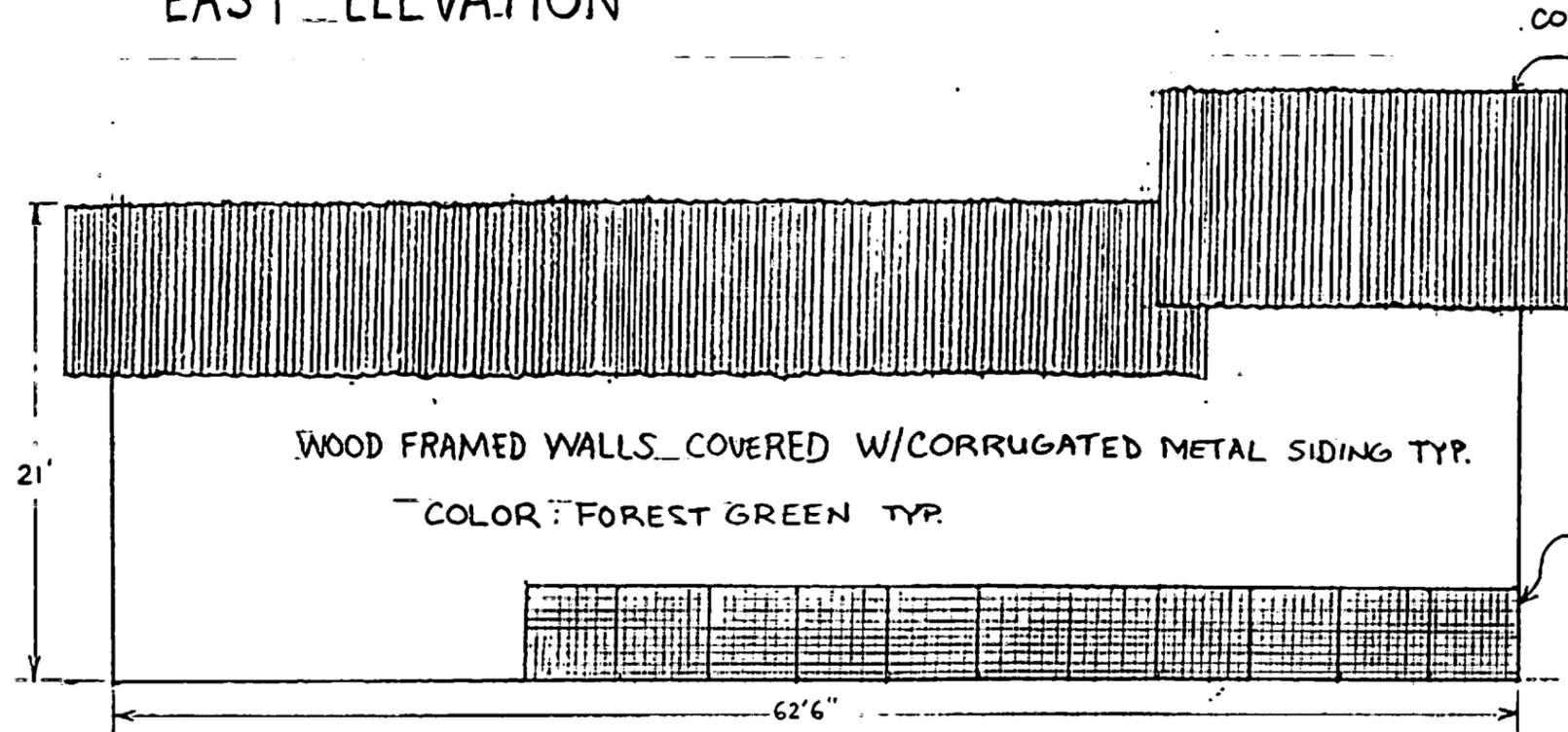
LAUNDRY LOT PLAN		
SCALE: _____	APPROVED BY: _____	DESIGNED BY: WRS
DATE: 5-15-69	REVISED: _____	
HOTEL HANA MAUI		
DRAWING NUMBER: _____		



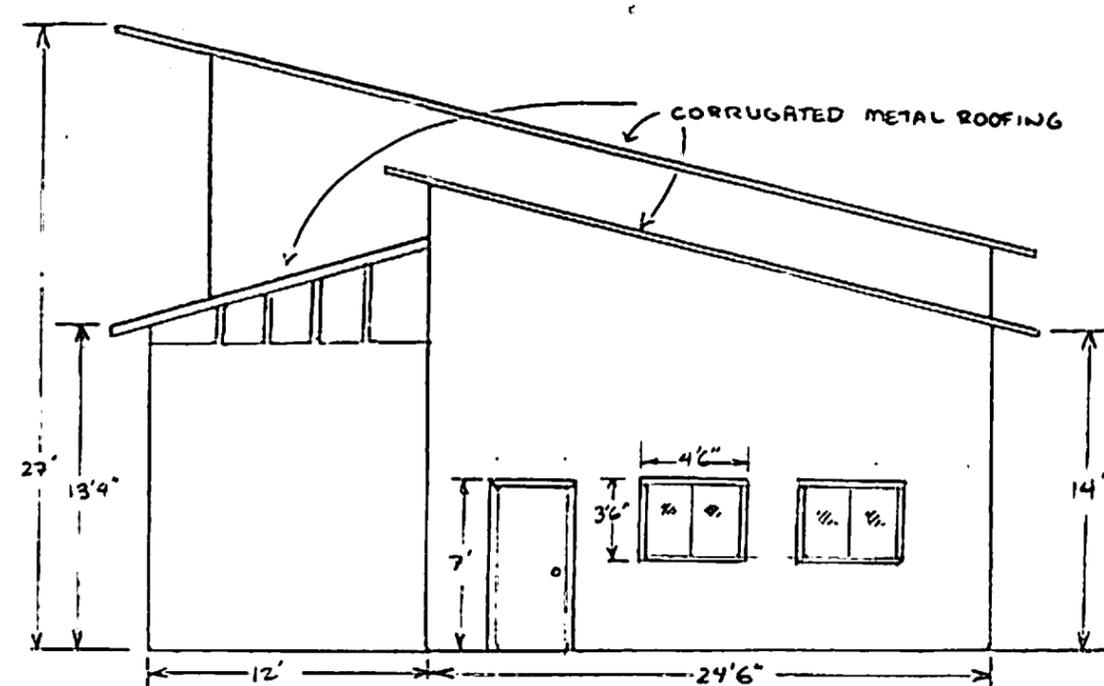
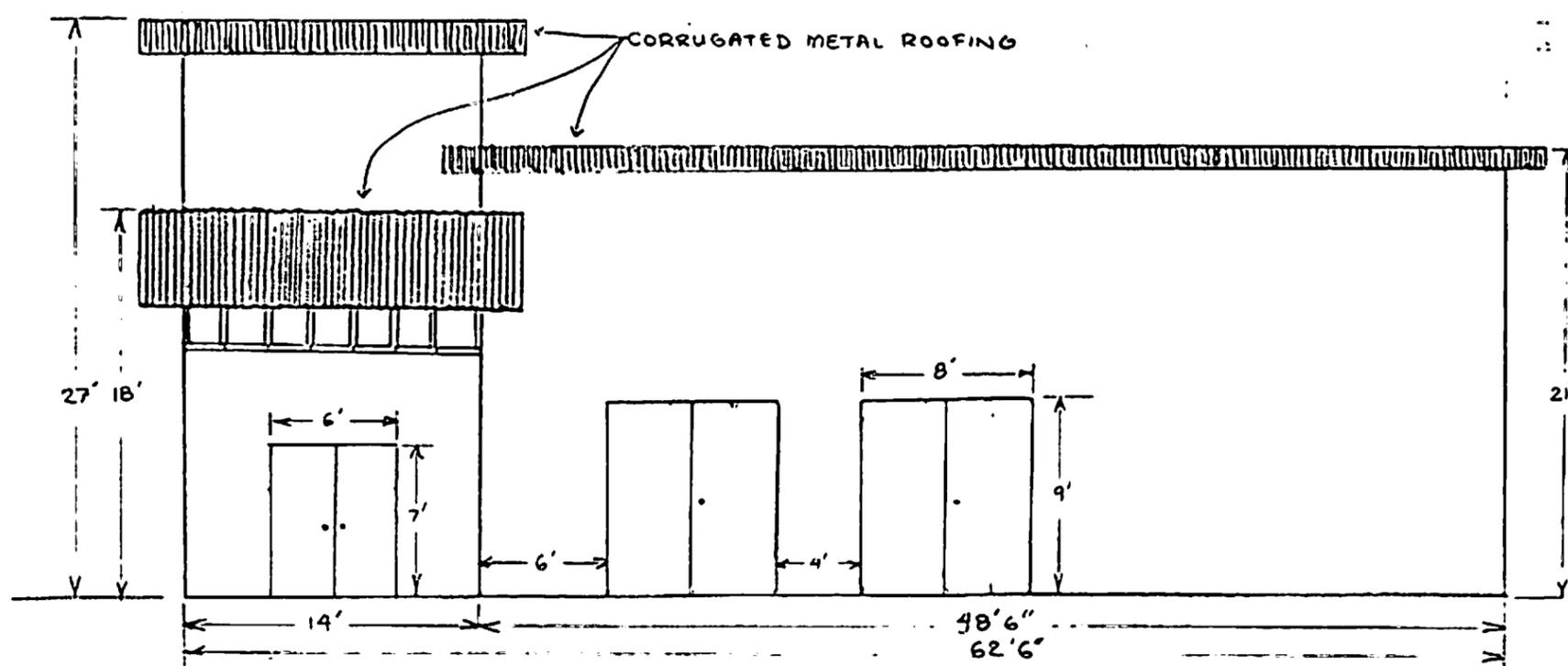
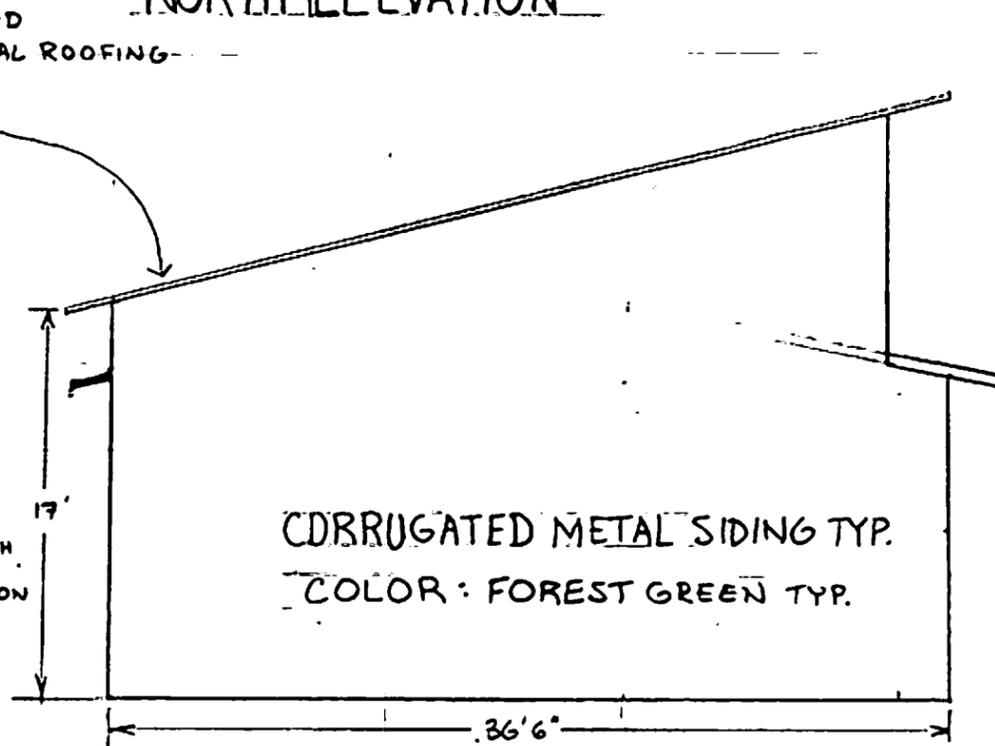
PERSPECTIVE of SITE



