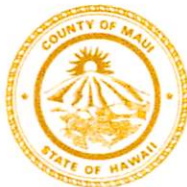


MICHAEL P. VICTORINO
Mayor
MICHELE CHOUTEAU MCLEAN, AICP
Director
JORDAN E. HART
Deputy Director



DEPARTMENT OF PLANNING
COUNTY OF MAUI
ONE MAIN PLAZA
2200 MAIN STREET, SUITE 315
WAILUKU, MAUI, HAWAII 96793

November 4, 2020

RECEIVED

2020 NOV -5 AM 9: 43

OFFICE OF THE MAYOR

RECEIVED

2020 NOV -5 AM 11: 01

Honorable Michael P. Victorino
Mayor, County of Maui
200 South High Street
Wailuku, Hawaii 96793

APPROVED FOR TRANSMITTAL

Michael P Victorino 11/4/20
Mayor Date

For Transmittal to:

Honorable Alice L. Lee, Chair
and Members of the Maui County Council
200 South High Street
Wailuku, Hawaii 96793

Dear Chair Lee and Members:

**SUBJECT: DEPARTMENT OF PLANNING-INITIATED LAND USE
ENTITLEMENT ACTIONS (CIZ 2018/0008) (CIZ 2018/0009)**

The Department of Planning (Department) is transmitting for your review and action the Change of Zoning (CIZ) applications submitted on behalf of Hale Mahaolu. A summary of the application is as follows:

APPLICATION SUMMARY	
Application	CIZs
Applicant	Hale Mahaolu (the matter was initiated by Director Michele McLean)
Owner	Hale Mahaolu-Akahi for TMK: (2) 3-8-007:050 County of Maui for Hale Mahaolu-Elua parcel, TMKs (2) 3-8-007:095, (2) 3-8-007:096
Tax Map Key	(2) 3-8-007:050 (Akahi), 095 and 096 (both Elua)
Address	Hale Mahaolu-Akahi, 300 West Wakea Avenue, Kahului, Maui, Hawaii Hale Mahaolu-Elua, 200 Hina Avenue, Kahului, Maui, Hawaii
Area	8.921 acres (Akahi), 10.52 acres and 1.876 acres (Elua)

COUNTY COMMUNICATION NO. 20-599

Honorable Michael P. Victorino, Mayor
For Transmittal to:
Honorable Kelly T. King, Chair
November 4, 2020
Page 2

APPLICATION SUMMARY	
Current Land Use Designations	State Urban District (all parcels) Maui Island Plan: Urban Growth Boundary, Outside Protected Areas (same for all parcels) Wailuku-Kahului Community Plan: Multi-Family (same for all parcels) Title 19, Zoning: R-3 Residential District (Parcel 50), R-2 Residential Districts (Parcels 95 and 96) Other: Outside Special Management Area (same for all parcels)
Brief Description	The Department of Planning is initiating the proposed entitlements, from R-3 Residential District and R-2 Residential District to A-2 Apartment District, so that there is land use and zoning consistency. The existing uses would not typically be permitted in the County's R-2 and R-3 Residential Districts. If there is an event of catastrophic loss, the proposed entitlements will enable the properties to be improved or rebuilt to the development standards for the A-2 Apartment District. Also, the land use changes will ensure that the zoning is consistent with the Multi-Family Community Plan designations for all three properties. No development is proposed at this time.
Public Hearing	Held by Maui Planning Commission (Commission) on June 23, 2020 via BlueJeans.
Testimony	None
Recommendation	The Commission recommended approval of the two changes of zoning for all three parcels.

The Commission reviewed the subject application at its June 23, 2020 public meeting and recommended approval of the CIZs (CIZ 2018/0008) (CIZ 2018/0009) with no conditions on the zoning to the Maui County Council (Council):

As Council approval is required, the Department respectfully transmits the subject application to the Council for consideration. Accordingly, attached for your review are the following documents:

1. Proposed bills entitled, "A BILL FOR AN ORDINANCE TO CHANGE ZONING FROM R-3 RESIDENTIAL DISTRICT AND R-2 RESIDENTIAL DISTRICT TO A-2 APARTMENT DISTRICT FOR PROPERTIES SITUATED AT KAHULUI, MAUI, HAWAII, TMKS: (2) 3-8-007:050, (2) 3-8-007:095 AND (2) 3-8-007:096"

Honorable Michael P. Victorino, Mayor
For Transmittal to:
Honorable Kelly T. King, Chair
November 4, 2020
Page 3

2. Department's Report and Recommendation to the Commission dated June 23, 2020
3. Adopted Minutes of the June 23, 2020 Commission meeting; and
4. Letter dated July 31, 2020 regarding Recommendation of Approval by Commission.

Thank you for your attention to this matter. Should you have any questions, please feel free to transmit them to the Department of Planning via transmittal through the Office of the Mayor.

Sincerely,



MICHELE MCLEAN, AICP
Planning Director

Attachments

xc: Clayton I. Yoshida, AICP, Planning Program Administrator (PDF)
Ann T. Cua, Supervising Staff Planner (PDF)
Tara K. Furukawa, Staff Planner (PDF)
Maui Planning Commission Members (PDF)
Grant Chun, Executive Director, Hale Mahaolu (PDF)
Michael T. Munekiyo, Chairman, Munekiyo Hiraga (PDF)
Project File

MCM:TKF:lp

K:\WP_DOCS\Planning\CIZ\2018\0008_HaleMahaoluElua_R2toA2\ReportToDecision\TransmittalToCouncil.doc

ORDINANCE NO. _____

BILL NO. _____ (2020)

A BILL FOR AN ORDINANCE TO CHANGE ZONING FROM
R-3 RESIDENTIAL DISTRICT AND R-2 RESIDENTIAL DISTRICT
TO A-2 APARTMENT DISTRICT FOR PROPERTIES
SITUATED AT KAHULUI, MAUI, HAWAII,
TAX MAP KEYS (2) 3-8-007:050, (2) 3-8-007:095 AND (2) 3-8-007:096

BE IT ORDAINED BY THE PEOPLE OF THE COUNTY OF MAUI:

SECTION 1. Pursuant to Chapters 19.12 and 19.510, Maui County Code, a change in zoning from R-3 Residential District and R-2 Residential District to A-2 Apartment District is hereby granted for those certain real properties situated at Kahului Park Subdivision, Kahului, Maui, Hawaii, and identified for real property tax purposes as tax map key (2) 3-8-007:050, comprised of approximately 8.921 acres (R-3 Residential district to A-2 Apartment district), as more particularly described in Land Zoning Map No. L-213, attached hereto as Exhibit "A" and made a part hereof, and tax map keys (2) 3-8-007:095, comprised of approximately 10.52 acres (R-2 Residential district to A-2 Apartment district), and (2) 3-8-007:096, comprised of approximately 1.876 acres (R-2 Residential district to A-2 Apartment district), collectively described in Land Zoning Map No. L-214, attached hereto as Exhibit "B" and made part hereof.

