

PSLU Committee

From: Raymond Cabebe <rcabebe@chpmaui.com>
Sent: Monday, January 24, 2022 8:59 AM
To: PSLU Committee
Subject: PSLU-13 Kahana Sunset
Attachments: PSLU_2022-01-24 CPA-CIZ.pdf

Aloha,

The attached slide presentation is what I intend to present in my three minutes. I'm also requesting that Krista Keegan, AOA Board President, and Carol Koepke Tu'ua, GM, be designated as resources.

Please let me know if you have any questions.

Mahalo,

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



2200 Main Street Suite 527
Wailuku, Maui, Hawaii 96793
voice: 808.242.1955 x556
facsimile: 808.242.1956
direct: 808.270.1556
www.chpmaui.com

LANDSCAPE ARCHITECTURE
CITY & REGIONAL PLANNING

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PSLU-13 KAHANA SUNSET

Applications for Community Plan Amendment, & Change in Zoning

Planning & Sustainable Land Use Committee

Maui County Council

January 24, 2022



Project Team

- **Kahana Sunset AOA0 – Applicant**
 - **Carol Koepke Tu'ua, General Manager**
 - **Krista Keegan, AOA0 Board President**
- **Raymond Cabebe, Chris Hart & Partners-
Planning & Landscape Design Consultant**

Aerial Map



**PROJECT
SITE**



January 24. 2022

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 as recommended by the Planning Dept.**

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.**





Existing Site

KAHANA SUNSET CPA & CIZ

January 24, 2022

Community Plan Map

**PROJECT
SITE**



LEGEND

SF	Single Family Residential
MF	Multi-Family Residential
B	Business/Commercial
SBR	Service Business/Residential
BMF	Business/Multi-Family
HI	Heavy Industrial
LI	Light Industrial
H	Hotel
P	Public/Quasi-Public
PK	Park (GC) Golf Course
OS	Open Space
PD	Project District
AP	Airport
AG	Agricultural
R	Rural
C	Conservation

— 60 — Airport Special Control District

NOTE: Rural minimum lot size - one acre for parcels 4.3.4 11.11.15.20.21.27.76
per Ordinance 2476 of 2/27/95.

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

January 24, 2022

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 (<3000sf); 1 stall/ ohana	1 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.**

Land Use Committee

At the Land Use Committee regular meeting on September 5, 2018, the Planning Department proposed a third condition. :

- 3. That any future units shall first consist of replacement units as part of a shoreline managed retreat plan approved by the Department of Planning. All replacement or additional units shall comply with H-M Hotel District development standards, as modified by these conditions of zoning.**

The motion to add this condition failed. The item was deferred due to minimum quorum.

Planning & Sustainable Land Use Committee

At the PSLU Committee conducted a site visit May 21, 2019. No action was taken since there was no quorum.

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 built in 1971.**
- **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