EAST ELEVATION



NORTH ELEVATION



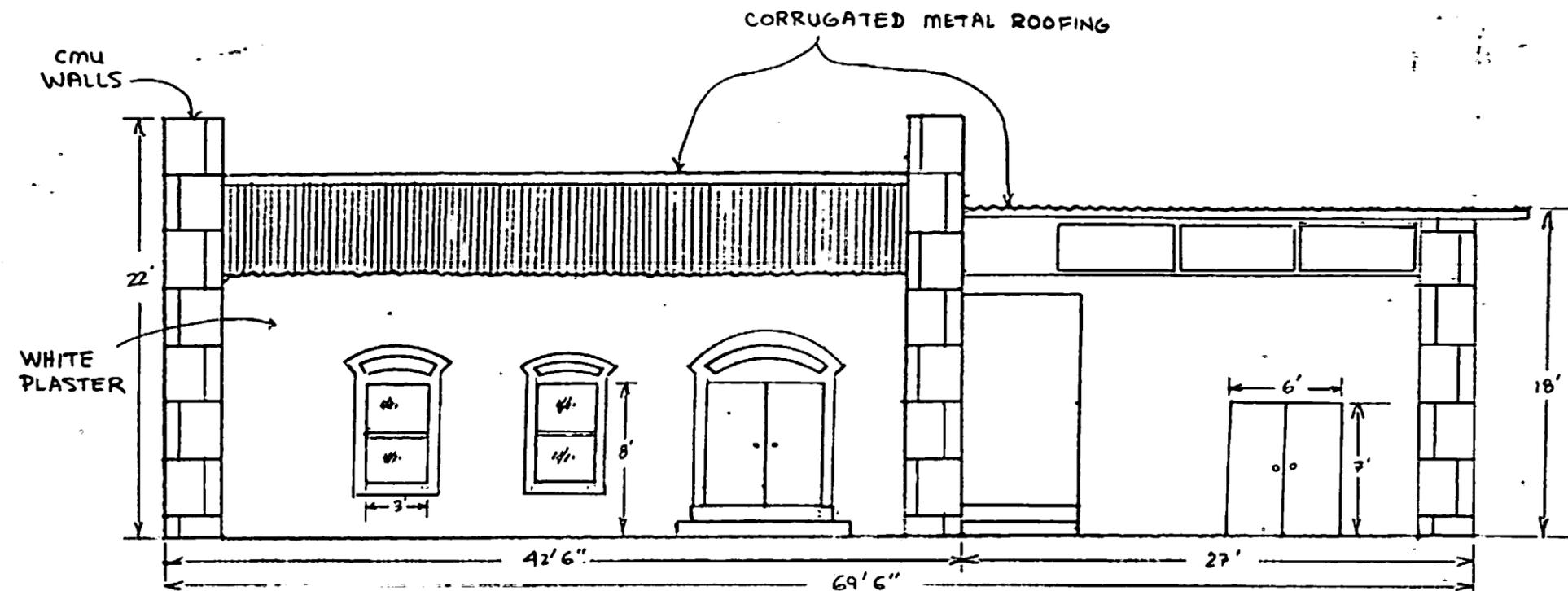
WEST ELEVATION

SOUTH ELEVATION

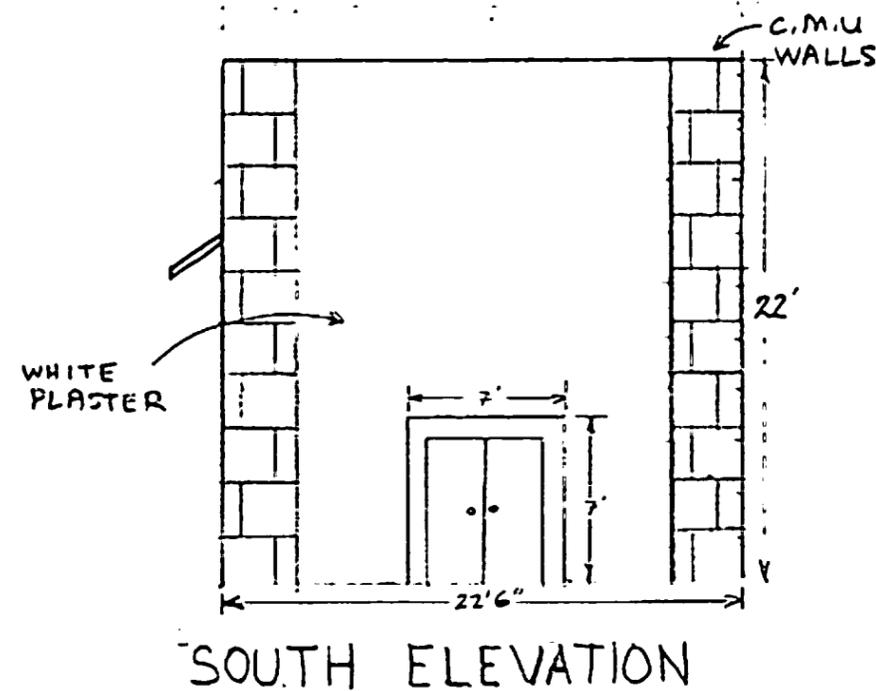
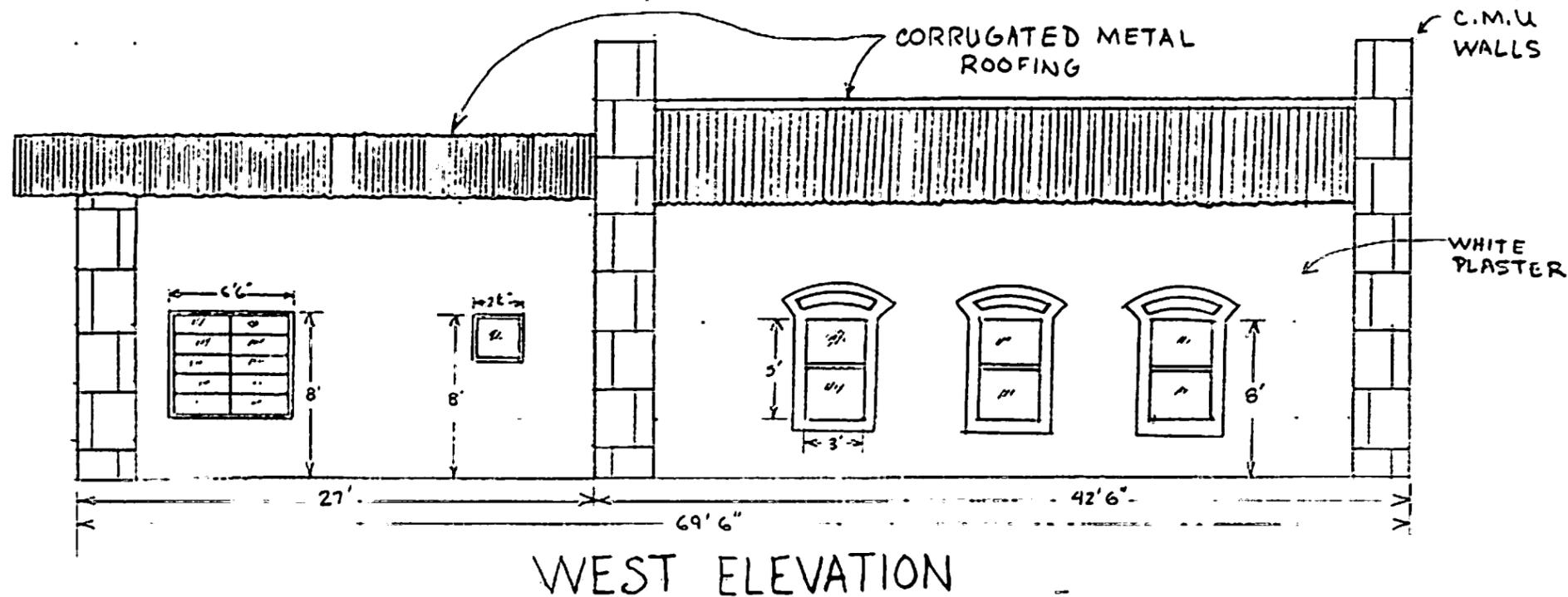
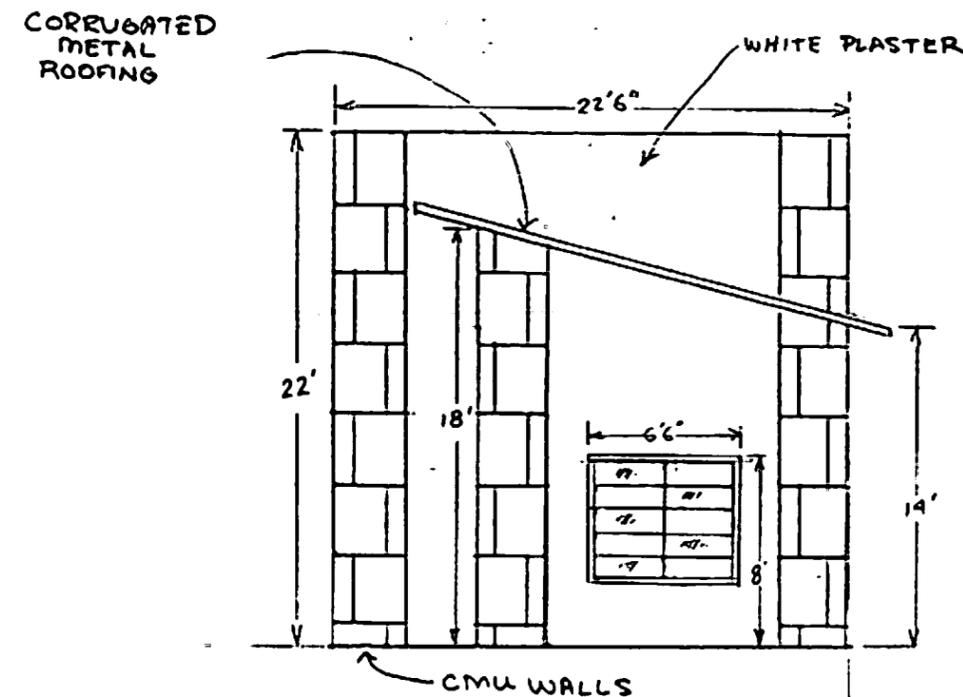
HOUSEKEEPING & PERSONNEL BLDG.  
 1-24-90 DRAWN BY B.C.  
 SCALE: 1/8" = 1'



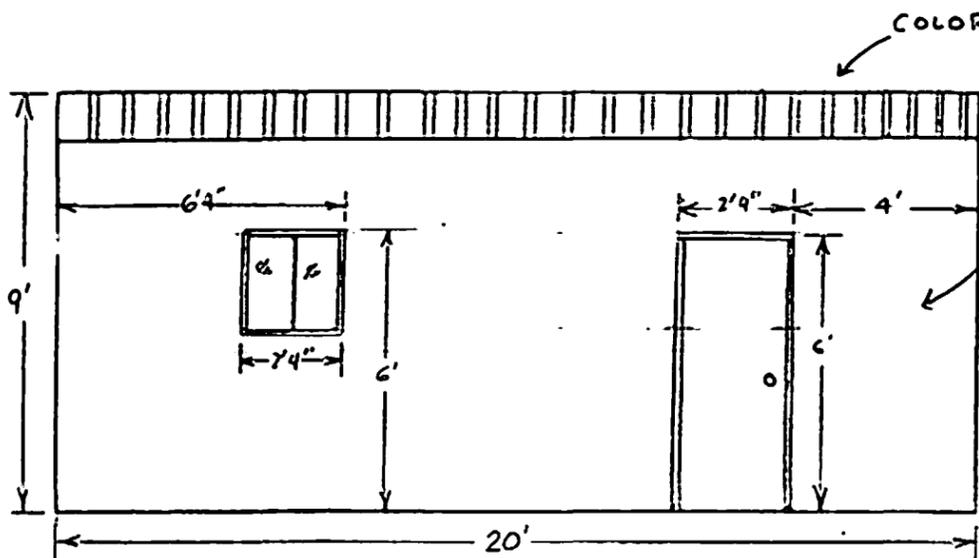
EAST ELEVATION



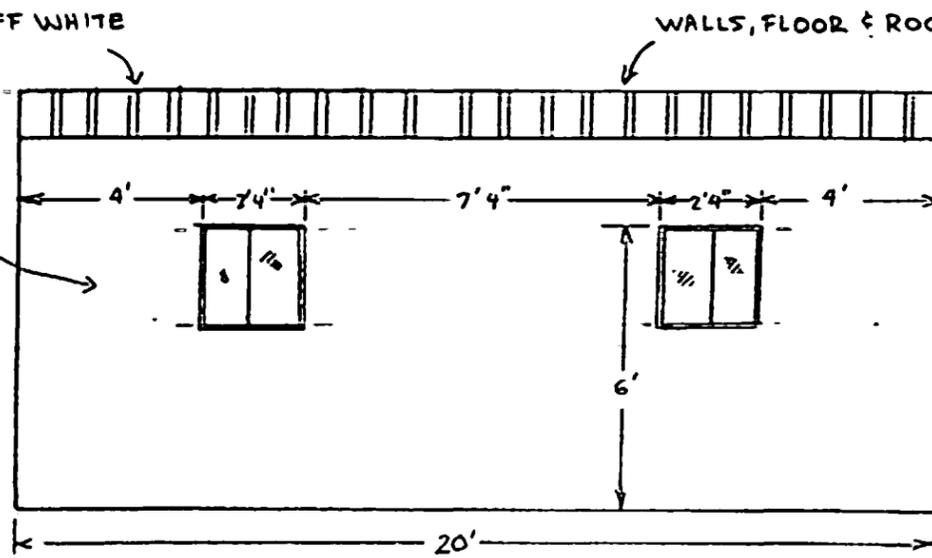
NORTH ELEVATION



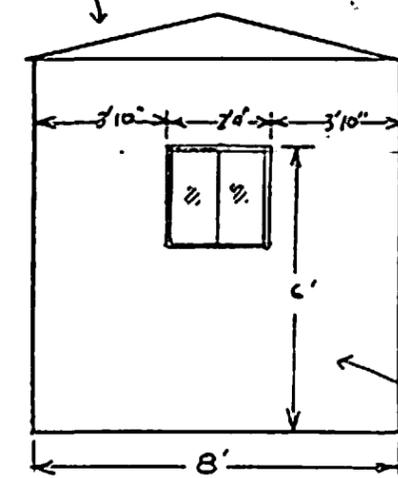
LAUNDRY BUILDING 1-24-90  
 ELEVATION DRAWINGS  
 SCALE: 1/8" = 1' DRAWN BY: B.C.



