

LU Committee

From: Raymond Cabebe <RCabebe@chpmaui.com>
Sent: Tuesday, September 04, 2018 4:41 PM
To: LU Committee
Cc: Carla Nakata; James G. Krueger; Kahana Sunset Site Manager; Jordan Hart
Subject: LU-19 Kahana Sunset
Attachments: LUC_2018-09-05 CPA-CIZ.pdf

Chair Robert Carroll,

Please see the attached copy of CH&P's presentation to the Land Use Committee (9/5/2018) for the Kahana Sunset CPA and CIZ applications (LU-19) for your file. If you have any questions, please email or call.

Mahalo,

R. Raymond Cabebe, LEED® AP BD+C
Land Planner



115 N. Market Street
Wailuku, Maui, Hawaii 96793
voice: 808.242.1955 x556
facsimile: 808.242.1956
direct: 808.270.1556
www.chpmaui.com

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LU-19 KAHANA SUNSET

Applications for Community Plan Amendment, & Change in Zoning

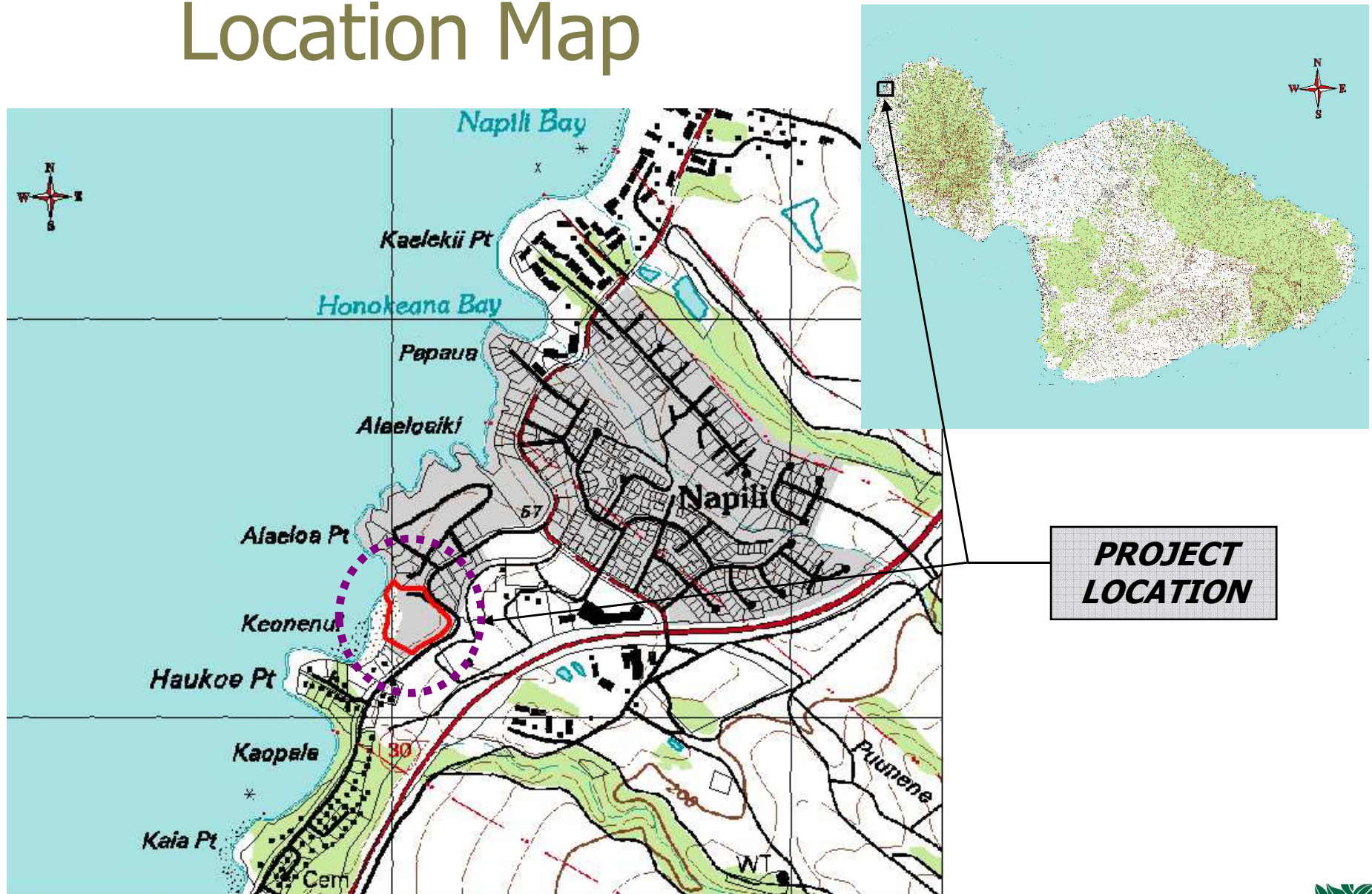
**Land Use Committee
Maui County Council
September 5, 2018**