SECTION 2. This ordinance shall take effect upon its approval.

APPROVED AS TO FORM AND
LEGALITY:

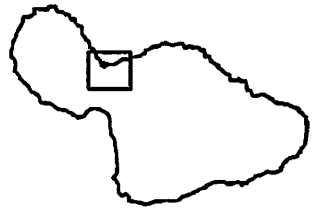
/s/ Michael J. Hopper

MICHAEL J. HOPPER
Department of the Corporation Counsel
County of Maui
2020-1273
2020-10-08 Ord Hale Mahaolu CIZ

SCALE: 1" = 330'



VICINITY MAP



T.M.K. (2) 3-8-007:097
COUNTY OF MAUI

T.M.K. (2) 3-8-007:084
COUNTY OF MAUI

T.M.K. (2) 3-8-007:095
COUNTY OF MAUI

T.M.K. (2) 3-8-007:096
COUNTY OF MAUI

HINA AVENUE

T.M.K. (2) 3-8-007:050
HALE MAHAOLU'AKAHI, INC.
8.921 Acres

TAX MAP KEY

T.M.K. (2) 3-8-007:050

AREA

8.921 Acres

LAND ZONING MAP NO. L-213

CHANGE IN ZONING-KAHULUI, MAUI, HAWAII
FROM R-3 RESIDENTIAL TO A-2 APARTMENT

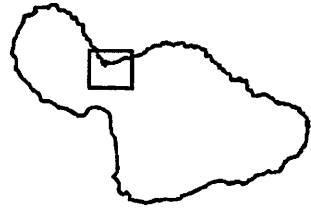
EXHIBIT "A"

CIZ 2018/0009

SCALE: 1" = 330'

N

VICINITY MAP



T.M.K. (2) 3-8-007:097
COUNTY OF MAUI
34.082 Acres

T.M.K. (2) 3-8-007:084
COUNTY OF MAUI

T.M.K. (2) 3-8-007:095
COUNTY OF MAUI
10.52 Acres

T.M.K. (2) 3-8-007:086
COUNTY OF MAUI
1.826 Acres

T.M.K. (2) 3-8-007:050
HALE MAHAOLU AKAHI INC

TAX MAP KEY

T.M.K. (2) 3-8-007:095
T.M.K. (2) 3-8-007:096

AREA

12.396 Acres

LAND ZONING MAP NO. L-214

CHANGE IN ZONING-KAHULUI, MAUI, HAWAII
FROM R-2 RESIDENTIAL TO A-2 APARTMENT

EXHIBIT "B"

CIZ 2018/0008

BEFORE THE MAUI PLANNING COMMISSION

COUNTY OF MAUI

STATE OF HAWAII

In The Matter Of Applications Of

MICHELE MCLEAN, DIRECTOR, COUNTY
OF MAUI, DEPARTMENT OF PLANNING
ON BEHALF OF HALE MAHAOLU

To Obtain a Change of Zoning from R-3
Residential District to A-2 Apartment District
For Approximately 8.921 Acres at Tax Map
Key: (2) 3-8-007:050, a Change of Zoning
from R-2 Residential District to A-2
Apartment District For Approximately 10.52
Acres at TMK (2) 3-8-007:095, and a
Change of Zoning from R-2 Residential
District to A-2 Apartment District For
Approximately 1.876 Acres at TMK (2) 3-8-
007:096, Kahului, Maui, Hawaii

DOCKET NO. CIZ 2018/0008
CIZ 2018/0009

Hale Mahaolu

(T. Furukawa)

MAUI PLANNING DEPARTMENT'S REPORT
TO THE MAUI PLANNING COMMISSION

JUNE 23, 2020

DEPARTMENT OF PLANNING
COUNTY OF MAUI
2200 MAIN STREET
WAILUKU, MAUI, HAWAII 96793

BEFORE THE MAUI PLANNING COMMISSION

COUNTY OF MAUI

STATE OF HAWAII

In The Matter Of Applications Of

MICHELE MCLEAN, DIRECTOR, COUNTY
OF MAUI, DEPARTMENT OF PLANNING
ON BEHALF OF HALE MAHAOLU

To Obtain a Change of Zoning from R-3
Residential District to A-2 Apartment District
For Approximately 8.921 Acres at Tax Map
Key: (2) 3-8-007:050, a Change of Zoning
from R-2 Residential District to A-2
Apartment District For Approximately 10.52
Acres at TMK (2) 3-8-007:095, and a
Change of Zoning from R-2 Residential
District to A-2 Apartment District For
Approximately 1.876 Acres at TMK (2) 3-8-
007:096, Kahului, Maui, Hawaii

DOCKET NO. CIZ 2018/0008
CIZ 2018/0009

Hale Mahaolu

(T. Furukawa)

DESCRIPTION OF THE PROJECT

Michele McLean, Planning Director, is initiating the necessary land use entitlements for three Changes of Zoning for land use and zoning consistency. A Change of Zoning is being sought from R-3 Residential District to A-2 Apartment District for the property that consists of and is owned by Hale Mahaolu-Akahi. The property is approximately 8.921 acres and is located at 300 West Wakea Avenue in Kahului, Maui, Hawaii at TMK (2) 3-8-007:050. See zoning map, aerial photograph and site photographs attached as **Exhibit 1, 2 and 3**. The other Changes of Zoning being sought are from R-2 Residential District to A-2 Apartment District for two properties that are owned by the County of Maui and are leased by Hale Mahaolu for the Elua community. The lease agreement was initiated on September 1, 1977 for a duration of 99 years. One of the properties, TMK (3) 3-8-007:095, is approximately 10.52 acres and is located at 200 Hina Avenue in Kahului, Maui, Hawaii. See zoning map, aerial photograph and site photographs attached as **Exhibit 4, 5, and 6**. The other property that also comprises Hale Mahaolu Elua, TMK (2) 3-8-007:096, is approximately 1.876 acres and is located at 190 South Wakea Avenue in Kahului, Maui, Hawaii. See aerial photograph attached as **Exhibit 7**. No development or change in use is being proposed.