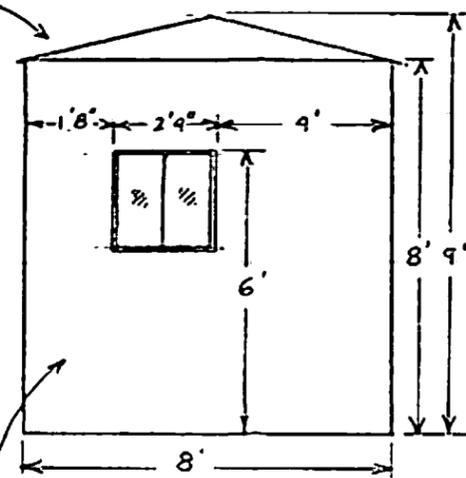
WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



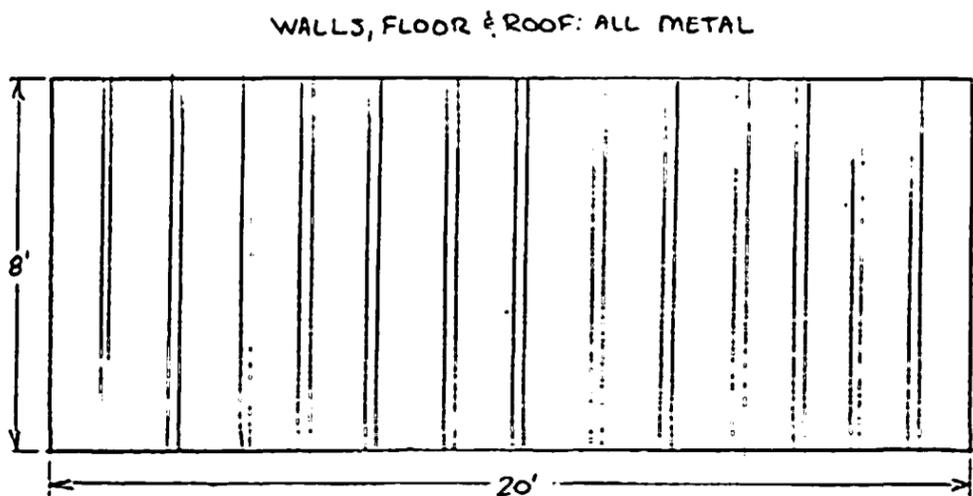
SOUTH ELEVATION

COLOR: OFF WHITE

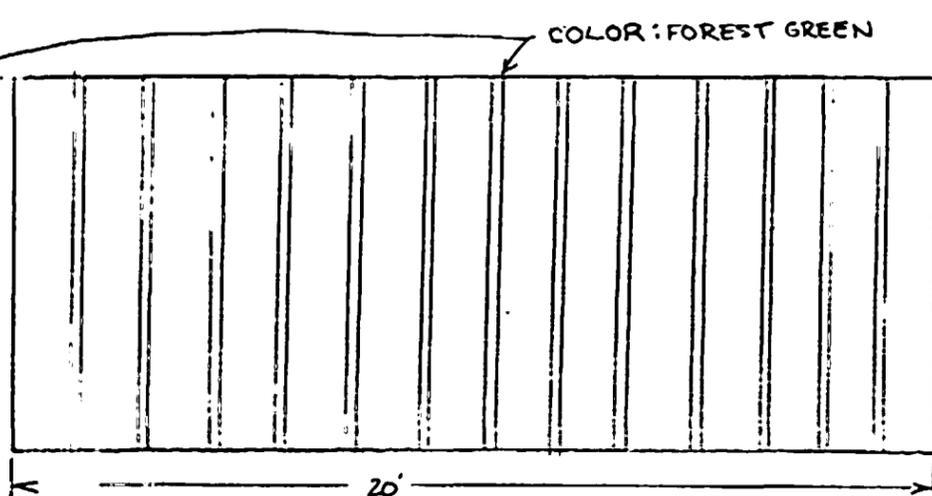
WALLS, FLOOR & ROOF: ALL METAL

COLOR: OFF WHITE

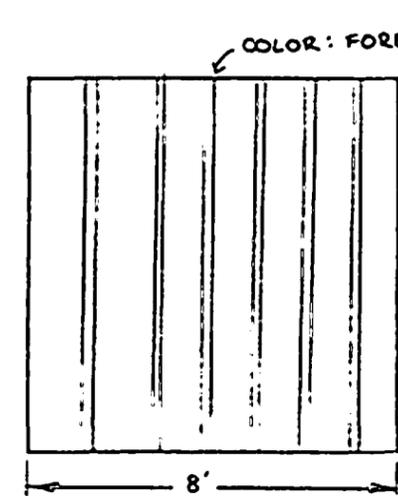
CONTAINER #2



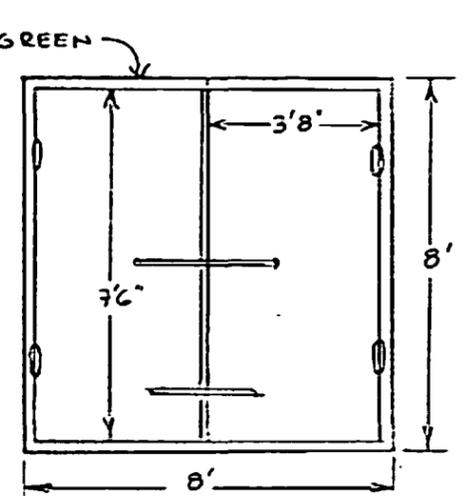
WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

WALLS, FLOOR & ROOF: ALL METAL

COLOR: FOREST GREEN

COLOR: FOREST GREEN

CONTAINER #1

STORAGE CONTAINERS 1-25-9.  
ELEVATION DRAWINGS  
SCALE: 1/4"=1' DRAWN BY: B.C.

# COUNTY OF MAUI

## LAND USE & CODES ADMINISTRATION DEPARTMENT OF PUBLIC WORKS Application for Building Permit

PERMIT NUMBER
DATE ISSUED

**INITIAL**

I claim an exemption under Sec. 444-2(7) of the HRS and hereby certify that this structure is for my personal use and not for use or occupancy by the general public. I further certify that such building or structure will not be offered for sale or lease within one year after completion.

Upon conviction, any violator shall be fined \$500 for the first offense, \$1000 for the second offense, and not less than \$1,500 or more than \$2,000 for any subsequent offense.

I claim exemption from the provisions of Chapter 464 HRS, requiring certification and stamping of plans by a registered architect or structural engineer as permitted under Sec. 464-13 (b). I further certify that I will record this exemption with the Bureau of Conveyances as required by Sec. 464-14(c).

Approval is granted subject to compliance with the use regulations set forth in Chapter 205, HRS and the Land Use Commission's Rules & Regulations. The owner will provide notice of these use regulations to future owners, heirs and assigns. I acknowledge that I have received from the County of Maui a copy of Sec. 205-4.5 HRS.

X William R. Sides II      1-9-90  
SIGNATURE OF OWNER      DATE

I hereby certify that I am a bona fide contractor licensed in the State of Hawaii.

X \_\_\_\_\_      \_\_\_\_\_  
SIGNATURE OF CONTRACTOR      DATE

APPLICATION NO.	T	ZONE	SEC	PLAT	PAR	LOT
DATE RECEIVED	M	1	4	13	1	
	K					
	(S)					

FOR LAND USE & CODES ADMINISTRATION USE ONLY

A P P R O V A L S  R E Q U I R E D	AGENCY	SIGNATURE	DATE
<input type="checkbox"/>	DEPT. OF WATER	_____	_____
<input type="checkbox"/>	DEPT. OF HEALTH	_____	_____
<input type="checkbox"/>	FIRE MARSHAL	_____	_____
<input type="checkbox"/>	ENGIN., LUCA	_____	_____
<input type="checkbox"/>	BUILDING. LUCA	_____	_____
<input type="checkbox"/>	PLANNING DEPT.	_____	_____

ISSUED BY \_\_\_\_\_ ACCEPT VAL. \$ \_\_\_\_\_  
PERMIT FEE \$ \_\_\_\_\_

REMARKS:

Applicant certifies that he/she has determined if there are any restrictive covenants applicable to the proposed construction on subject property and, if so, that the structure herein applied for conforms with said covenants. Applicant acknowledges that County has no responsibility to determine conformance with covenants and hereby agrees to defend and hold County harmless from any and all claims arising out of any alleged breach thereof.

William R. Sides II      1-9-90  
SIGNATURE OF OWNER      DATE

PROJECT NAME \_\_\_\_\_

CONSTRUCTION TYPE \_\_\_\_\_

OCCUPANCY GROUP \_\_\_\_\_

OWNERSHIP \_\_\_\_\_ ZONE \_\_\_\_\_ FLOOD ZONE \_\_\_\_\_

APPLICANT: PLEASE FILL IN AREA BELOW (TYPED)

PROJECT ADDRESS (HOUSE NO. AND STREET) <b>Corner of Keawa Pl. and Hana Highway</b>	NATURE OF WORK (CHECK ALL THAT APPLY)		
PROJECT ADDRESS (TOWN AND DISTRICT) <b>Hana, Hawaii 96713</b>	<input type="checkbox"/> NEW BUILDING	<input type="checkbox"/> FENCE	<input type="checkbox"/> FOUNDATION ONLY
LEGAL OWNER (FULL NAME) <b>KEOLA HANA MAUI INC.</b>	<input type="checkbox"/> RETAINING WALL	<input type="checkbox"/> SHELL ONLY	<input type="checkbox"/> RELOCATION
MAILING ADDRESS (INCLUDE ZIP CODE) <b>P.O. BOX 8 Hana, Hawaii 96713</b>	<input type="checkbox"/> ADDITION	<input type="checkbox"/> ALTERATION	<input type="checkbox"/> RECONSTRUCTION
LESSEE/TENANT (1)	<input type="checkbox"/> MISC. STRUCTURE	<input checked="" type="checkbox"/> REPAIR	<input type="checkbox"/> DEMOLITION
MAILING ADDRESS (INCLUDE ZIP CODE)	<input type="checkbox"/> SITE WORK	<input type="checkbox"/> SEA WALL	<input type="checkbox"/> SWIMMING POOL
LESSEE/TENANT (2)	NOW OCCUPIED AS <b>Laundry</b>	TO BE OCCUPIED AS <b>Laundry</b>	
MAILING ADDRESS (INCLUDE ZIP CODE)	DIMENSIONS <b>69'6" x 22'6"</b>	WALLS <b>CMU</b>	
LESSEE/TENANT (3)	PARTITIONS <b>CMU/WOOD</b>	FOUNDATION <b>Concrete Slab</b>	
MAILING ADDRESS (INCLUDE ZIP CODE)	FLOORS <b>Concrete</b>	ROOF <b>Corrugated Metal</b>	
LESSEE/TENANT (4)	CEILING <b>N/A</b>	BASEMENT FLOOR <b>N/A</b>	
MAILING ADDRESS (INCLUDE ZIP CODE)	<input type="checkbox"/> SEWER OR <input checked="" type="checkbox"/> CESSPOOL	ROOF OVERHANG <b>2'0"</b>	ESTIMATED VALUE OF WORK <b>\$24,075.00</b>
PLAN MAKER <b>WILLIAM R. SIDES II</b>	NO. OF UNITS <b>1</b>	NO. OF STORIES <b>1</b>	FLOOR AREA <b>1,388 sq. ft.</b>
MAILING ADDRESS (INCLUDE ZIP CODE) <b>P.O. BOX 8 HANA, HAWAII 96713</b>	LICENSE NO. <b>248-8633</b>	LOT AREA <b>21,711sq.ft.</b>	
BUILDER	LICENSE NO.	DISTANCE TO NEAREST INTERIOR LOT BOUNDARY (FEET)	
MAILING ADDRESS (INCLUDE ZIP CODE)	TELEPHONE NO. <b>248-8601</b>	RIGHT	LEFT
APPLICANT NAME <b>VICTOR M. SINENCI</b>	TELEPHONE NO.	REAR: <b>40'±</b>	FRONT: <b>75'±</b>
SIGNATURE OF APPLICANT <i>[Signature]</i>	DATE <b>1-11-90</b>	REMARKS: <b>Repair only, plus patch and repaint exterior. Addition of small loft area, 9' x 6' or 54 sq. ft. to house hot water heaters. Addition of 1 washer and sheet folder. Replacement of old rusted waste line. Upgrade electric. Upgrade of plumbing. Replacement of broken windows and doors.</b>	

# COUNTY OF MAUI

## LAND USE & CODES ADMINISTRATION DEPARTMENT OF PUBLIC WORKS Application for Building Permit

PERMIT NUMBER

DATE ISSUED

INITIAL

I claim an exemption under Sec. 444-2(7) of the HRS and hereby certify that this structure is for my personal use and not for use or occupancy by the general public. I further certify that such building or structure will not be offered for sale or lease within one year after completion.

