

PSLU Committee

From: Raymond Cabebe <rcabebe@chpmaui.com>
Sent: Tuesday, January 25, 2022 9:34 AM
To: PSLU Committee
Cc: Norm Santos; Jeffrey Eisenberg
Subject: PSLU-15 Lumeria Maui
Attachments: 2022-01-25 PSLU-15 memo .pdf

Aloha,

Please see the attached memo to Chair Paltin.

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

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TRANSMITTAL

TO: Honorable Tamara Paltin, Chair
Planning & Sustainable Land Use
Committee
Maui County Council

DATE: January 25, 2022

PROJECT: Lumeria Maui PSLU-15

SUBJECT: Background
Information

THE FOLLOWING ARE ENCLOSED:


<input type="checkbox"/>	FOR APPROVAL	<input checked="" type="checkbox"/>	FOR YOUR USE	<input type="checkbox"/>	AS REQUESTED
<input type="checkbox"/>	FOR YOUR REVIEW AND COMMENT	<input type="checkbox"/>	FOR YOUR INFORMATION	<input type="checkbox"/>	OTHER

Quantity	DESCRIPTION
1	Lumeria Maui Background Information

REMARKS:

Please see the attached brief information sheet for Lumeria Maui in advance of the PSLU meeting.

COPY TO: File
Mr. Jeffrey Eisenberg
Mr. Norm Santos


BY: R. Raymond Cabebe

LUMERIA MAUI

Background Information

About. Lumeria was established in existing dormitory facilities known as the Fred Baldwin Memorial Home and was approved for development of a proposed classroom facility, pool facility and parking area to be used for programs in education, exercise, yoga, metaphysics, water sports training, and Hawaiian cultural practices.

History. In August of 2010, Xorin Balbes, the original applicant, submitted to the Planning Department applications for a State Land Use Commission Special Use Permit (SUP) to operate the SoulSpace Ranch (later renamed Lumeria Maui) in the State Agriculture District, and a District Boundary Amendment (DBA) from Agriculture to Urban. The SUP was approved by the Maui Planning Commission and the DBA was later revised to amend the designation from Agriculture to Rural since Public/Quasi-Public uses are permitted in the State Rural District. With the DBA to Rural (approved in 2012), the applicant is permitted to operate the Public/Quasi-Public uses as called for in the Paia-Haiku Community Plan. (Note that current zoning for the property, Interim District, allows for Public/Quasi-Public uses.)

Short Rental Use. The Fred Baldwin Memorial Home was constructed in 1910. It was used as a convalescent home for retired workers, and later as a dormitory over the next 102 years. Maui Land & Pine used the facility as a dormitory for as many as 140 employees immediately prior to the current ownership. The County of Maui Department of Planning has verified the existing nonconforming dormitory use which currently occurs on-site. This is consistent with the original creation of the facility as a rest home for retired plantation workers and later became military housing, a dormitory for the Maunaolu Women's College, and finally labor housing for Maui Land & Pine.

Historic Designation. The property was added to the State and National Registers of Historic Places, and the historically sensitive renovation of the project site was completed under the supervision of SHPD, the Planning Department and Department of Public Works. The eight-building complex was listed on the Hawaii Register of Historic Places in 2010 and on the National Register of Historic Places in 2011.

Warning. Lumeria received a Notice of Warning in 2019 for alleged noncompliance with two of the DBA conditions: Overnight lodgers enrolling in educational programs and dormitories not being advertised as transient vacation rental or hotel. Lumeria responded to the warning and the Planning Department did not issue a Notice of Violation.

District Boundary Amendment. The 2012 Maui County Council Land Use Committee approved the DBA with conditions that would allow Lumeria to operate within the current zoning standards. Lumeria has diligently worked to stay in compliance with all of the DBA requirements.