Project Team

- **Kahana Sunset AOA – Applicant**
 - **Carol Koepke Tu’ua, General Manager**
- **Jordan Hart and Raymond Cabebe, Chris Hart & Partners- Planning & Landscape Design Consultant**
- **Larry Ing, Esq. – Kahana Sunset Counsel**

Location Map



September 5, 2018

KAHANA SUNSET CPA & CIZ

Aerial Map



**PROJECT
SITE**

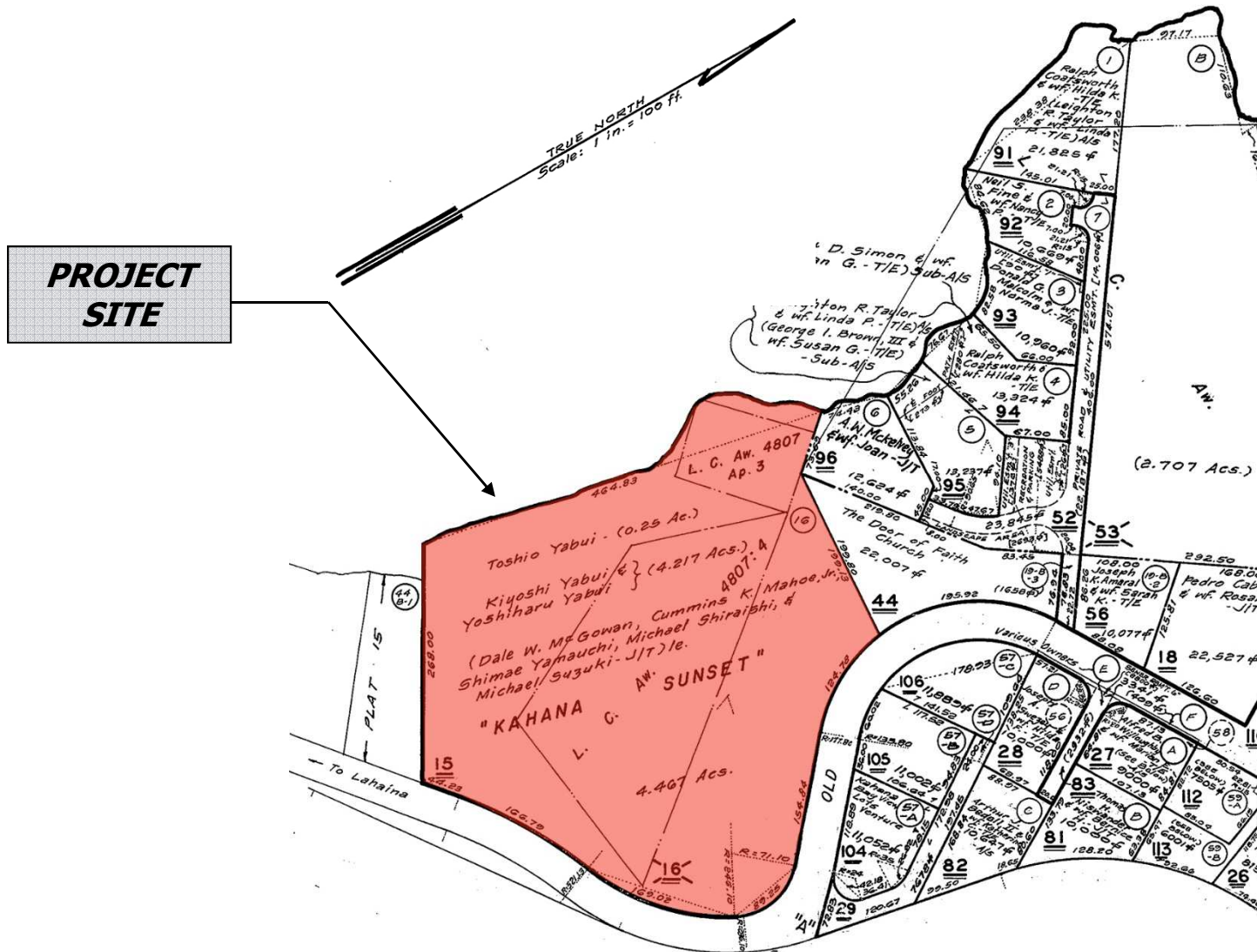


September 5, 2018

KAHANA SUNSET CPA & CIZ

Tax Map

- Parcel 15
- 4.467 ac.