Upon conviction, any violator shall be fined \$500 for the first offense, \$1,000 for the second offense, and not less than \$1,500 or more than \$2,000 for any subsequent offense.

I claim exemption from the provisions of Chapter 484 HRS, requiring certification and stamping of plans by a registered architect or structural engineer as permitted under Sec. 484-13 (b). I further certify that I will record this exemption with the Bureau of Conveyances as required by Sec. 484-14(c).

Approval is granted subject to compliance with the use regulations set forth in Chapter 205, HRS and the Land Use Commission's Rules & Regulations. The owner will provide notice of these use regulations to future owners, heirs and assigns. I acknowledge that I have received from the County of Maui a copy of Sec. 205-4.5 HRS.

X William R Sides II 1-9-90  
SIGNATURE OF OWNER DATE

I hereby certify that I am a bona fide contractor licensed in the State of Hawaii.

X \_\_\_\_\_ DATE  
SIGNATURE OF CONTRACTOR DATE

APPLICATION NO.	T	ZONE	SEC	PLAT	PAR	LOT
DATE RECEIVED	M	1	4	13	1	
	K					
	(S)					

**FOR LAND USE & CODES ADMINISTRATION USE ONLY**

A P P R O V A L S  R E Q U I R E D	AGENCY	SIGNATURE	DATE
A P P R O V A L S  R E Q U I R E D	<input type="checkbox"/> DEPT. OF WATER	_____	_____
	<input type="checkbox"/> DEPT. OF HEALTH	_____	_____
	<input type="checkbox"/> FIRE MARSHAL	_____	_____
	<input type="checkbox"/> ENGIN., LUCA	_____	_____
	<input type="checkbox"/> BUILDING. LUCA	_____	_____
	<input type="checkbox"/> PLANNING DEPT.	_____	_____

ISSUED BY \_\_\_\_\_ ACCEPT VAL \$ \_\_\_\_\_  
PERMIT FEE \$ \_\_\_\_\_

REMARKS:

Applicant certifies that he/she has determined if there are any restrictive covenants applicable to the proposed construction on subject property and, if so, that the structure herein applied for conforms with said covenants. Applicant acknowledges that County has no responsibility to determine conformance with covenants and hereby agrees to defend and hold County harmless from any and all claims arising out of any alleged breach thereof.

William R Sides II 1-9-90  
SIGNATURE OF OWNER DATE

PROJECT NAME \_\_\_\_\_

CONSTRUCTION TYPE \_\_\_\_\_

OCCUPANCY GROUP \_\_\_\_\_

OWNERSHIP	ZONE	FLOOD ZONE
-----------	------	------------

**APPLICANT: PLEASE FILL IN AREA BELOW (TYPED)**

PROJECT ADDRESS (HOUSE NO AND STREET) Corner of Keawa Pl. and Hana Highway	NATURE OF WORK (CHECK ALL THAT APPLY)		
PROJECT ADDRESS (TOWN AND DISTRICT) Hana, Maui, Hawaii 96713	<input type="checkbox"/> NEW BUILDING	<input type="checkbox"/> FENCE	<input type="checkbox"/> FOUNDATION ONLY
LEGAL OWNER (FULL NAME) KEOLA HANA MAUI INC.	<input type="checkbox"/> RETAINING WALL	<input type="checkbox"/> SHELL ONLY	<input checked="" type="checkbox"/> RELOCATION
MAILING ADDRESS (INCLUDE ZIP CODE) P.O. BOX 8 HANA, HAWAII 96713	<input type="checkbox"/> ADDITION	<input type="checkbox"/> ALTERATION	<input type="checkbox"/> RECONSTRUCTION
LESSEE/TENANT (1)	<input type="checkbox"/> MISC STRUCTURE	<input type="checkbox"/> REPAIR	<input type="checkbox"/> DEMOLITION
MAILING ADDRESS (INCLUDE ZIP CODE)	<input checked="" type="checkbox"/> SITE WORK	<input type="checkbox"/> SEA WALL	<input type="checkbox"/> SWIMMING POOL
LESSEE/TENANT (2)	NOW OCCUPIED AS Parking Lot and Open space	TO BE OCCUPIED AS Parking Lot + two Containers & Open space	
MAILING ADDRESS (INCLUDE ZIP CODE)	DIMENSIONS Two (2) Matson type containers, 10' x 28' each.	WALLS Metal	
LESSEE/TENANT (3)	PARTITIONS N/A	FOUNDATION N/A	
MAILING ADDRESS (INCLUDE ZIP CODE)	FLOORS Metal	ROOF Metal	
LESSEE/TENANT (4)	CEILING Metal	BASEMENT FLOOR N/A	
MAILING ADDRESS (INCLUDE ZIP CODE)	<input type="checkbox"/> SEWER OR CESSPOOL	ROOF OVERHANG N/A	ESTIMATED VALUE OF WORK \$5,500.00
PLAN MAKER WILLIAM R. SIDES II	LICENSE NO.	NO. OF UNITS 2	NO. OF STORIES 1
MAILING ADDRESS (INCLUDE ZIP CODE) P.O. BOX 8 HANA, HAWAII 96713	TELEPHONE NO. 248-8633	FLOOR AREA each approx. 280sqft	LOT AREA 21,711sq.ft.
BUILDER	LICENSE NO.	DISTANCE TO NEAREST INTERIOR LOT BOUNDARY (FEET) RIGHT: LEFT: REAR: 12'± FRONT: 6'±	
MAILING ADDRESS (INCLUDE ZIP CODE)	TELEPHONE NO.	REMARKS: Scope of work includes: Relocation of, 2 matson type storage containers to the lot, addition of protective bumpers around existing propane storage tank, add restriping of existing asphalt parking lot. A small cinder pathway is proposed as an entry way to storage container.	
APPLICANT NAME VICTOR M. SINENCI	TELEPHONE NO. 248-8601		
DATE 1-11-90			

# COUNTY OF MAUI

## LAND USE & CODES ADMINISTRATION DEPARTMENT OF PUBLIC WORKS Application for Building Permit

PERMIT NUMBER

DATE ISSUED

**INITIAL**

I claim an exemption under Sec. 444-2(7) of the HRS and hereby certify that this structure is for my personal use and not for use or occupancy by the general public. I further certify that such building or structure will not be offered for sale or lease within one year after completion.

Upon conviction, any violator shall be fined \$500 for the first offense, \$1,000 for the second offense, and not less than \$1,500 or more than \$2,000 for any subsequent offense.

I claim exemption from the provisions of Chapter 464 HRS, requiring certification and stamping of plans by a registered architect or structural engineer as permitted under Sec. 464-13 (b). I further certify that I will record this exemption with the Bureau of Conveyances as required by Sec. 464-14(c).

Approval is granted subject to compliance with the use regulations set forth in Chapter 205, HRS and the Land Use Commission's Rules & Regulations. The owner will provide notice of these use regulations to future owners, heirs and assigns. I acknowledge that I have received from the County of Maui a copy of Sec. 205-4.5 HRS.

X William R. Sides II 1-9-90  
SIGNATURE OF OWNER DATE

I hereby certify that I am a bona fide contractor licensed in the State of Hawaii.

X \_\_\_\_\_ DATE  
SIGNATURE OF CONTRACTOR

APPLICATION NO.	T	ZONE	SEC	PLAT	PAR	LOT
DATE RECEIVED	M	1	4	13	1	
	K					
	(S)					

**FOR LAND USE & CODES ADMINISTRATION USE ONLY**

A P P R O V A L S  R E Q U I R E D	AGENCY	SIGNATURE	DATE
A P P R O V A L S  R E Q U I R E D	<input type="checkbox"/> DEPT. OF WATER	_____	_____
	<input type="checkbox"/> DEPT. OF HEALTH	_____	_____
	<input type="checkbox"/> FIRE MARSHAL	_____	_____
	<input type="checkbox"/> ENGIN., LUCA	_____	_____
	<input type="checkbox"/> BUILDING, LUCA	_____	_____
	<input type="checkbox"/> PLANNING DEPT.	_____	_____

ISSUED BY \_\_\_\_\_ ACCEPT VAL. \$ \_\_\_\_\_  
PERMIT FEE \$ \_\_\_\_\_

REMARKS:

Applicant certifies that he/she has determined if there are any restrictive covenants applicable to the proposed construction on subject property and, if so, that the structure herein applied for conforms with said covenants. Applicant acknowledges that County has no responsibility to determine conformance with covenants and hereby agrees to defend and hold County harmless from any and all claims arising out of any alleged breach thereof.