According to the Hale Mahaolu website, the nonprofit corporation founded in 1967 by the late, former Mayor Elmer Cravalho and the Maui County Council, develops, owns and manages 15 different properties, consisting of approximately 1,060 units, in Maui County. The corporation was supported by and received resources from various community groups, including

the United Public Workers Union – Maui Division, International Longshoremen and Warehousemen’s Union – Maui Division, Maui Association of Hongwanji Missions, Retired Teachers Association, Maui Council of Holy Name Societies, Hale Makua and United Church of Christ. A representative from each group formed the Board of Directors. Since then, the Board has been transformed to consist of Maui County residents willing to donate their time and skills.

The Corporation’s purpose is to develop and manage safe, sanitary, decent housing and provide services for very low to moderate income seniors, families and individuals in Maui County. The objective is to provide rental housing, related facilities and support services to meet the physical, social and psychological needs of residents to contribute to their health, security, happiness and usefulness in their independent living. In addition to rental units, amenities include a senior center, a community hall, a beauty salon and a laundry facility. The organization believes in bettering the community as a whole and this is evident in its community involvement.

PURPOSE AND PROJECT SUMMARY

The entitlements are being initiated so that there is land use and zoning consistency. The existing uses would not typically be permitted in the County’s R-2 and R-3 Residential Districts. If there is an event of catastrophic loss, the proposed entitlements would enable the properties to be improved or rebuilt to the development standards for the A-2 Apartment District. In addition, the proposed land use changes will ensure that the zoning is consistent with the Multi-Family Community Plan Designations for all three properties.

TIMELINE

Mid 1960s	Alexander and Baldwin donates land for Hale Mahaolu-Akahi. Hale Mahaolu benefits from Federal and County “seed” funds for Akahi facility.
1967	Hale Mahaolu founded by Former Mayor Elmer Cravalho and Maui County Council
Approx. 1970	Hale Mahaolu-Akahi constructed and available for occupancy.
September 1, 1977	Hale Mahaolu granted long-term lease of Elua properties to run for 99 years.
Approx. 1980	Hale Mahaolu-Elua completed

The subject application does not involve an action that triggers an Environmental Assessment (EA). Chapter 343 of the Hawai’i Revised Statutes states that an EA shall be prepared for required actions that, “6. Propose any amendments to existing county general plans where the amendment would result in designations other than agriculture, conservation, or preservation, except actions proposing any new county general plan or amendments to any existing county general plan initiated by the county.” Additionally, there are no proposed improvements associated with the land use request.

DESCRIPTION OF THE PROPERTY

1. Land Use Designations:

<u>Parcel 50</u>	<u>Current</u>	<u>Proposed</u>
State Land Use District	Urban	No change
Maui Island Plan	Urban Growth Boundary.....	No change
.....	Outside Protected Areas	No change
Wailuku-Kahului Community Plan	Multi-Family.....	No change
(See Exhibit 32)		
County Zoning	R-3 Residential District.....	A-2 Apartment District
(See Exhibit 33)		

<u>Parcel 95</u>	<u>Current</u>	<u>Proposed</u>
State Land Use District	Urban	No change
Maui Island Plan	Urban Growth Boundary.....	No change
.....	Outside Protected Areas	No change
Wailuku-Kahului Community Plan	Multi-Family.....	No change
(Refer to Exhibit 32)		
County Zoning	R-2 Residential District.....	A-2 Apartment District
(Refer to Exhibit 33)		

<u>Parcel 96</u>	<u>Current</u>	<u>Proposed</u>
State Land Use District	Urban	No change
Maui Island Plan	Urban Growth Boundary.....	No change
.....	Outside Protected Areas	No change
Wailuku-Kahului Community Plan	Multi-Family.....	No change
(Refer to Exhibit 32)		
County Zoning	R-2 Residential District.....	A-2 Apartment District
(Refer to Exhibit 33)		

2. Surrounding Uses:

North.....	Wakea Avenue, Hina Avenue (Parcel 95), heavy industrial use (Queen Kaahumanu Shopping Center and various warehouses)
South.....	single family residential lots (Parcel 50 & Parcel 95), Hale Makua (Parcel 95) Kahului Community Center Park (Parcel 95 & 96)
East.....	single family residential lots, Kahului Community Center Park (Parcel 96), Hale Mahaolu-Akahi (Parcel 95)
West.....	Hale Mahaolu-Elua (Parcel 50), Kahului Community Center Park (Parcel 50 & 95), single family residential lots (Parcel 96)

APPLICABLE REGULATIONS

Change in Zoning

Pursuant to Section 19.510.040(A)(4)(a), MCC, "Change in Zoning," the appropriate planning commission shall hold a public hearing on all applications for zoning changes and make a recommendation to the County Council. The County Council may grant a change in zoning if all the following criteria are met:

- a. The proposed request meets the intent of the general plan and the objectives and policies of the community plans of the county;
- b. The proposed request is consistent with the applicable community plan land use map of the county;
- c. The proposed request meets the intent and purpose of the district being requested;
- d. 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;
- e. The application, if granted, would not adversely impact the social, cultural, economic, environmental, and ecological character and quality of the surrounding area; and
- f. If the change in zoning application involves the establishment of an agricultural district with a minimum lot size of two acres, an agricultural feasibility study shall be required and reviewed by the Department of Agriculture and the United States Soil and Conservation Service.

Pursuant to MCC 19.510.050 Conditional Zoning, the County Council may impose conditions upon the applicant's use of the property. The conditions shall be imposed if the Council finds them necessary to prevent circumstances which may be adverse to the public health, safety and welfare. The conditions shall be reasonably conceived to mitigate the impacts emanating from the proposed land and shall meet the following criteria:

1. That the public shall be protected from the potentially deleterious effects of the proposed use; and
2. That the need for public services created by the proposed use shall be fulfilled.

PROCEDURAL MATTERS

1. On March 21, 2019, a transmittal was sent to the following reviewing agencies:

Agency	Comments	Exhibit Number
County Departments		
Dept. of Environmental Management (DEM)-Parcel 50	No Comment	Exhibit 8
DEM-Parcels 95 & 96	No Comment	Exhibit 9
Dept. of Housing & Human Concerns (DHHC)-Parcel 50	No Comment	Exhibit 10
DCCH-Parcels 95 & 96	No Comment	Exhibit 11
Dept. of Parks & Recreation (DPR)-Parcel 50	No Comment	Exhibit 12
DPR-Parcels 95 & 96	No Comment	Exhibit 13
Dept. of Public Works (DPW)-Parcel 50	No Comment	Exhibit 14
DPW-Parcels 95 & 96	No Comment	Exhibit 15
Dept of Transportation-(DOT)-Parcel 50	No Comment	Exhibit 16
DOT-Parcels 95 & 96	No Comment	Exhibit 17
Dept. of Water Supply (DWS)-Parcel 50	See Comments	Exhibit 18
Response to DWS-Parcel 50	See Comments	Exhibit 19
DWS-Parcels 95 & 96	See Comments	Exhibit 20
Response to DWS-Parcels 95 & 96	See Comments	Exhibit 21
Fire & Public Safety (Fire)-Parcel 50	See Comments	Exhibit 22
Response to Fire-Parcel 50	See Comments	Exhibit 23
Fire-Parcels 95 & 96	See Comments	Exhibit 24
Response to Fire-Parcel 95 & 96	See Comments	Exhibit 25
Police Department-Parcel 50	No Comment	Exhibit 26
Police Department-Parcels 95 & 96	No Comment	Exhibit 27
State Departments		
Dept of Health, Maui (DOH)-Parcel 50	No Comment	Exhibit 28
DOH-Parcels 95 & 96	No Comment	Exhibit 29
Dept. of Human Services	No Response	
Dept. of Land & Natural Resources-State Historic Preservation Division (SHPD)-Parcel 50	See Comments	Exhibit 30
SHPD-Parcels 95 & 96	See Comments	Exhibit 31
Other		
Maui Electric Company	No Response	