DEPARTMENT OF TAXATION PROPERTY TECHNICAL OFFICE TAX MAPS BRANCH STATE OF HAWAII TAX MAP		
SECOND TAXATION DISTRICT		
ZONE	SEC.	PLAT
4	3	03

September 5, 2018

KAHANA SUNSET CPA & CIZ

Community Plan Amendment and Change in Zoning

West Maui Community Plan	
Residential	→ Hotel
Maui County Zoning	
R-3 Residential	→ H-M Hotel

The requested CPA and CIZ actions are for the purpose of creating land use consistency with the established use occurring on the property since 1971. There is no intention of expanding the number of units nor is there an intention to build anything other than the actions identified in the applications.

History

- **Variance granted by Maui Board of Supervisors on 2/6/1968;**
 - **“Construction of Apartment Buildings with Accessory Uses.”**
- **79 Unit Hotel-Condominium constructed in 1971 when there was no County ordinance regulating Transient Vacation Rental (TVR) use.**
- **In 2012, Kahana Sunset AOA0 applied for CPA and CIZ to Hotel use.**

Public Notification

- **Early consultation in 2010 for Draft EA included notification of property owners within 500 feet.**
- **In February 2013 the Draft EA was accepted by the Maui Planning Commission and published by the OEQC.**
- **In July 2013, a community meeting was held at Kahana Sunset. All property owners within 500 feet were notified.**
- **In May 2014, the Final EA was published by the OEQC with a FONSI by the Maui Planning Commission.**
- **In July 2014, the Maui Planning Commission reviewed and approved the SMA & SSV applications & recommended approval of the CPA and CIZ. All property owners within 500 feet were notified.**
- **In August 2016, the Land Use Committee reviewed the CPA/CIZ applications and recommended 2 conditions.**

Existing Site

- **79 Unit Hotel-Condominium;**
 - **6 Apartment Buildings;**
- **4.467 acres;**
- **Constructed in 1971;**
- **Support building:**
 - **Office;**
 - **Manager's Residence;**
 - **Laundry.**

- **Amenities:**

- **Pool;**
- **Cabana;**
- **Gazebos;**
- **Barbeques;**
- **Outdoor showers;**
- **Parking.**