William R. Sides II 1-9-90  
SIGNATURE OF OWNER DATE

PROJECT NAME \_\_\_\_\_

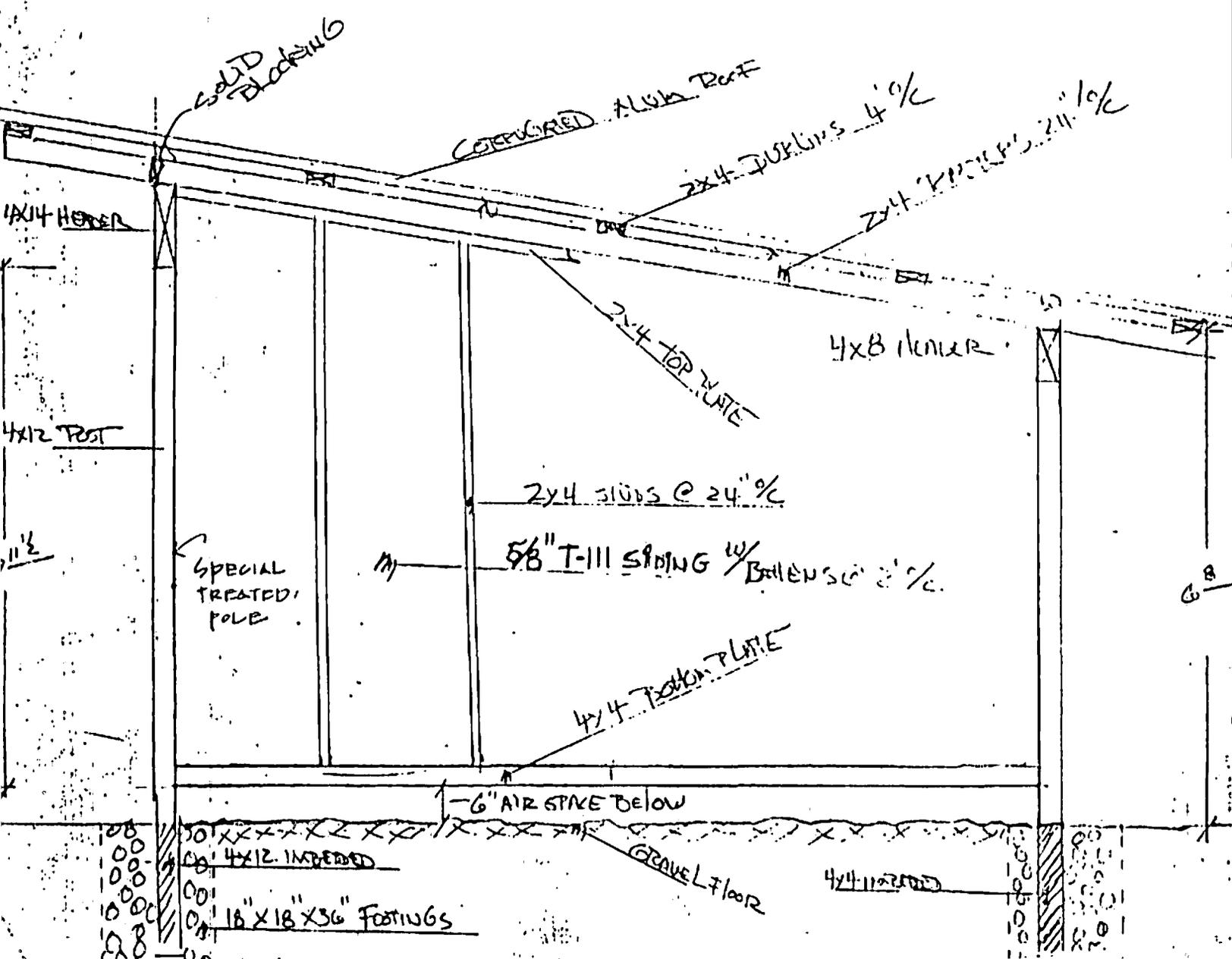
CONSTRUCTION TYPE \_\_\_\_\_

OCCUPANCY GROUP \_\_\_\_\_

OWNERSHIP	ZONE	FLOOD ZONE

### APPLICANT: PLEASE FILL IN AREA BELOW (TYPED)

PROJECT ADDRESS (HOUSE NO. AND STREET) <b>Corner of Keawa Pl. and Hana Highway</b>	NATURE OF WORK (CHECK ALL THAT APPLY)		
PROJECT ADDRESS (TOWN AND DISTRICT) <b>Hana, Hawaii 96713</b>	<input checked="" type="checkbox"/> NEW BUILDING	<input type="checkbox"/> FENCE	<input type="checkbox"/> FOUNDATION ONLY
LEGAL OWNER (FULL NAME) <b>KEOLA HANA MAUI INC.</b>	<input type="checkbox"/> RETAINING WALL	<input type="checkbox"/> SHELL ONLY	<input type="checkbox"/> RELOCATION
MAILING ADDRESS (INCLUDE ZIP CODE) <b>P.O. BOX 8 Hana, Hawaii 96713</b>	<input type="checkbox"/> ADDITION	<input type="checkbox"/> ALTERATION	<input checked="" type="checkbox"/> RECONSTRUCTION (Minimal)
LESSEE/TENANT (1)	<input type="checkbox"/> MISC STRUCTURE	<input type="checkbox"/> REPAIR	<input type="checkbox"/> DEMOLITION
MAILING ADDRESS (INCLUDE ZIP CODE)	<input type="checkbox"/> SITE WORK	<input type="checkbox"/> SEA WALL	<input type="checkbox"/> SWIMMING POOL
LESSEE/TENANT (2)	HOW OCCUPIED AS <b>Laundry Lot</b>	TO BE OCCUPIED AS <b>Cart Garage</b>	
MAILING ADDRESS (INCLUDE ZIP CODE)	DIMENSIONS <b>39'1/2" x 12'0"</b>	WALLS <b>2 x4 wall w/T-111 siding</b>	
LESSEE/TENANT (3)	PARTITIONS <b>N/A</b>	FOUNDATION <b>Concrete 18"x18"x36" Footing</b>	
MAILING ADDRESS (INCLUDE ZIP CODE)	FLOORS <b>Gravel</b>	ROOF <b>Corrugated Aluminum</b>	
LESSEE/TENANT (4)	CEILING <b>N/A</b>	BASEMENT FLOOR <b>N/A</b>	
MAILING ADDRESS (INCLUDE ZIP CODE)	<input type="checkbox"/> SEWER OR CESSPOOL <b>N/A</b>	ROOF OVERHANG <b>2'0"</b>	ESTIMATED VALUE OF WORK <b>\$9,840.00</b>
PLAN MAKER <b>WILLIAM R. SIDES II</b>	NO. OF UNITS <b>1</b>	NO. OF STORIES <b>1</b>	FLOOR AREA <b>468 sq. ft.</b>
MAILING ADDRESS (INCLUDE ZIP CODE) <b>P.O. BOX 8 HANA, HAWAII 96713</b>	NO. OF UNITS <b>1</b>	NO. OF STORIES <b>1</b>	LOT AREA <b>21,711 sq. ft.</b>
TELEPHONE NO. <b>248-8633</b>	DISTANCE TO NEAREST INTERIOR LOT BOUNDARY (FEET)		
BUILDER	RIGHT <b>45'±</b>	REAR	FRONT <b>3'</b>
MAILING ADDRESS (INCLUDE ZIP CODE)	REMARKS <b>Demolition is of existing concrete slab only and removal of three existing small trees. Structure is to be used for storing of golf cart type carts that are used by the Engineering and Housekeeping Departments of the Hotel Hana Maui.</b>		
TELEPHONE NO.			
APPLICANT NAME <b>VICTOR M. SINENCI</b>	TELEPHONE NO. <b>248-8601</b>		
SIGNATURE OF APPLICANT <u>Victor M. Sinenci</u>	DATE <b>1-11-90</b>		



SOLID BLOCKING

CORROGATED ALUM. DECK

2x4 JOISTS 4' o/c

2x4 JOISTS 24" o/c

4x14 HORIZ

2x4 TOP PLATE

4x8 MEMBER

4x12 POST

2x4 STUDS @ 24" o/c

SPECIAL TREATED POLE

5/8" T-111 SPRING w/ BALL BEARING @ 2' o/c

4x4 BOTTOM PLATE

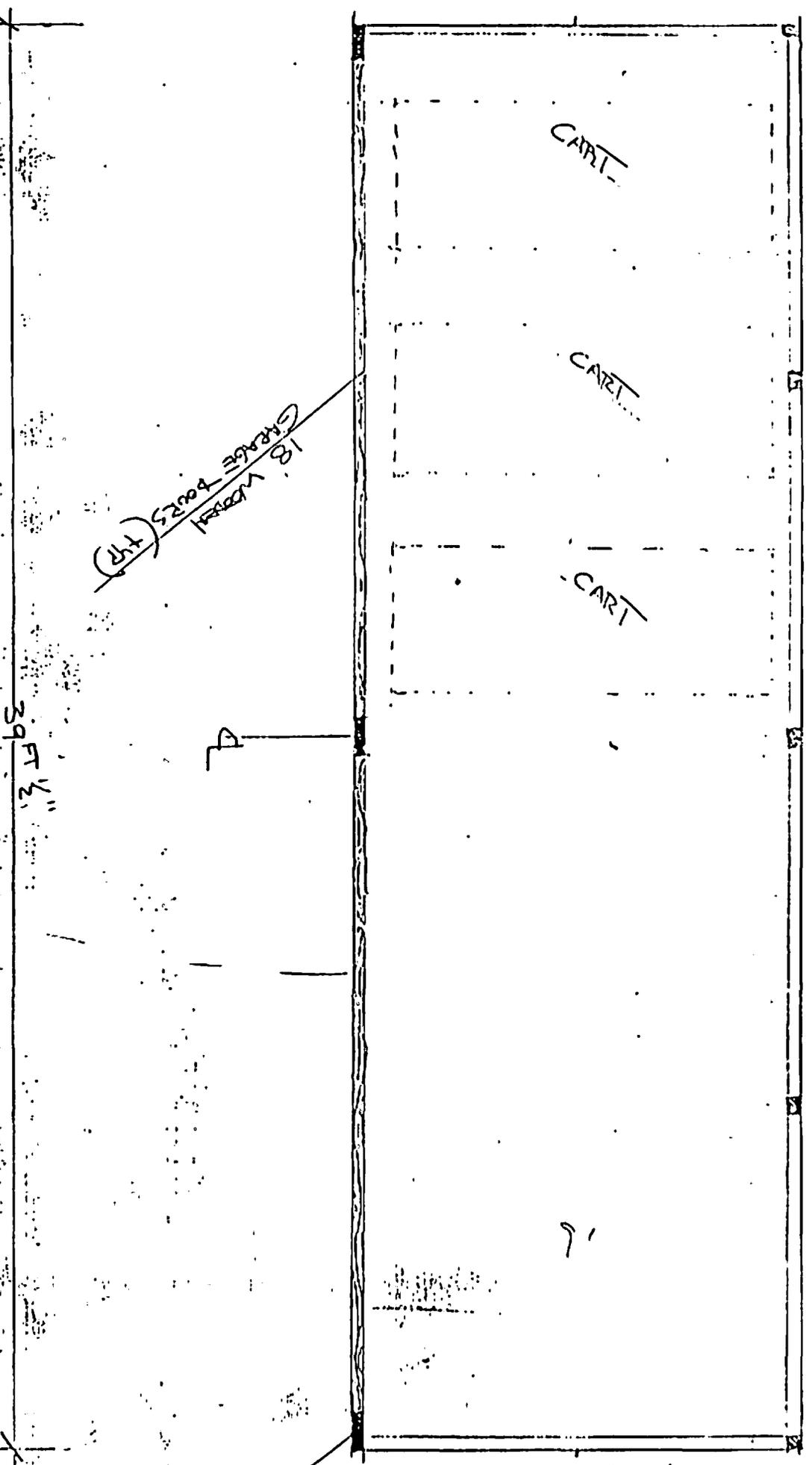
6" AIR SPACE BELOW

4x12 IMPROVED

GRAVEL FLOOR

18" x 18" x 36" FOOTINGS

4x12 IMPROVED



18' WOODEN  
GARAGE DOORS (TYP)

CART

CART

CART

9'

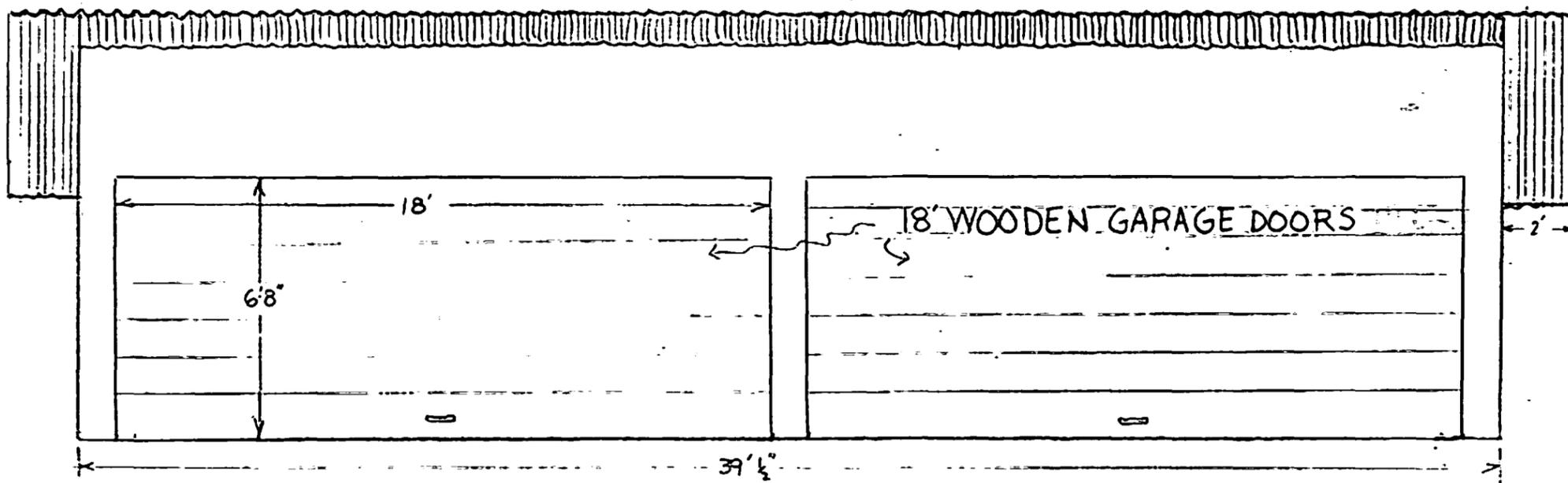
4 1/2\" IN CONCRETE TYP

10'

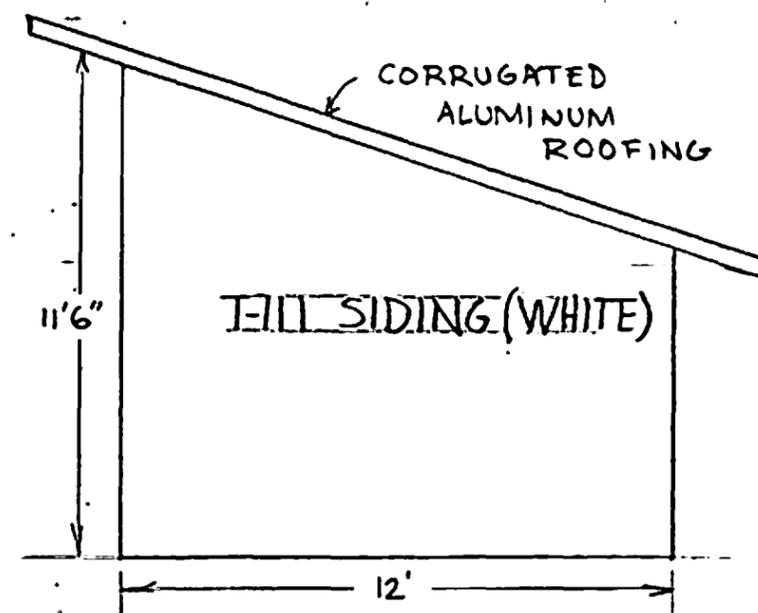
4-4\" IN REBAR  
IN CONCRETE TYP

12'