2. On May 7, 2020, the Maui Planning Department emailed the Applicant and consultant, notifying them of the scheduled public hearing.
3. On May 22, 2020, a Notice of Hearing on the applications was published in the Maui News by the Maui Planning Department.
4. The subject application does not involve an action that triggers compliance of Chapter 343, Hawaii Revised Statutes, relating to Environmental Impact Statements.

ANALYSIS

State Land Use

The proposed action is in conformance with the goals, objectives and policies of the Hawaii State Plan.

- A strong, viable economy, characterized by stability, diversity, and growth, that enables the fulfillment of the needs and expectations of Hawaii's present and future generations.
- A desired physical environment, characterized by beauty, cleanliness, quiet, stable natural systems, and uniqueness, that enhances the mental and physical well-being of the people.
- Physical, social, and economic well-being for individuals and families in Hawaii that nourishes a sense of community responsibility, of caring and of participation in community life.

Objectives and Policies of the Hawaii State Plan

The existing use is in conformance with the following objectives and policies of the Hawaii State Plan:

Chapter 226-13, HRS, Objectives and Policies for the Physical Environment-Land, Air and Water Quality.

To achieve the land, air and water quality objectives, it shall be the policy of this state to:

- 7) Encourage urban developments in close proximity to existing services and facilities.

Chapter 226-13, HRS, Objectives and Policies for Socio-Cultural Advancement-Housing.

To achieve the housing objectives, it shall be the policy of this State to:

- 1) Effectively accommodate the housing needs of Hawaii's people.
- 2) Stimulate and promote feasible approaches that increase housing choices for low-income, moderate-income, and gap-group households.
- 3) Increase home ownership and rental opportunities and choices in terms of quality, location, cost, densities, style, and size of housing.
- 4) Promote appropriate improvement, rehabilitation, and maintenance of existing housing units and residential areas.

State Land Use Designation. The subject property is in the State Urban District. According to the Hawaii Administrative Rules §15-15-24, permissible uses are "(a)ny and all uses permitted by the counties, either by ordinances or rules may be allowed within this district, subject to any conditions imposed by the commission pursuant to section 205-4(g), HRS." The existing use is permitted in the State Urban District, and no change to the designation is currently being proposed.

County of Maui 2030 General Plan Countywide Policy Plan (CPP)

The CPP replaced the General Plan as adopted in 1990 and amended in 2002. The CPP provides broad goals, objectives, policies, and implementing actions that portray the desired direction of the County's future. This includes: (1) a vision statement and core values for the County to the year 2030; (2) an explanation of the plan-making process; (3) a description and background information regarding Maui County today; (4) identification of guiding principles; and (5) a list of countywide goals, objectives, policies, and implementing actions related to the following core themes:

- Protect the Natural Environment
- Preserve Local Cultures and Traditions
- Improve Education
- Strengthen Social and Healthcare Services
- Expand Housing Opportunities for Residents
- Strengthen the Local Economy
- Improve Parks and Public Facilities
- Diversify Transportation Options
- Improve Physical Infrastructure
- Promote Sustainable Land Use and Growth Management
- Strive for Good Governance

The proposed action is in keeping with the following Countywide Policy goals, objectives, policies and actions.

THEME: *Expand Housing Opportunities for Residents.*

GOAL: *Quality, island-appropriate housing will be available to all residents.*

Objective: *Reduce the affordable housing deficit for residents.*

Policies:

- a. *Ensure that an adequate and permanent supply of affordable housing, both new and existing housing units, is made available for purchase or rental to our resident and/or workforce population, with special emphasis on providing housing for low- to moderate-income families, and ensure that all affordable housing remains affordable in perpetuity.*

- e. *Provide for a range of senior-citizen and special needs housing choices on each island that affordability facilitates a continuum of care and services.*
- k. *Ensure residents are given priority to obtain affordable housing units developed in their communities, consistent with all applicable regulations.*
- q. *Support the opportunity to age in place by providing accessible and appropriately designed residential units.*

Objective: Increase and maintain the affordable housing inventory.

Policies:

- a. *Recognize housing as a basic human need, and work to fulfill that need.*
- c. *Improve communication, collaboration, and coordination among housing providers and social-service organizations.*
- f. *Streamline the review process for high-quality, affordable housing developments that implement the goals, objectives, and policies of the General Plan.*
- h. *Encourage long-term residential use of existing and future housing to meet residential needs.*

The proposed project is consistent with the policies in the Countywide Policy Plan.

The Maui Island Plan (MIP) is applicable to the island of Maui only. The MIP provides more specific policy-based strategies for population, land use, transportation, public and community facilities, water and sewage, visitor destinations, urban design, and other matters related to future growth.

As provided by Chapter 2.80B, the MIP shall include the following components:

1. *An island-wide land use strategy, including a managed and directed growth plan*
2. *A water element assessing supply, demand and quality parameters*
3. *A nearshore ecosystem element assessing nearshore waters and requirements for preservation and restoration*
4. *An implementation program which addresses the County's 20-year capital improvement requirements, financial program for implementation, and action implementation schedule*
5. *Milestone indicators designed to measure implementation progress of the MIP*

The MIP addresses a number of planning categories with detailed policy analysis and recommendations which are framed in terms of goals, objectives, policies and implementing actions. These planning categories address the following areas:

1. *Population*
2. *Heritage Resources*
3. *Natural Hazards*
4. *Economic Development*
5. *Housing*
6. *Infrastructure and Public Facilities*
7. *Land Use*

Additionally, an essential element of the MIP is its directed growth plan which provides a management framework for future growth in a manner that is fiscally, environmentally, and culturally prudent. Among the directed growth management tools developed through the MIP process are maps delineating urban growth boundaries (UGB), small town boundaries (SRB) and rural growth boundaries (RGB). The respective boundaries identify areas appropriate for future growth and their corresponding intent with respect to development character.