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KAHANA SUNSET CPA & CIZ

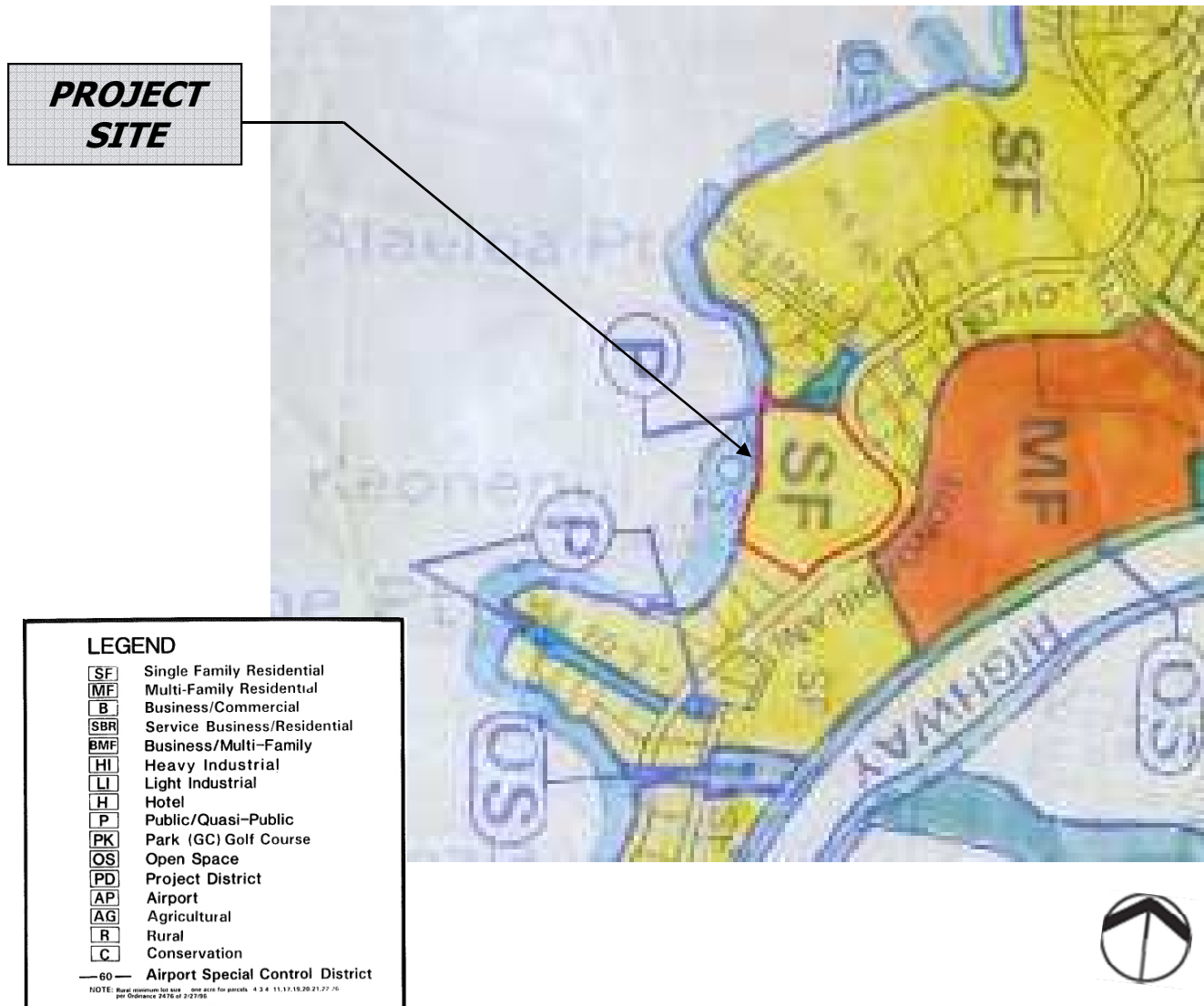


Existing Site

KAHANA SUNSET CPA & CIZ

September 5, 2018

Community Plan Map



- **West Maui Community Plan: Single Family**
- **Requesting amendment to Hotel**

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KAHANA SUNSET CPA & CIZ

Zoning Map

- **County**
Zoning: R-3
Residential
District
- **Requesting**
change to
H-M Hotel



**PROJECT
SITE**



Zoning Comparison Matrix

Existing to Proposed

	R-3 (existing)	H-M (proposed)	1971	Kahana Sunset
Allowable Use	Long Term Residential	Transient Vacation Rental (TVR) allowable	TVR allowable	Owner/TVR
Area (min.)	10,000 SF	15,000 SF	10,000 SF	194,583 SF
Height (max.)	2-stories or 30FT	90 ft. (Condition of Zoning: 45 ft.)	Variance	1 - 3 stories
Unit Density (max.)	1 unit / 10,000 SF	NA	Variance	1 unit / 2,432 SF
Lot Coverage (max.)	NA	30%	Variance	22%

Zoning Comparison Matrix

Existing to Proposed

	R-3 (existing)	H-M (proposed)	1971	Kahana Sunset
Floor Area- Lot Area Ratio (max.)	NA	100%	Variance: 40%	40%
Front/Rear Yards (min.)	Front: 15FT; Rear: 1-story: 6FT 2-story: 10FT	½ height of bldg. min.: 15 FT	Variance	Front: >15FT for 1-story, >20FT for 3-story; Rear: >15FT for 2-story
Side Yards (min.)	1-story: 6FT 2-story: 10FT	1-2 st: 10 FT 3-4 st: 15 FT 5-6 st: 20 FT	Variance	all structures no closer than 15 FT
Parking (min.)	2 stalls/ main; 1 stall/ ohana	0.5 stalls/ 1 unit	Variance: 0.5 stalls/ 1 unit	1.3 stalls / 1 unit

CIZ Criteria

- ***The proposed request meets the intent of the general plan and objectives and policies of the community plans of the county;***
- ***The proposed request is consistent with the applicable community plan land use map of the county;***