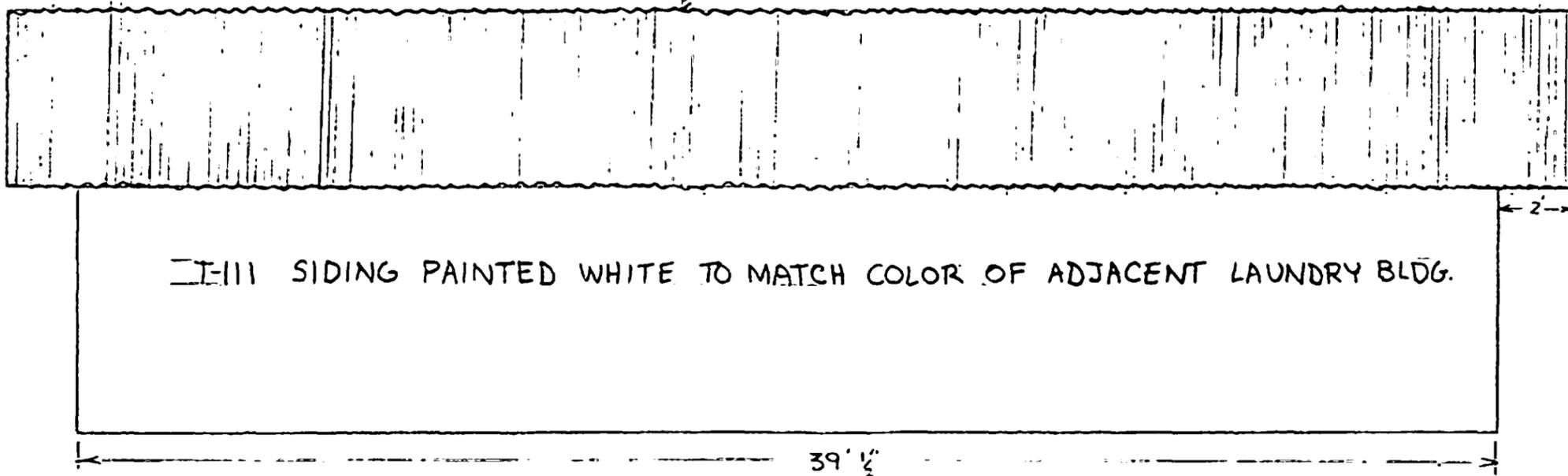
EAST ELEVATION



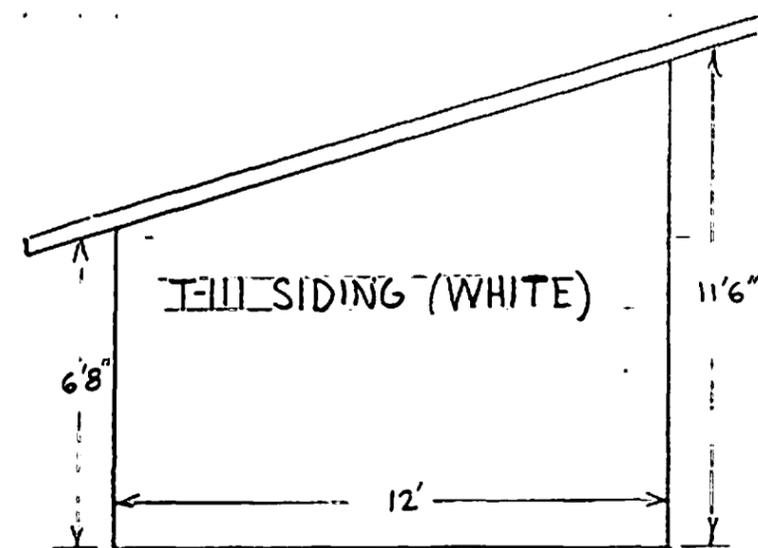
NORTH ELEVATION



CORRUGATED ALUMINUM ROOFING



WEST ELEVATION



SOUTH ELEVATION

CART GARAGE  
 ELEVATION DRAWINGS 1-24-90  
 SCALE 1/4" = 1' DRAWN BY B.C.

# Appendix VI – 2022 SMA, EAE Review and Approval for improvements

MICHAEL P. VICTORINO  
Mayor

MICHELE CHOUTEAU MCLEAN, AICP  
Director

JORDAN E. HART  
Deputy Director



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

April 26, 2022

Mr. Hunton Conrad, Architect  
1102 Mailuna Place  
Makawao, Hawaii 96768

Dear Mr. Conrad:

**SUBJECT: SPECIAL MANAGEMENT AREA (SMA) MINOR PERMIT FOR THE RENOVATION OF STORAGE BUILDING AND REMOVAL OF ASPHALT PARKING SURFACE TO BE REPLACED WITH GRAVEL AT KEAWA PLACE, HANA, ISLAND OF MAUI; TMK: (2) 1-4-013:001 (SMX 2021/0253) (SM2 2022/00007).**

In response to your application in accordance with the SMA Rules for the Maui Planning Commission (Commission), Section 12-202-12, the Department of Planning (Department) has made a determination relative to the above project that:

1. Pursuant to Section 205A-22, the project is a development;
2. The project has a valuation not in excess of \$500,000.00; (Valuation: approximately \$75,000.00)
3. The proposed scope of work consists of the renovation of an existing storage building and removal and replacement of black-top parking area with gravel;
4. The project has no significant adverse environmental or ecological effect, taking into account potential cumulative effects, provided that Best Management Practices (BMPs) are used if necessary; and
5. The project is consistent with the objectives, policies, and SMA guidelines set forth in the Hawaii Revised Statutes (HRS), Chapter 205-A, and is consistent with the County General Plan and Zoning.

**In consideration of the above determination, you are hereby granted an SMA Minor Permit (SM2 2022/00007), subject to the following conditions:**

1. That construction is made according to representations in your SMA

Mr. Hunton Conrad  
April 26, 2022  
Page 2

Assessment Application, including construction plans by Hunton Conrad, Architect, dated May 24, 2021.

2. That proposed project shall be initiated by **March 30, 2024** and shall be completed within one year of said initiation.
3. That full compliance with all other applicable governmental requirements shall be rendered.

**In summary, the Department approves SMA Minor Permit (SM2 2022/00007) for the work described in your SMA Assessment application (SMX 2021/0253). PLEASE NOTE THAT OTHER PERMITS OR APPROVALS MAY BE REQUIRED.**

Thank you for your cooperation. If additional clarification is required, please contact Staff Planner Paul Fasi at [paul.fasi@mauicounty.gov](mailto:paul.fasi@mauicounty.gov) or at (808) 463-3867.

Sincerely,



ANN T. CUA  
Acting Planning Program Administrator

*for* MICHELE MCLEAN, AICP  
Planning Director

Copy to: Jacky Takakura, Acting Planning Program Administrator (PDF)  
Paul F. Fasi, Staff Planner (PDF)  
Hunton Conrad (Original and PDF)  
Maui Hana Resort, Applicant (PDF)  
Renee Segundo, Senior Land Use and Building Plans Examiner, ZAED, (PDF)  
Project File

MCM:ATC:PFF:rma

K:\WP\_DOCS\Planning\SM2\2022\00007\_ManiHanaResort\SM2.docx

MICHAEL P. VICTORINO  
Mayor

MICHELE CHOUTEAU MCLEAN, AICP  
Director

JORDAN E. HART  
Deputy Director



**DEPARTMENT OF PLANNING**

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

May 16, 2022

Mr. William Spence  
P.O. Box 880267  
Pukalani, Hawaii 96788

Dear Mr. Spence:

**SUBJECT: ENVIRONMENTAL ASSESMENT REVIEW AND SMA EXEMPTION FOR THE REHABILITAITON OF THE HANA STORAGE BUILDING, KEAWA PLACE, HANA, ISLAND OF MAUI, HAWAII; TMK: (2) 1-4-013:001 (SMX 2021/0213) (SM5 2022-00001) (EAE 2022-00002) (RFC 2021/0012)**

The Department of Planning (Department) has received your applications for a Special Management Area Exemption and an Environmental Assessment Exemption for the above listed project. In accordance with the *SMA Rules for the Maui Planning Commission*, Section 12-202-12, a determination has been made relative to the above project that:

1. The project is not a development, pursuant to Section 205-A-22 and may be issued an SMA Exemption. Exemption categories include "Repair, maintenance, or interior alterations to existing structures;"
2. The project has a valuation of approximately \$75,000.00;
3. The project has no significant adverse environmental or ecological effects, provided Best Management Practices (BMPs) are implemented; and
4. The project is consistent with the objectives, policies, and SMA guidelines set forth in the Hawaii Revised Statutes (HRS), Chapter 205-A, as amended, and is consistent with the County General Plan and Zoning.

In consideration of the above determination, your proposed project is approved for an SMA Exemption (SM5 2022/00001).

The Department has also received your application for an Environmental Assessment Exemption (EAE). The Department understands the scope of work to consist of rehabilitating a dilapidated laundry/storage building at the Mana Hana Resort in Hana. The improvements were reviewed by the Maui Cultural Resources Commission on February 3, 2022 whereby they adopted the Department's recommendations (see attachment). The applicant has agreed to abide by the Department's recommendations.

The proposed rehabilitation triggers compliance with environmental review because it is

Mr. William Spence  
April 26, 2022  
Page 2

listed as a historic structure (site No. 50-13-1628). However, the project qualifies for the following exemption:

*“Replacement or reconstruction of existing structures and facilities where the new structure will be located generally on the same site and will have substantially the same purpose, capacity, density, height and dimensions as the structure replaced.”*

In consideration of the above determination, your proposed project is approved for an Environmental Assessment Exemption (EAE 2022-00002).

If additional clarification is required, please contact staff planner Paul Fasi by email at [paul.fasi@mauicounty.gov](mailto:paul.fasi@mauicounty.gov) or by phone (808) 270-7814.

Sincerely,



ANN T. CUA  
Planning Program Administrator

for MICHELE MCLEAN, AICP  
Planning Director

Attachment:

xc: Renee Segundo, Zoning Senior Land Use And Building Plans Examiner  
Annalise Kehler, Cultural Resources Planner (PDF)  
Project File  
MCM:AC:PFF:rma  
K:\WP\_DOCS\Planning\SMX\2021\0213\_ManiHana\EAE 2022.doc

Enclosures omitted in this appendix, they are the same as in the cultural section, Appendix IV

## Appendix VII – Public Outreach

**WILLIAM SPENCE & ASSOCIATES**  
LAND USE PLANNING AND CONSULTING

---

July 22, 2021

Dear Neighbor,

My name is William Spence, I am a planning consultant working with Mani Brothers, the new owners of the Hana Maui Resort. You are getting this letter because your property is within 500 feet of the old hotel laundry building, we want to keep you informed, but also ask for your input as neighbors.

One of the things they want to do is restore the laundry building, clean up the property and use it for the Hana Coast Gallery. I'm sure everyone is familiar that it was once one Hana's original general stores and was eventually used for the hotel laundry till about 2010. Since then it has sat empty. What you might not know is the property is listed on the Hawaii Register of Historic Places. The nomination form estimates it existed from at least 1876, so it is one of the oldest buildings in town, something that should be preserved and be accessible to the public.

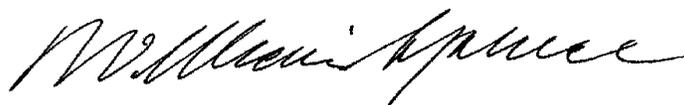
To use the property again for businesses like the gallery (retail) or anything else, the zoning has to be changed. Your community plan designates it for business use, but the current zoning doesn't allow it. The zoning is "Urban Reserve," a district that doesn't permit businesses or much of anything else. To follow your plan it should be zoned "Business Country Town" or "BCT." This is the same zoning as Hasegawa Store or Hana Town Center.

When zoning a property we have to think what could go there years into the future. In addition to a gallery, the BCT zoning normally allows a lot of different businesses, but we don't think all of them are appropriate for this site. When Mani Brothers applies to the county for zoning, we will request "conditional zoning" where some of the regular BCT uses will be allowed, others will not.

Enclosed is a list of uses normally allowed by BCT, but we grouped them into things that should be permitted (a few that would be ok with additional regulation), and those that should not be allowed at all. We would appreciate if you looked it over and let us know what you think.

We are still pretty early in this process and zoning doesn't happen overnight. Please feel free to contact me with feedback at 808-280-2724, or email at [mauiwill@gmail.com](mailto:mauiwill@gmail.com). I'm happy to set up a zoom meeting if people wish, or I could come to Hana to talk.

Sincerely,



William Spence

Hana Store Building, Draft Proposed Permitted Uses for Rezoning. July 22, 2021

Below is a summarized list of permitted and accessory uses in the Business Country Town Zoning. Everything is shown, but it was sorted into uses that we believe should be fine for the Hana Store building, and into those that should not be allowed. A few of the normally permitted uses may be ok if modified for more regulation. Those proposed modifications are *italicized*.

