

**COUNCIL OF THE COUNTY OF MAUI**  
**PLANNING AND SUSTAINABLE LAND**  
**USE COMMITTEE**

February 18, 2022

**Committee**  
**Report No. \_\_\_\_\_**

Honorable Chair and Members  
of the County Council  
County of Maui  
Wailuku, Maui, Hawaii

Chair and Members:

Your Planning and Sustainable Land Use Committee, having met on January 6, 2022, and January 24, 2022, makes reference to County Communication 16-39, from the Planning Director, transmitting the following:

1. A proposed bill entitled "A BILL FOR AN ORDINANCE TO AMEND THE WEST MAUI COMMUNITY PLAN AND LAND USE MAP FROM SINGLE-FAMILY TO HOTEL FOR PROPERTY SITUATED AT LAHAINA, MAUI, HAWAII, AND IDENTIFIED AS TAX MAP KEY (2) 4-3-003:015, FOR THE KAHANA SUNSET AOA.".

The purpose of the proposed bill is to grant a request from Kahana Sunset AOA for a Community Plan Amendment from Single-Family to Hotel for property identified as tax map key (2) 4-3-003:015, Lahaina, Maui, Hawaii, to bring the existing land use designation into conformity with the property's existing use.

2. A proposed bill entitled "A BILL FOR AN ORDINANCE TO CHANGE ZONING FROM R-3 RESIDENTIAL DISTRICT TO H-M HOTEL DISTRICT (CONDITIONAL ZONING) FOR PROPERTY SITUATED AT LAHAINA, MAUI, HAWAII, AND IDENTIFIED AS TAX MAP KEY (2) 4-3-003:015, FOR THE KAHANA SUNSET AOA.".

The purpose of the proposed bill is to grant a request from Kahana Sunset AOA for a Change in Zoning from R-3

**COUNCIL OF THE COUNTY OF MAUI**  
**PLANNING AND SUSTAINABLE LAND**  
**USE COMMITTEE**

Page 2

**Committee**  
**Report No. \_\_\_\_\_**

Residential District to H-M Hotel District (Conditional Zoning)  
for property identified as tax map key (2) 4-3-003:015,  
Lahaina, Maui, Hawaii, to bring the existing land use  
designation into conformity with the property's existing use.

By correspondence dated August 29, 2018, your Committee received revised proposed bills that updated the year of the bills and referenced the maps as exhibits.

Your Committee notes that the Council's Land Use Committee (2015-2017 Council term and 2017-2019 Council term) met on August 17, 2016, and September 5, 2018. Your Committee also notes that the Council's Planning and Sustainable Land Use Committee (2019-2021 Council term) held a site inspection on May 21, 2019.

Your Committee notes the Maui Planning Commission, at its meeting of July 22, 2014, recommended approval of the Community Plan Amendment for Kahana Sunset AOA ("Kahana Sunset"). The Commission also approved the Change in Zoning subject to a condition relating to height restrictions to no more than three stories, with roof, and including ventilation compartments for all current and future structures on the property.

Your Committee received a presentation from a representative of Kahana Sunset. The presentation provided historical background and plans for the property, which did not include a managed retreat plan for its buildings.

Your Committee expressed concern that the applicant intended to keep the buildings at their current location despite the threat of coastal erosion.

Your Committee expressed further concern related to repairs and reconstruction of the seawall.



**COUNCIL OF THE COUNTY OF MAUI**  
**PLANNING AND SUSTAINABLE LAND**  
**USE COMMITTEE**

Page 3

**Committee**  
**Report No. \_\_\_\_\_**

Your Committee notes the work required to repair the seawall is extensive and considered new construction that requires compliance with County, State, and Federal permitting and regulations.

Your Committee further notes the Department of Planning does not support further repairs to the seawall or buildings.


Your Committee supported Kahana Sunset's option to pursue a change in land use entitlements to allow for the relocation of the buildings and initiate a managed retreat plan.

In the meantime, the Department said Kahana Sunset would be allowed to continue the current use of the property as rental, but recognized that rental use and construction may be hindered with the ongoing threat of coastal erosion and no change in land use entitlements.

Your Committee voted 6-3 to recommend filing of the communication. Committee Chair Paltin, Vice-Chair King, and members Johnson, Molina, Rawlins-Fernandez, and Sinenci voted "aye." Committee members Kama, Lee, and Sugimura voted "no."

Your Planning and Sustainable Land Use Committee **RECOMMENDS** that County Communication 16-39 be FILED.

This report is submitted in accordance with Rule 8 of the Rules of the Council.



\_\_\_\_\_  
TAMARA PALTIN, Chair