According to the *Maui Island Plan* (MIP), the properties lie within the Urban Growth Boundary. Urban Growth areas are characterized by a variety of land use types, including an assortment of housing types and densities. Infrastructure is more complete and reflects the need to serve higher-density land uses. The properties are located outside of Protected Areas, which were designated to ensure that development patterns do not comprise Maui's natural resources.

The proposed actions have been reviewed with respect to pertinent goals, objectives, policies and implementing actions of the MIP. A summary of these policy statements are provided below:

Goal 1.1 Maui's people, values, and lifestyles thrive through strong, healthy, and vibrant island communities

Objective 1.1.1 Greater retention and return of island residents by providing viable work, education, and lifestyle options

Policy:

1.1.1.b Expand housing, transportation, employment, and social opportunities to ensure residents are able to comfortably age within their communities

Goal 5.1 Maui will have safe, decent, appropriate, and affordable housing for all residents developed in a way that contributes to strong neighborhoods and a thriving island community.

Objective 5.1.1 More livable communities that provide for a mix of housing types, land uses, income levels, and age

Policy:

5.1.1.a Promote livable communities (compact/walkable/bikeable, access to transit) that provide for a mix of housing types and land uses, including parks, open space, and recreational areas

5.1.1.b Promote planning approaches that provide a mix of multifamily and single-family housing units to expand housing choices.

5.1.1.e Use planning and regulatory approaches to provide higher housing densities

Objective 5.1.3 Provide affordable housing, rental or in fee, to the broad spectrum of our island community.

Policies:

5.1.3.a Consider regulations that can help keep affordable housing available at affordable rents.

Goal 7.3 Maui will have livable human-scale urban communities, an efficient and sustainable land use pattern, and sufficient housing and services for Maui residents.

Objective 7.3.1 Facilitate and support a more compact, efficient, human-scale urban development pattern

Policy:

7.3.1.a Ensure higher-density compact urban communities, infill, and redevelopment of underutilized urban lots within Urban Growth Boundaries.

According to the *Wailuku-Kahului Community Plan*, all of the parcels are designated Multi-Family. Refer to **Exhibit 32**. No changes to the community plan designations are being sought at this time. The proposed action is in keeping with the following *Wailuku-Kahului Community Plan* goals, objectives and policies:

Housing

Goal: A sufficient supply and choice of attractive, sanitary and affordable housing accommodations for the broad cross section of residents, including the elderly.

Objectives and Policies:

4. Encourage the creation of elderly housing communities in various parts of the region that address the range of specialized needs for this population group.

Social Infrastructure

Goal: Develop and maintain an efficient and responsive system of public services which promotes a safe, healthy and enjoyable lifestyle, accommodates the needs of young, elderly, disabled and disadvantaged persons, and offers opportunities for self-improvement and community well-being.

Social Services/Health
Objectives and Policies:

6. Coordinate the provision of long-term care facilities and programs with other providers, such as Hale Makua and Hale Mahaolu.

The Community Plan designation is Multi-Family, and the existing use is consistent with the objectives and policies of the plan.

Parcel 50 is zoned R-3 Residential District, Parcel 95 and 96 are zoned R-2 Residential District. Refer to **Exhibit 33**. The CIZ requests will change the zoning to A-2 Apartment District for all three parcels. In the Residential Districts, senior rental homes and amenities are not permitted; hence, the need for a CIZ. The zoning changes are being sought so that the zoning will be consistent with the community plan designations, which are Multi-Family

Change-of-Zoning

Apartment Districts: §19.12.010 - Purpose and intent.

- A. Multiple-family apartment districts are generally established outside of the high density core of the central portion of a town. It is applicable to areas where multiple-family units are indicated; yet, the areas have not reached a transitional stage wherein public, semi-public, institutional and other uses are desirable.
- B. Apartment districts shall consist of two types: A-1 apartment district and A-2 apartment district.
- C. Buildings and structures within the apartment district shall be occupied on a long term residential basis.

(Ord. No. 4076, § 1, 2013; Ord. 1797 § 7, 1989: prior code § 8-1.6(a))

Permitted Uses:

Within the A-1 and A-2 districts, the following uses are permitted:

- A. Any use permitted in the residential and duplex districts.
- B. Apartment houses.
- C. Boarding houses, rooming houses, and lodging houses.
- D. Bungalow courts.
- E. Apartment courts.
- F. Townhouses.

- G. Transient vacation rentals in buildings and structures having building permits, special management area use permits, or planned development approval that were lawfully issued by and valid on April 20, 1989.
 - H. Bed and breakfast homes, subject to the provisions of chapter 19.64 of this title.
 - I. Short-term rental homes, subject to the provisions of chapter 19.65 of this title.
- (Ord. No. 4315, § 3, 2016 ; Ord. No. 4168, § 5, 2014; Ord. No. 4167, § 2, 2014; Ord. No. 4076, § 1, 2013; Ord. No. 3622, § 3, 2009; Ord. 1797 § 8, 1989: prior code § 8-1.6(b))

19.12.030 - Accessory uses and buildings.

Accessory uses and buildings	Criteria or limitations
A. Energy systems, small-scale	Provided there will be no detrimental or nuisance effect upon the neighbors
B. Fences, mail boxes, trash enclosures	
C. Garages	
D. Subordinate uses and structures which are determined by the director of planning to be clearly incidental and customary to the permitted uses listed herein	

(Ord. No. 4076, § 1, 2013; Prior code § 8-1.6(c))

19.12.050 - Development standards.

	A-1	A-2	Notes and exceptions
Minimum lot area (square feet)	10,000	10,000	
Minimum lot width (in feet)	70	70	
Maximum building height (in feet)	35	60	Except that vent pipes, fans, elevator and stairway shafts, chimneys, cell or antennae, and equipment used for small scale energy systems on roofs shall not exceed 10 feet above the maximum building height or structure whichever is less
Minimum yard setback (in feet)			
Front and rear	15 feet for the portion of the building 35 feet or less in height, and 20 feet for the portion of the building taller than 35 feet		

Side	10 feet for the portion of the building 35 feet or less in height, and 15 feet for the portion of the building taller than 35 feet		
Maximum lot coverage	25%	35%	
Maximum floor area ratio	40% for lots 3 acres or more 50% for lots less than 3 acres	90%	
Accessory structures within setback area	Mail boxes, trash enclosures, boundary walls, and ground signs		Shall not exceed 8 feet in height except for signs for which a greater height is allowed in chapter 16.13 of this code

(Ord. No. 4076, § 1, 2013; Prior code § 8-1.6(e))

The CIZ from R-3 and R-2 Residential District to the A-2 Apartment District will not only establish consistency between zoning and the community plan designations; but, it will also establish consistency for existing uses on the three parcels.