Permitted:

- Amusement and recreational activities *if compatible with historic character of the site as determined by the Planning Director*
- Art and music studios
- Eating and drinking establishments *which are locally owned and operated, no corporate chains or franchises are allowed unless reviewed and approved by the Hana Advisory Committee and the Maui Planning Commission*
- General merchandising (retail, including the gallery)
- General office
- Libraries
- Museums
- Parking lots *if associated with another permitted use on the property or as allowed by off-site parking permit*
- Personal and business service
- Warehouse facilities associated with a permitted use within the district.
- Other similar businesses or commercial enterprises or activities that are not detrimental to the welfare of the surrounding area *provided the use is approved by the Hana Advisory Committee and the Maui Planning Commission.*

The following would not be permitted:

- Animal hospitals, including boarding
- Auditoriums, theaters, gymnasiums including fitness centers, private clubs, and dance halls
- Automobile services (gas stations)
- Bed and breakfast homes, in lawfully existing single-family dwellings
- Buildings and premises used, owned, or operated by government agencies, including community centers
- Combinations of dwelling units with other permitted uses in the same building
- Communication equipment and antennae
- Day care facilities
- Educational institutions
- Education, specialized
- Farmer's markets
- Hardware, feed, and garden stores
- Home occupations
- Multifamily dwellings, duplexes, and bungalow courts
- Pet shops

- Recycling collection center
- Redemption center
- Religious, benevolent, or philanthropic societies, civic organizations, and quasi-public uses
- Short-term rental homes, in lawfully existing single-family dwellings
- Swap meet or open air market
- Taxicab, car rental, and U-drive stations and offices

#### ACCESSORY USES

##### Permitted

1. Energy Systems Small Scale except on the historic building
2. Garages, porte-cochere, mailboxes, and trash enclosures
3. Other uses that are determined by the director of planning to be clearly incidental and customary to a permitted use

##### Not Permitted:

- Food and agricultural product manufacturing and processing
- Light manufacturing such as leather crafting, sewing or candle making

If you wish to view the full code without summary or sorting, it can be read at:

[https://library.municode.com/hi/county\\_of\\_mauui/codes/code\\_of\\_ordinances](https://library.municode.com/hi/county_of_mauui/codes/code_of_ordinances) On the left side of this site, look for Title 19, then Article II. Scroll down to Chapter 19.15 for Business Country Town, scroll a bit more for the list of permitted uses. Definitions for the terms below can be found at 19.04, General Provisions and Definitions

# Hana Store Rehabilitation and Change of Zoning

Hana Town Hall  
October 6, 2021

On behalf of Hana Maui Resort and  
Mani Brothers

by Will Spence  
William Spence & Associates

# Why present?

- Inform the community what is going on
  1. Rehabilitate the building – it is deteriorating
  2. Change the zoning – community input
- Answer questions and get your feedback

# Location



United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Registration Form**

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

**1. Name of Property**

historic name Hana Store  
other names/site number \_\_\_\_\_

**2. Location**

street & number Hana Highway  not for publication  
city, town Hana  vicinity  
state Hawaii code HI county Maui code 009 zip code 96713

**3. Classification**

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	_____
<input type="checkbox"/> public-State	<input type="checkbox"/> site	_____	_____
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	_____
	<input type="checkbox"/> object	<u>1</u>	<u>0</u>
			Total
Name of related multiple property listing: <u>N/A</u>		Number of contributing resources previously listed in the National Register <u>0</u>	

**4. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.

\_\_\_\_\_  
Signature of certifying official Date \_\_\_\_\_

\_\_\_\_\_  
State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.

\_\_\_\_\_  
Signature of commenting or other official Date \_\_\_\_\_

\_\_\_\_\_  
State or Federal agency and bureau

**5. National Park Service Certification**

I, hereby, certify that this property is:

entered in the National Register. \_\_\_\_\_  
 See continuation sheet.

determined eligible for the National Register.  See continuation sheet. \_\_\_\_\_

determined not eligible for the National Register. \_\_\_\_\_

removed from the National Register. \_\_\_\_\_

other, (explain): \_\_\_\_\_

\_\_\_\_\_  
Signature of the Keeper Date of Action \_\_\_\_\_

# State Register of Historic Places

# State Register of Historic Places

## 8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally     statewide     locally

Applicable National Register Criteria     A     B     C     D

Criteria Considerations (Exceptions)     A     B     C     D     E     F     G

Areas of Significance (enter categories from instructions)

Commerce

Community Development

Period of Significance

c 1876-1940

Significant Dates

c. 1876

Cultural Affiliation    N/A

Significant Person    N/A

Architect/Builder    unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

# ➤ 1. Rehabilitate - From Hana Highway



# From Keawa Place



# Back of the Building



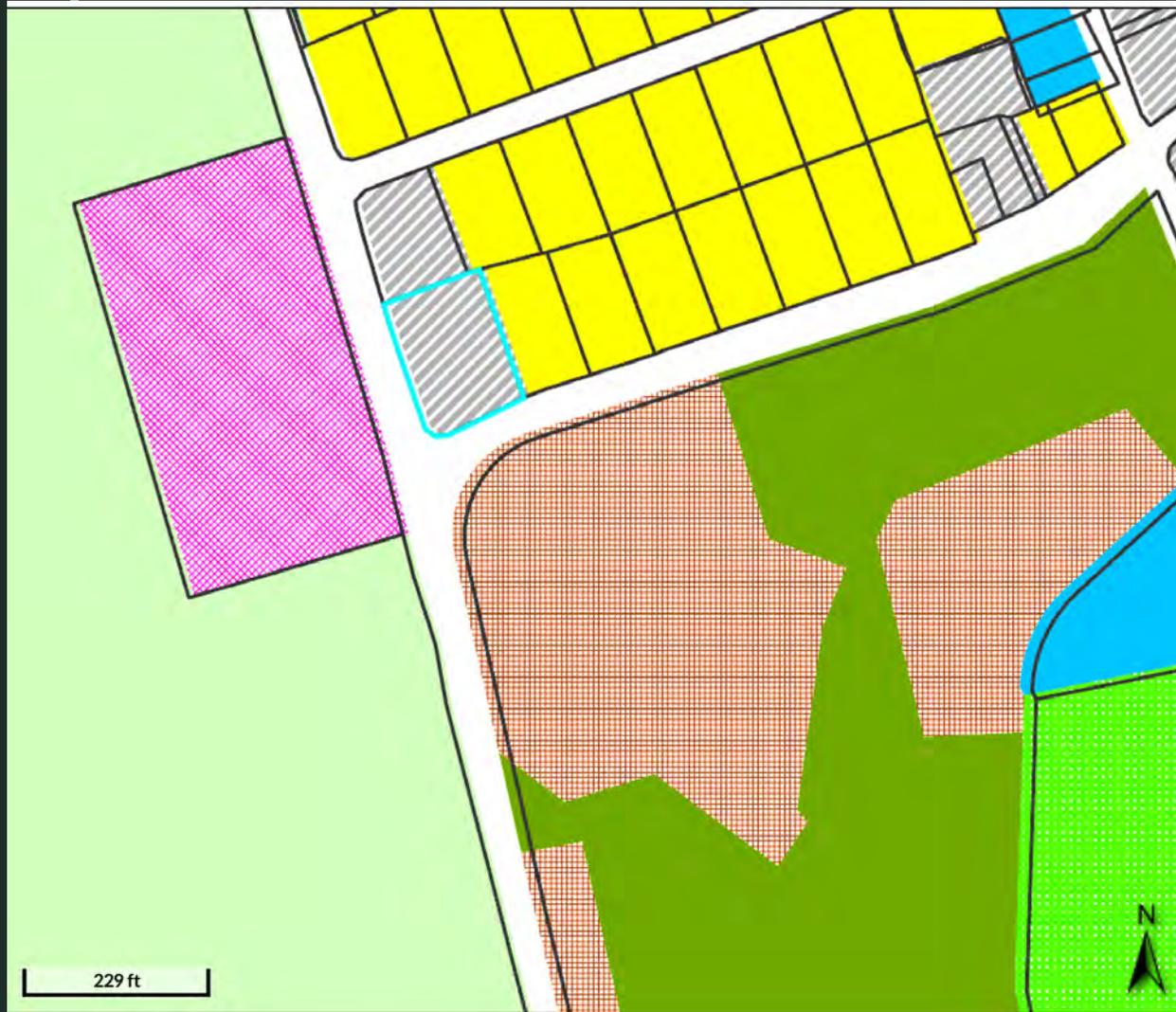
# As rehabilitated – Hana Highway



# As rehabilitated – Keawa Place



## 2. Why change the zoning?



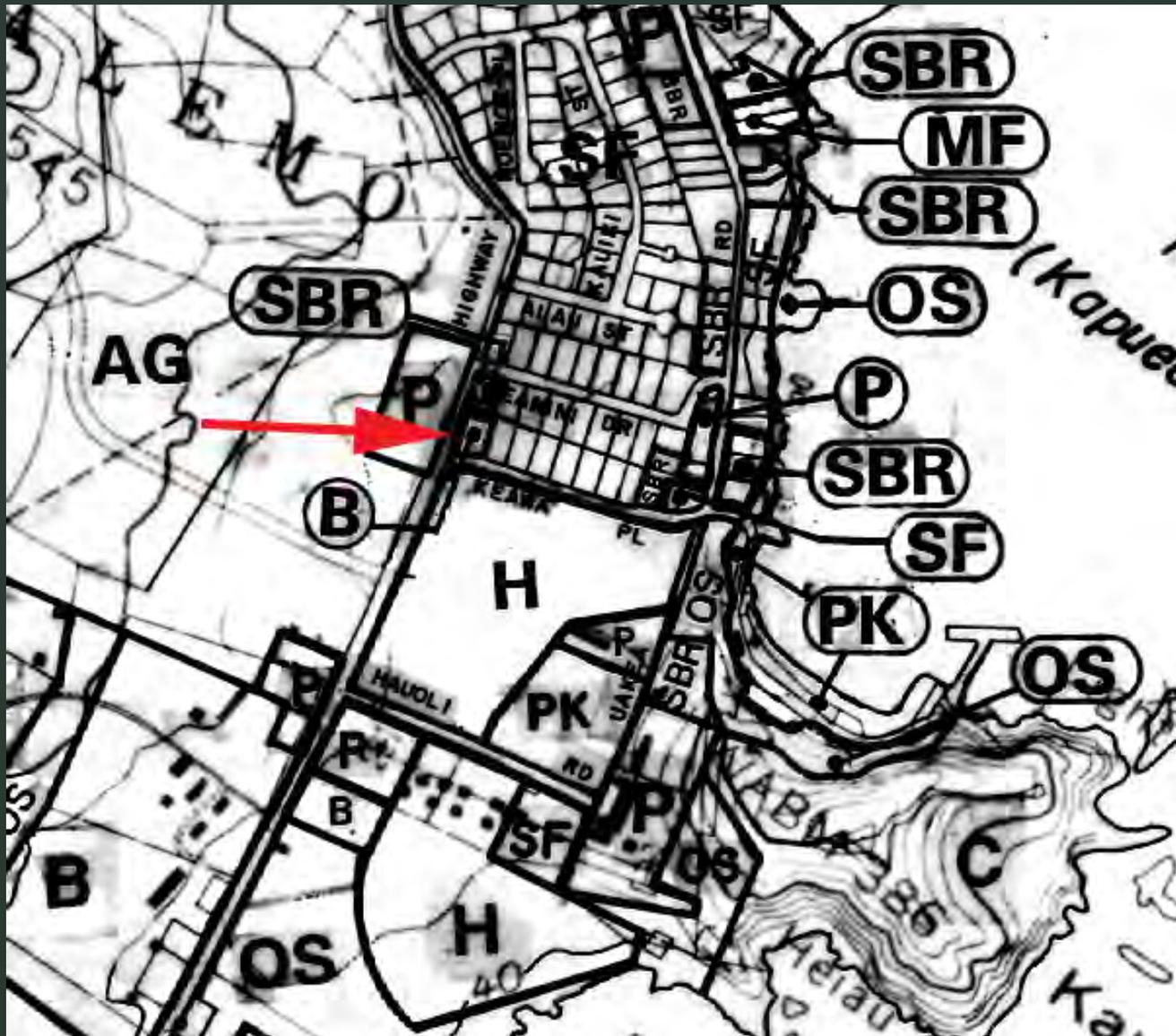
- The property cannot be used at all with the current zoning
- “Urban Reserve,” only allows a house, ohana, garage, farming, utilities
- “Reserve” means the zoning will change, but in accordance with community plan:

*“Accommodating a reserve of lands in the state urban district for future development which is consistent with the community plan designation”*

## How did we get to Urban Reserve?

- Store was established about 1876 – a commercial use, long before zoning
- Also used as a laundry, another commercial use
- 1958, the Board of Supervisors adopted “Interim Zoning,” Ordinance 267
- Approx. 1996, County started a project to replace Interim, adopted Ord 2597 in 1997
- County and Council were uncomfortable with zoning all properties to the community plan designations, they wanted additional community input, so some were zone Urban Reserve
- That is why we are here – to get community input

# What is consistent with the community plan?



Community Plan says it should be used for business

*“This includes retail stores, offices, entertainment enterprises and related accessory uses.”*

## Business Country Town (BCT)

19.15.010 - Purpose and intent

*Examples of the country town concept are ... Makawao-Pukalani-Kula, Paia-Haiku, Hana, Lanai City, and Molokai.*

It is the same as the Town Center and Hasegawa General Store

BUT the code allows 32 different types of uses, some should not be on this property, maybe nowhere in Hana

So we will be asking the County Council for “Conditional Zoning.”

