PSLU Committee

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



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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 AOAO – Applicant

- Carol Koepke Tu'ua, General Manager
- Krista Keegan, AOAO Board President
- Raymond Cabebe, Chris Hart & Partners-Planning & Landscape Design Consultant





Aerial Map

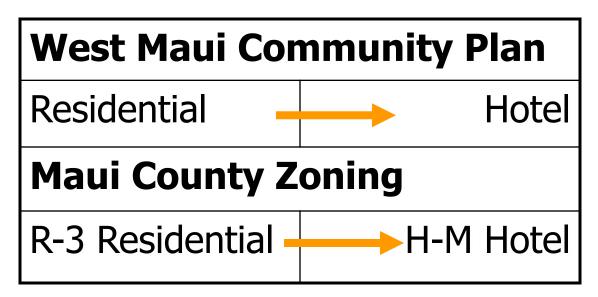
> PROJECT SITE





January 24. 2022

Community Plan Amendment and Change in Zoning



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.

January 24. 2022



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 1971when there was no County ordinance regulating Transient Vacation Rental (TVR) use.
- In 2012, Kahana Sunset AOAO applied for CPA and CIZ to Hotel use as recommended by the Planning Dept.

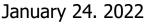


Existing Site

- 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.







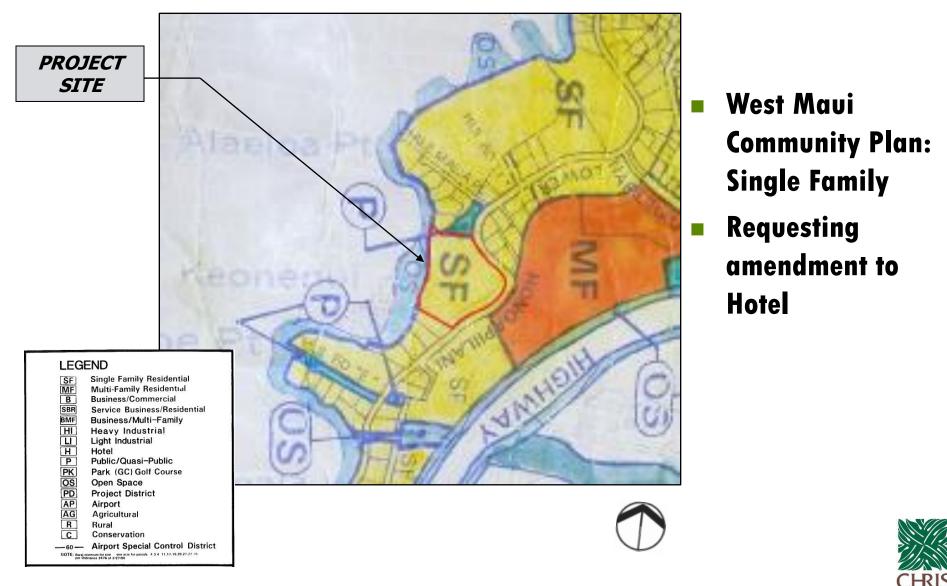




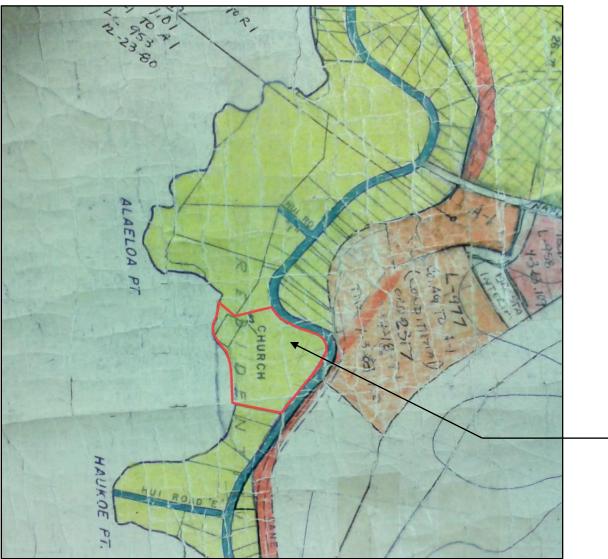


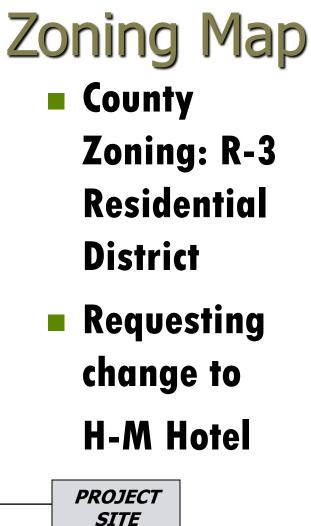
January 24. 2022

Community Plan Map



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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	¹ ⁄₂ 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 AOAO 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.



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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.





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





- 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 \mathcal{R} **CHANGE IN ZONING**

Mahalo

January 24. 2022