ARCHAEOLOGICAL, HISTORIC AND CULTURAL RESOURCES

No construction work is proposed as part of this CIZ request. The properties are already developed. The Department of Land and Natural Resources State Historic Preservation Division (SHPD) commented that no archaeological survey has been conducted for any of the parcels, so it requests the opportunity to review any future proposed project involving ground disturbing activities. Based on the fact that no subsurface disturbance will occur, SHPD has no objections to the proposed CIZ's. (**Exhibit 30**)

INFRASTRUCTURE, PUBLIC FACILITIES, AND SERVICES

Water – The proposed land use entitlements will not be associated with a change in use, so there should be no adverse impacts to existing conditions. Domestic water and fire flow is provided via the Department of Water Supply's (DWS) Central Maui Water System. There is an existing four-inch meter along Wakea Avenue that serves Parcel 50. Parcel 95 is served by nine one-inch water meters and seven one and a half-inch water meters. Parcel 96 is served by a one-inch and a one and a half-inch water meter along Wakea Avenue. The Department of Water Supply did not have any comments or requirements of the proposed CIZs at this time. They stated if a building permit is required at any time in the future, the Reduced Pressure Backflow Preventers and double check detector assembly should be tested annually. Also, domestic and irrigation demand calculations for existing and new facilities will need to be submitted by a professional engineer or architect. Refer to **Exhibits 18** and **20**. Hale Mahaolu acknowledged the requirements for future building permit applications. Refer to **Exhibits 19** and **21**.

Sewer –Wastewater is conveyed to the County's Wailuku-Kahului Wastewater Reclamation Facility. Since no construction is being proposed, there should be no adverse impact to existing wastewater systems. The Department of Environmental Management did not have any comment on the proposed land use entitlements. Refer to **Exhibits 8 and 9**.

Drainage – There should be no adverse impact to existing drainage conditions. The Department of Public Works did not have any comment on the proposed entitlements. Refer to **Exhibits 14 and 15**.

Roadways, Curbs, Gutters, and Sidewalks – The proposed CIZs should not have an adverse impact on roadways, curbs, gutters or sidewalks. Hale Mahaolu Akahi development has ingress/egress off of Wakea Avenue, a two-way County road that extends primarily in an east-west direction and Hina Avenue, a two-way County road that extends in a north-south direction. There are no curbs or gutters along Wakea Avenue or Hina Avenue. There is a sidewalk located along Wakea Avenue and Hina Avenue adjacent to the development.

The Hale Mahaolu Elua development has ingress/egress off of Wakea Avenue and Onehee Avenue. There are no curbs, gutters or sidewalks on either road. As mentioned previously, there is a sidewalk extending in front of the development along Wakea Avenue. The Department of Public Works did not have any comment on the proposed entitlements. Refer to **Exhibit 14 and Exhibit 15**. The County Department of Transportation also did not have any comment. Refer to **Exhibits 16 and 17**.

Electrical, Telephone, and Cable – The parcels currently have electrical, telephone and cable service. There should be no adverse impact to electrical, telephone or cable service associated with the proposed entitlements.

Solid Waste – Hale Mahaolu has private refuse collection service. There should be no adverse impact to solid waste as a result of the proposed land use entitlements. The Department of Environmental Management did not have any comment with regard to the propose entitlement actions. Refer to **Exhibits 8 and 9**.

Public Services – Police protection is provided by the Maui Police Department headquartered at the Wailuku Station, approximately one mile away from the Hale Mahaolu developments. There should be no adverse impact to police service as a result of the proposed land use entitlements. The Police Department did not have any comment on the proposed entitlements. Refer to **Exhibits 26 and 27**.

Fire prevention, suppression, and protection services for the region are provided by the Department of Fire and Public Safety's Kahului Station located about 1.5 miles from Hale Mahaolu. Additional support is also available from the Wailuku Fire Station, located approximately two miles away. There should be no adverse impact to fire services as a result of the proposed land use entitlements. The Department of Fire and Public Safety initially said that it objections to the proposed changes of zoning. For each development, the Fire Department said that it has the following fire protection requirement, which is that water supply shall have a minimum flow of 1,500 gallons per minute for a two hour duration with a maximum of 250 feet between hydrants. Dead-ends shall have a hydrant within 125 feet. Refer to **Exhibits 22 and 24**. Hale Mahaolu, in letters to the Fire Department, acknowledged that the fire protection requirements would be required for future residential improvements. See **Exhibits 23 and 25**.

Maui Memorial Medical Center, the only major medical facility on the island, is located near the Maui Police Department, approximately one mile away from Hale Mahaolu Akahi and Elua. Acute, general, and emergency care services are provided by this facility, which is licensed for approximately 231 beds. In addition, numerous privately operated medical/dental clinics and offices are located in the area to serve the region's residents.

Kahului Harbor and nearby beach parks are host for various ocean recreation activities. County parks in the immediate vicinity of the project site include Kahului Community Center Park, Keopuolani Park and the War Memorial Sports Complex. The Wailuku-Kahului region contains a network of recreational facilities maintained by the County Department of Parks and Recreation. There are seven mini parks, 11 neighborhood and three district parks. There should be no adverse impact to the existing level of recreational facilities and services available to Maui County residents. The Department of Parks and Recreation are supportive of the proposed actions. Refer to **Exhibits 12 and 13**.

The Wailuku-Kahului region is served by the State Department of Education's public school system, as well as several privately operated schools accommodating elementary, intermediate and high school students. Department of Education facilities in the Kahului area include Pomaikai, Lihikai, and Kahului Schools (Grades K-5), Maui Waena Intermediate School (Grades 6-8), and Maui High School (Grades 9-12). The University of Hawai'i Maui College is the primary higher education institution serving Maui. Because no construction is proposed, there should be no adverse impacts to the public and private school systems as a result of the proposed actions.

No adverse impact to public services will occur as a result of the proposed land use entitlements.

SOCIO-ECONOMIC IMPACT

Both Hale Mahaolu Akahi and Elua are located in the Kahului Census-Designated Place, which had a population of 26,337, according to the 2010 United States Census. The Kahului area is driven by the following industries: retail and wholesale, healthcare and social service, accommodations and food service. There is no construction proposed, so there should be no adverse impact to the population or economy associated with the proposed land use entitlements.