# List of Uses

## What should NOT be allowed:

- Vacation rentals or B&Bs
- Dwelling units of any kind
- Automobile services (gas stations)
- Government offices
- Day care, schools
- Pet shops, animal hospitals
- Hardware stores
- Recycling centers
- Religious, benevolent, or philanthropic societies, public/quasi public
- Swap meets

# What should be allowed?

(All in the context of keeping the historic building)

- Retail/general merchandising
- General Offices
- Libraries and museums
- Personal business (medical, dental, bank, hair-dressers, etc.)
- Warehouse facilities (for the use on the property and for hotel)
- Parking for the permitted use or for hotel

## Allowed with conditions

- Amusement and recreational activities - *IF* determined to be compatible with historic building as determined by Planning Director (ex, dancing, music, theater, karaoke)
- Eating and drinking establishments – *IF* locally owned and operated, no corporate chains or franchises unless reviewed and approved by the Hana Advisory Committee and Maui Planning Commission
- Other similar businesses - *IF* approved by the Hana Advisory Committee and the Maui Planning Commission

# Zoning Process

- Public input (where we are now)
- Draft an application
- Submit to Planning Department
- Review by Hana Advisory Committee
- Review by Maui Planning Commission
- Maui County Council

▶ Mahalo

Questions?

- Will Spence
- 808-280-2724
- [mauiwill@gmail.com](mailto:mauiwill@gmail.com)

**From:** [Hana Arts](#)  
**To:** [mauiwill@gmail.com](mailto:mauiwill@gmail.com)  
**Subject:** Old Laundry - Arts Center  
**Date:** Friday, October 8, 2021 5:52:24 PM

---

Aloha Will,

My name is Becky Lind and I am the Executive Director of Hana Arts, an arts/culture nonprofit organization located at Hana School. We would love to discuss the possible use of the laundromat as an Arts Center where we could house creative programs such as painting, sculpture, printmaking, weaving, lei making, pottery, and much more. Currently, we partner with Hana School and organize all arts and culture programs on campus including Theater, Dance, Music and Visual Arts. We have a ceramics studio on campus, as well as a mural program and are well connected to the artist community in Hana and on island. With an agreement with the property owner, we could turn the space into a place of learning, expression, and economic development. Please let me know when we could discuss this further. Thank you.

Mahalo,  
Becky Lind  
Hana Arts  
[www.hanaarts.com](http://www.hanaarts.com)  
(808)248-7569

**From:** [Karen Davidson](#)  
**To:** [mauiwill@gmail.com](mailto:mauiwill@gmail.com)  
**Subject:** Hana old laundry building  
**Date:** Friday, October 8, 2021 8:13:45 AM

---

Good morning Will-i'm sorry I missed the "blue jeans" meeting the other day but I heard you're thinking about what to do with the old laundry building in Hana. I've lived here for over 33 years and always thought of that old building as some thing special-it will take tons of work and \$\$\$ Some of ideas people have had over the years - how about a café - what about a real estate office - a mahjong parlor and now there is a groundswell for an art center. Of course I'd be in favor of that as I was the founder of Hana arts over 30 years ago. Anything that might enrich and elevate the quality of life is most welcomed. If I could help with any sort of planning or ideas please don't hesitate to reach out to me!

Aloha from Karen

**From:** [Hana Farmers Market](#)  
**To:** [mauiwill@gmail.com](mailto:mauiwill@gmail.com)  
**Cc:** [Benson, Jon \(OGGAL\)](#); [Aina, Marni \(OGGAL\)](#); [Scott @ Hana Farmers Market](#)  
**Subject:** Historic Laundry Building Renovation  
**Date:** Tuesday, October 12, 2021 5:58:30 PM

---

Aloha Will,

Thank you for your presentation Wednesday on the rehabilitation of the old hotel laundry building. What a cool space!

I am requesting an opportunity to explore and conceptualize this space with the hotel management and yourself. I manage the Hana Farmers and Artists Market, which takes place on hotel property. The market has successfully connected our East Maui agricultural and artist community, with both its residents and visitors, while increasing the local food market and overall wellness of our East Maui community. Throughout the past 20 months of operation, we've seen tremendous growth in our community's interest in "shopping local," and its ability to support the self-sustenance and sustainability of our region. We are looking for more ways to continue supporting our local vendors, loyal shoppers and visitors of Hana for what we hope to be generations to come!

I think the renovated space would be a fabulous venue for an upscale, locally focused, natural foods grocer. It could also provide a place for local arts, local music and Hawaiian culture to flourish. This would be a for-profit operation.

Thank you for your time and consideration of this exciting potential project.

Mahalo nui loa,

Kari Hagedorn  
808-495-5324

**From:** [Rebecca Buckley](#)  
**To:** [mauiwill@gmail.com](mailto:mauiwill@gmail.com)  
**Subject:** Old laundry building in Hana town  
**Date:** Monday, October 11, 2021 10:05:52 AM

---

Dear Mr. Spence,

I am so excited to hear of your plans to rezone and rehabilitate the old laundry building in Hana town.

I am a 35 year resident of Hana. I operate a tropical flower farm on the airport road. I am a supporter of the arts in Hana and I think that the old laundry building would be the perfect place for an art center. We have so many talented and creative people in this community and the location of the laundry building is a perfect location for showcasing the art works of our residents and for providing a place for our children to explore all forms of artistic creation.

Sincerely,

Rebecca Buckley-Battaglia  
135 Alalele Place  
Hana, HI 96713  
808-264-6351

**From:** [William Spence](#)  
**To:** [Karen Davidson](#)  
**Subject:** Re: Hana old laundry building  
**Date:** Friday, October 8, 2021 3:42:54 PM

---

Aloha Karen!

Thank you for the email, I really appreciate it. Yes, that building is really great, it could work for a whole lot of different things. We do have some limitations with a new septic system yet to be put in, and maybe some water and parking limitations. No decisions have been made yet but I know I certainly appreciate the community's ideas. I'm very happy to stay in touch as things move forward or you have input for me.

Will

On Fri, Oct 8, 2021, 8:13 AM Karen Davidson <[davidson@maui.net](mailto:davidson@maui.net)> wrote:

Good morning Will-i'm sorry I missed the "blue jeans" meeting the other day but I heard you're thinking about what to do with the old laundry building in Hana. I've lived here for over 33 years and always thought of that old building as some thing special-it will take tons of work and \$\$\$ Some of ideas people have had over the years - how about a café - what about a real estate office - a mahjong parlor and now there is a groundswell for an art center. Of course I'd be in favor of that as I was the founder of Hana arts over 30 years ago. Anything that might enrich and elevate the quality of life is most welcomed. If I could help with any sort of planning or ideas please don't hesitate to reach out to me!  
Aloha from Karen

**From:** [Carolyn Quan](#)  
**To:** [mauiwill@gmail.com](mailto:mauiwill@gmail.com)  
**Cc:** [MauiOpenStudios](#)  
**Subject:** Hello Will! It's Carolyn Quan, Producer of the Maui Open Studios Event  
**Date:** Tuesday, October 12, 2021 4:52:31 PM

---

Dear Will,

I hope this email finds you well!

I received an email from Michael Kristiansen, one of our Maui Open Studio artists, in regards to the possible conversion of the historic Laundry building of the Hana Maui Resort into the Hana Art Center. He asked me if I would be able to offer my support of the project which is why I am writing to you.

As the Producer of the Annual Maui Open Studios Event for the past 11 years, I enthusiastically support the development of the building into an art center for the Hana art community and the art loving visitors to East Maui.

For the Maui Open Studios Event, we are beginning to bring back more participation of East Maui artists, as it had waned over the past few years. The development of a venue where art lovers can visit with the East Maui artists not only during the Maui Open Studio event, but throughout the year, would be a huge benefit to both the art community and collectors and art lovers who visit Hana and the surrounding areas. It will also inspire more artists to participate in events that will give them exposure to the public.

We continue to be grateful for your support of the Maui Open Studios and helping us get on our feet back in our humble beginnings 11 years ago! And we hope that our support of this Hana project can help to make it happen for art lovers and the abundance of talent that exists on Maui.

Venues and physical space for celebrating the arts is critical in keeping the inspiration alive for those who both live and visit the beautiful Hawaiian Islands.

Thank you Will! I appreciate your involvement and support of the arts and hope that all is well for you! Because of you Maui Open Studios has positively affected the lives of hundreds of Maui artists and thousands of visitor who have come out to our our event over the past 11 years.

Sincerely,

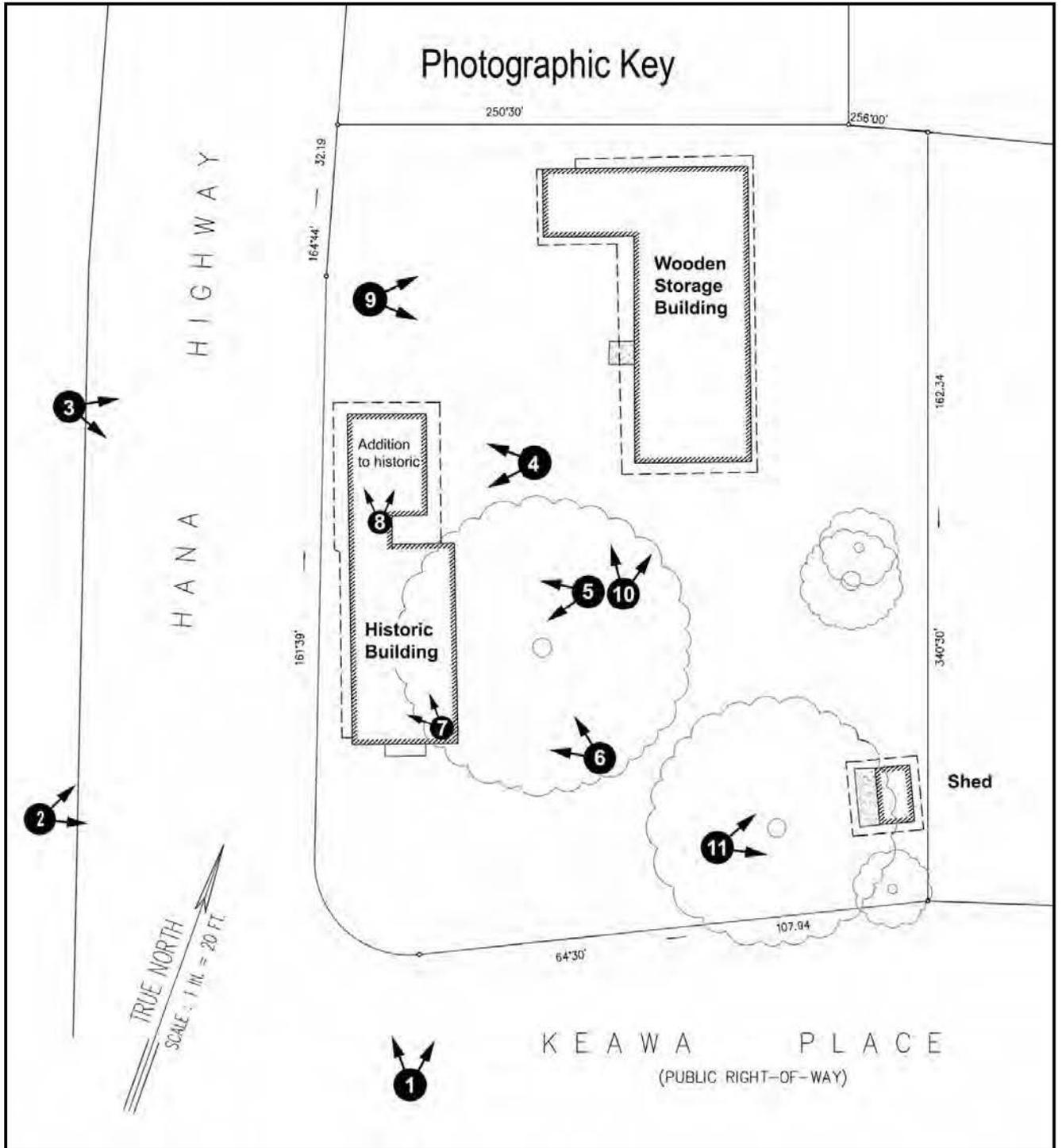
- Carolyn Quan

---

**Carolyn Quan**  
Founder/Producer - Maui Open Studios  
Dream World Media  
[MauiOpenStudios@gmail.com](mailto:MauiOpenStudios@gmail.com)  
<http://MauiOpenStudios.com>  
(415) 450-1307

## Appendix VIII - Photographs

# Photographic Key



250'30"

256'00"

164'44"

32.19

161'39"

162'34"

340'30"

64'30"

107.94

TRUE NORTH  
SCALE: 1 in. = 20 FT.

HANA  
HIGHWAY

9

3

2

1

4

8

Historic Building

7

5

10

6

11

Wooden Storage Building

Shed

KEAWA PLACE

(PUBLIC RIGHT-OF-WAY)



Photo 1, Property from Keawa Place and Hana Highway, looking North



Photo 2, Front of historic storage building from Hana Highway looking Northwest



Photo 3, Side of historic storage building and later addition from Hana Highway looking East



Photo 4, Addition to historic storage building from on the property looking West



Photo 5, Historic storage building from on the property looking West



Photo 6, Historic building from on the property looking West



Photo 7, Interior of historic storage building.



Photo 8, Interior of addition



Photo 9, Wooden storage building, from on the property looking East



Photo 10, Wooden storage building from



Photo 11, Old storage shed looking East