CIZ Criteria

- ***The proposed request meets the intent and purpose of the district being requested;***
- ***The application, if granted, would not adversely affect or interfere with public or private schools, parks, playgrounds, water systems, sewage and solid waste disposal, drainage, roadway and transportation systems, or other public requirements, conveniences and improvements.***

Maui Planning Commission

At its regular meeting on July 22, 2014, the Maui Planning Commission by a unanimous vote, recommended approval of the CPA and CIZ subject to one project specific condition:

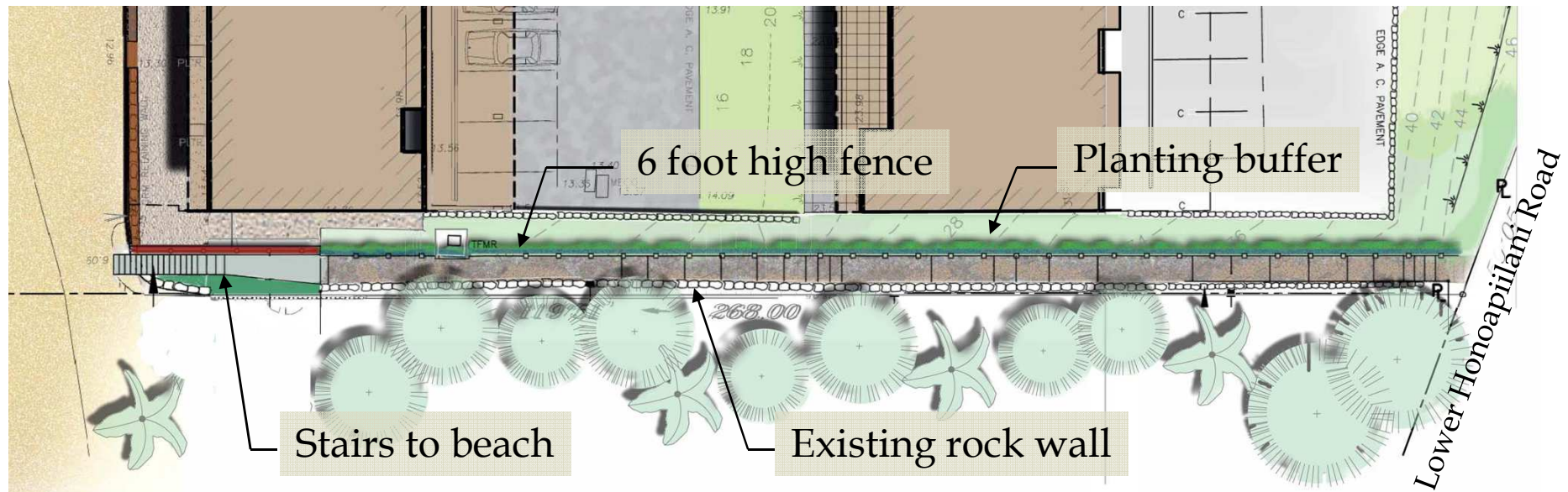
That all current and future structures on the Kahana Sunset property shall be limited in height to no more than three (3) stories, with roof, including the ventilation compartments, as currently configured, as of July 22, 2014, excepting alternate energy devices approved by the Board of Directors of the Kahana Sunset AOA and by the County of Maui County), if required, and excepting any new configurations as may be required by the County.

Land Use Committee

At its regular meeting on August 17, 2016, the Land Use Committee by a unanimous vote, recommended approval of the CPA and CIZ subject to two conditions:

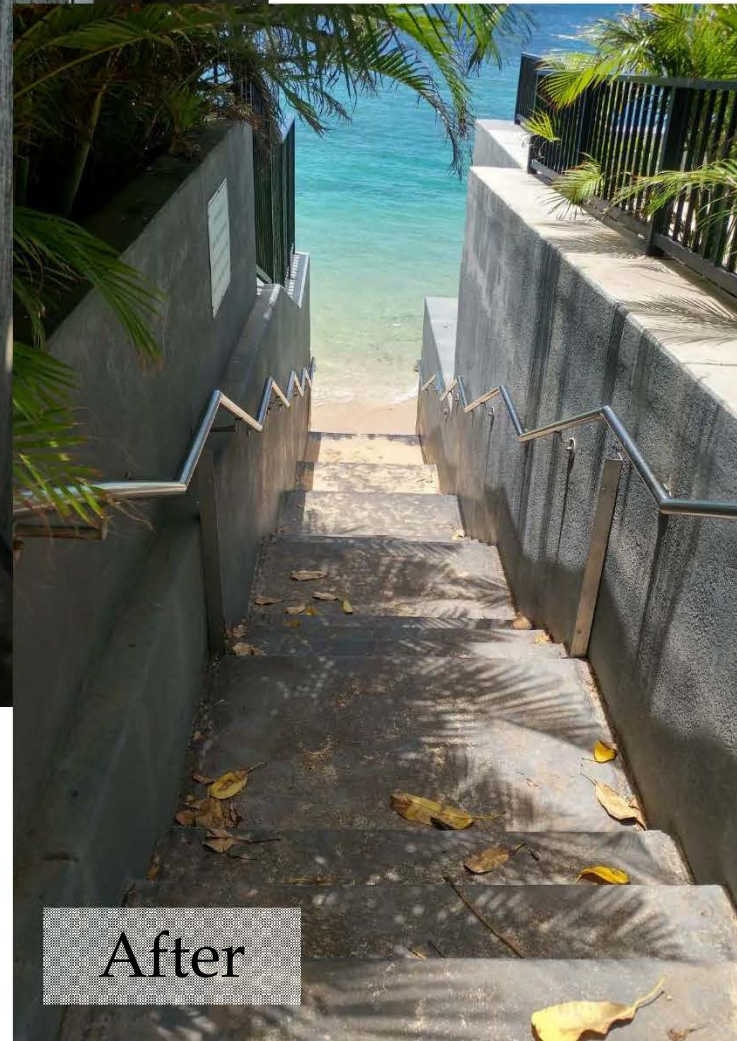
- 1. No building shall exceed 45 feet in height, except that vent pipes, fans, elevator and stairway shafts, chimneys, cell or antennae, and equipment used for small scale energy systems on roofs may extend an additional 10 feet above the building roof.**
- 2. The public shoreline access shall be available at a minimum between 7:30 a.m. and 7:30 p.m., seven days a week.**

Beach Access Plan



Construction of a public shoreline access path was a condition of SM1 2012/0003. Path was completed in 2014.

Beach Access



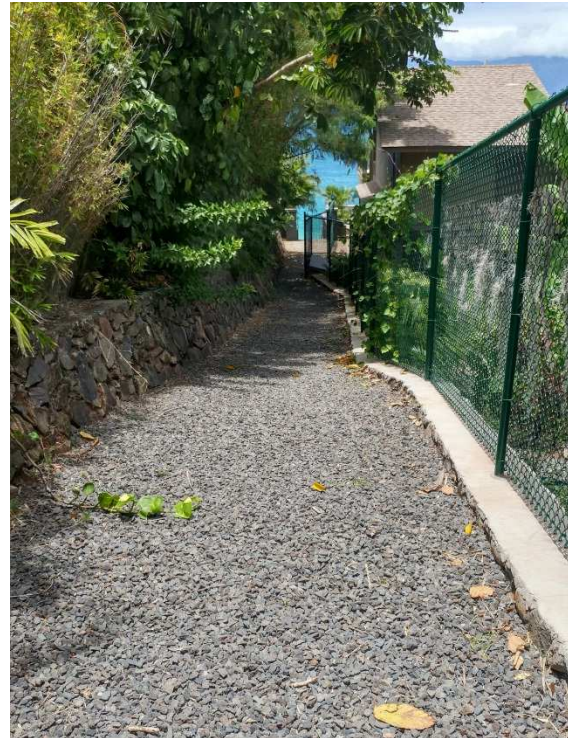
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KAHANA SUNSET CPA & CIZ

Beach Access



Gate at Lower Honoapiilani Road



Looking west toward shoreline.

Looking east toward Lower Honoapiilani Road



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KAHANA SUNSET CPA & CIZ

Summary

- **Through the Environmental Review process, potential impacts were identified and mitigation measures were provided.**
- **Comment from agencies and concerned parties were heard and addressed.**

Summary

- **Kahana Sunset is an existing hotel-condominium.**
- **No expansion of hotel-condominium uses is proposed.**
- **Complies with H-M Hotel zoning standards.**
- **Therefore, the CPA & CIZ actions have no primary or secondary impacts to historical or cultural resources, to physical or socio-economic environment, to public services, or to infrastructure.**
- **The project meets the criteria for a Community Plan Amendment and Change in Zoning.**

KAHANA SUNSET COMMUNITY PLAN AMENDMENT & CHANGE IN ZONING

Mahalo

September 5, 2018

KAHANA SUNSET CPA & CIZ