According to the 2014-2018 American Community Survey, there are more elderly in the county. The 65 to 75 age group grew from 8.2 percent in 2014 to 10.4 percent in 2018, and the 75 to 84 age group grew from 3.6 percent in 2014 to 4.3 percent in 2018.

ENVIRONMENTAL IMPACTS

There will be no change to the existing use or development associated with the proposed request, and therefore no environmental impacts are anticipated. The project site is flat and already developed; it has been graded, and consists of senior housing and amenities for Hale Mahaolu. According to the Federal Emergency Management Agency's Flood Insurance Rate Map, the properties are located within Flood Zone X, an area of minimal flooding. All of the properties are located in the Extreme Tsunami Evacuation Zone, which are identified because they are at risk, albeit low, of high impact tsunami events that could call for evacuation and result in damage. The Applicant will coordinate with the Maui Emergency Management Agency for evacuation and damage control procedures, as applicable. According to the

National Oceanic and Atmospheric Administration website, all of the parcels are located out of the six-foot high sea level rise exposure area. Because no construction is currently being proposed, there should be no adverse impact to flooding, tsunami events or as a result of sea level rise are anticipated.

TESTIMONY

As of June 1, 2020, the Department has not received any letters from the public regarding this matter.

ALTERNATIVES

Change in Zoning

1. ***Deferral:*** The Commission may defer action to another meeting date in order to obtain additional information that will assist in their deliberation on the request.
2. ***Recommend Approval with No Conditions:*** The Commission may take action to recommend to the Maui County Council approval of the Change in Zoning without imposing any conditions.
3. ***Recommend Approval with Conditions:*** The Commission may take action to recommend to the Maui County Council approval of the Change in Zoning with conditions.
4. ***Recommend Partial Approval:*** The Commission may take action to recommend to the Maui County Council partial approval of the Change in Zoning.
5. ***Recommend Denial:*** The Commission may take action to recommend to the Maui County Council to deny the application.

CONCLUSIONS OF LAW

Change of Zoning (CIZ)

A Change of Zoning is reviewed pursuant to: Maui County Code (MCC), Title, 19, Chapter 19.510, Section 19.510.040, Change of Zoning, by which the appropriate planning commission shall hold a public hearing on all applications for zoning changes and make a recommendation to the County Council. The Council may grant a Change of Zoning if the following criteria are met:

1. *The proposed request meets the intent of the general plan and the objectives and policies of the community plans of the county;*
2. *The proposed request is consistent with the applicable community plan land use map of the county;*
3. *The proposed request meets the intent and purpose of the district being requested;*

4. *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;*
5. *The application, if granted, would not adversely impact the social, cultural, economic, environmental, and ecological character and quality of the surrounding area; and,*
6. *If the application change in zoning involves the establishment of an agricultural district with a minimum lot size of two acres, agricultural feasibility study shall be required and reviewed by the Dept. of Agriculture and the US Soil and Conservation Service.*

Conclusion: The proposed requests will change the zoning for Parcel 50 from "R-3 Residential District" to "A-2 Apartment District," for Parcel 95 from "R-2 Residential" to "A-2 Apartment District" and for Parcel 96 from "R-2 Residential" to "A-2 Apartment District." The proposed action is consistent with and is supported by the above listed criteria for a CIZ pursuant to Chapter 19.510.040, MCC.

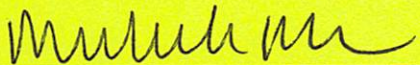
RECOMMENDATION

CHANGE OF ZONING

The Planning Department recommends that the Maui Planning Commission recommend "approval" of the CIZ for Parcel 50 from "R-3 Residential" to "A-2 Apartment," for Parcel 95 from "R-2 Residential" to "A-2 Apartment," and for Parcel 96 from "R-2 Residential" to "A-2 Apartment" to the Maui County Council.

In consideration of the foregoing, the Planning Department recommends that the Maui Planning Commission recommend approval of the Change of Zoning requests and adopt the Department of Planning's Report and Recommendation statements prepared for the June 23, 2020 meeting and authorize the Planning Director to transmit said Report and Recommendation statements to the Maui County Council.

APPROVED:

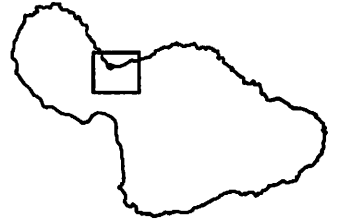


MICHELE MCLEAN, AICP
Planning Director

SCALE: 1" = 330'



VICINITY MAP



T.M.K. (2) 3-8-007:097
COUNTY OF MAUI

T.M.K. (2) 3-8-007:084
COUNTY OF MAUI

T.M.K. (2) 3-8-007:095
COUNTY OF MAUI

S. KAMEHAMEHA AVENUE

HINA AVENUE

T.M.K. (2) 3-8-007:050
HALE MAHAOLU AKAHI, INC.
8.921 Acres

T.M.K. (2) 3-8-007:096
COUNTY OF MAUI

S. WAKEA AVENUE

W. WAKEA AVENUE

TAX MAP KEY

T.M.K. (2) 3-8-007:050

AREA

8.921 Acres

LAND ZONING MAP NO. _____

CHANGE IN ZONING-KAHULUI, MAUI, HAWAII
FROM R-3 RESIDENTIAL TO A-2 APARTMENT

EXHIBIT i

CIZ 2018/0009



Search

Search by County of Maui T

38007050

Search results (1)

tmk12: 380070500000

Hale Mahaolu – Akahi – photos courtesy of Hale Mahaolu

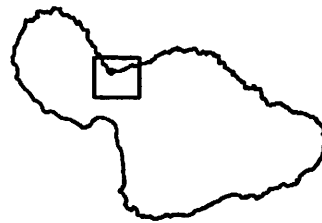




SCALE: 1" = 330'

N

VICINITY MAP



T.M.K. (2) 3-8-007:097
COUNTY OF MAUI
34.082 Acres

T.M.K. (2) 3-8-007:084
COUNTY OF MAUI

T.M.K. (2) 3-8-007:095
COUNTY OF MAUI
10.52 Acres

T.M.K. (2) 3-8-007:096
COUNTY OF MAUI
1.876 Acres

T.M.K. (2) 3-8-007:050
HALE MAHAOLU AKAHI INC

TAX MAP KEY

T.M.K. (2) 3-8-007:095
T.M.K. (2) 3-8-007:096

AREA

12.396 Acres

LAND ZONING MAP NO. _____

**CHANGE IN ZONING-KAHULUI, MAUI, HAWAII
FROM R-2 RESIDENTIAL TO A-2 APARTMENT**

EXHIBIT 4

CIZ 2018/0008



Search

Search by County of Maui T

38007095

Search results (1)

tmk12: 380070950000

EXHIBIT 5

Hale Mahaolu – Elua, photos courtesy of Hale Mahaolu







Search

Search by County of Maui TMK

38007096

Search results (1)

tmk12: 380070960000



© 2014 - 2017 Microtel

map: Auto (Mosaic) ▾ Dates: All ▾ 12/02/2014 - 01/09/2017

AGENCY TRANSMITTAL RESPONSE e-FORM
FOR DEPARTMENT OF PLANNING, COUNTY OF MAUI
4/2/2019


AGENCY NAME	Department of Environmental Mgmt.	PHONE	270-8230
PROJECT:	Change in Zoning from R-3 Residential to A-2 Apartment		
APPLICANT:	Michele McLean, Department of Planning		
STREET ADDRESS:	300 West Wakea Avenue, Kahului, Island of Maui, Hawaii		
PROJECT DESCRIPTION:	CIZ so that use is consistent with zoning district		
TMK:	(2) 3-8-007:050		
PERMIT NO.:	CIZ 2018/0009		
<input type="checkbox"/> COMMENTS/RECOMMENDATIONS <input checked="" type="checkbox"/> NO COMMENTS			
WASTEWATER RECLAMATION DIVISION COMMENTS			
<input type="checkbox"/> COMMENTS/RECOMMENDATIONS <input checked="" type="checkbox"/> NO COMMENTS			
SOLID WASTE DIVISION COMMENTS			
Signed:			
Print Name:	Shayne R. Agawa, Deputy Director		Date 4/2/19

EXHIBIT 8

AGENCY TRANSMITTAL RESPONSE e-FORM
FOR DEPARTMENT OF PLANNING, COUNTY OF MAUI
4/2/2019



AGENCY NAME	Department of Environmental Mgmt.	PHONE	270-8230
PROJECT:	Change in Zoning from R-2 Residential to A-2 Apartment		
APPLICANT:	Michele McLean, Department of Planning		
STREET ADDRESS:	200 Hina Avenue, Kahului, Island of Maui, Hawaii		
PROJECT DESCRIPTION:	CIZ so that use is consistent with zoning district		
TMK:	(2) 3-8-007:095 and (2) 3-8-007:096		
PERMIT NO.:	CIZ 2018/0008		
<input type="checkbox"/> COMMENTS/RECOMMENDATIONS <input checked="" type="checkbox"/> NO COMMENTS			
WASTEWATER RECLAMATION DIVISION COMMENTS			
<input type="checkbox"/> COMMENTS/RECOMMENDATIONS <input checked="" type="checkbox"/> NO COMMENTS			
SOLID WASTE DIVISION COMMENTS			
Signed:			
Print Name:	Shayne R. Agawa, Deputy Director		Date 4/2/19

EXHIBIT 9

AGENCY NAME	County of Maui Housing Division	PHONE	(808) 270-7351
----------------	------------------------------------	-------	----------------

Agency Transmittal - CIZ 2018/0009
 March 11, 2019
 Page 2

NO COMMENT			
Signed:		Dated:	4/24/19
Print Name:	CLERK MAHINA	Title:	Housing ADMINISTRATOR

RECOMMENDED CONDITIONS BOX			
Signed:		Dated:	
Print Name:		Title:	

GENERAL COMMENTS BOX			

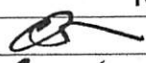
EXHIBIT 10

AGENCY NAME	County of Maui Housing Division	PHONE	808 270-7351
--------------------	------------------------------------	--------------	--------------

Agency Transmittal - CIZ 2018/0008

March 21, 2019

Page 2

NO COMMENT			
Signed:		Dated:	4/24/19
Print Name:	Clyde Amador	Title:	Housing Administrator

RECOMMENDED CONDITIONS BOX			
Signed:		Dated:	
Print Name:		Title:	

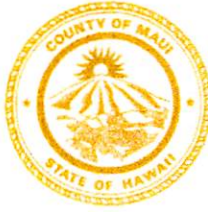
GENERAL COMMENTS BOX			

EXHIBIT //

MICHAEL P. VICTORINO
Mayor

KARLA H. PETERS
Director

JOHN L. BUCK III
Deputy Director



DEPARTMENT OF PARKS AND RECREATION

700 Hali'a Nakoa Street, Unit 2, Wailuku, Hawaii 96793
Main Line (808) 270-7230 / Facsimile (808) 270-7942

April 5, 2019

Jared Burkett, Staff Planner
Department of Planning
County of Maui
2200 Main Street, Suite 315
Wailuku, HI 96793

Dear Mr. Burkett:

**SUBJECT: CHANGE IN ZONING FROM R-3 RESIDENTIAL TO A-2 APARTMENT;
CIZ SO THAT USE IS CONSISTENT WITH ZONING DISTRICT;
300 WEST WAKEA AVENUE, KAHULUI, MAUI, HAWAII; CIZ 2018/0009;
TMK: (2) 3-8-007:050**

Thank you for the opportunity to review and comment on the subject project. The Department of Parks & Recreation is in support of the proposed change in zoning.

Should you have any questions, please feel free to contact me or Robert Halvorson, Chief of Planning and Development, at robert.halvorson@co.maui.hi.us or (808) 270-7931.

Sincerely,

A handwritten signature in black ink, appearing to be "K. Peters", written over a horizontal line.

KARLA H. PETERS
Director of Parks & Recreation

c: Robert Halvorson, Chief of Planning and Development

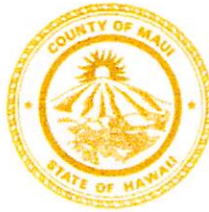
KP:RH:csa

EXHIBIT 12

MICHAEL P. VICTORINO
Mayor

KARLA H. PETERS
Director

JOHN L. BUCK III
Deputy Director



DEPARTMENT OF PARKS AND RECREATION

700 Hali'a Nakoa Street, Unit 2, Wailuku, Hawaii 96793
Main Line (808) 270-7230 / Facsimile (808) 270-7942

April 5, 2019

Jared Burkett, Staff Planner
Department of Planning
County of Maui
2200 Main Street, Suite 315
Wailuku, HI 96793

Dear Mr. Burkett:

**SUBJECT: CHANGE IN ZONING FROM R-2 RESIDENTIAL TO A-2 APARTMENT;
CIZ SO THAT USE IS CONSISTENT WITH ZONING DISTRICT;
200 HINA AVENUE, KAHULUI, MAUI, HAWAII; CIZ 2018/0008;
TMK: (2) 3-8-007:095 & (2) 3-8-007:096**

Thank you for the opportunity to review and comment on the subject project. The Department of Parks & Recreation is in support of the proposed change in zoning.

Should you have any questions, please feel free to contact me or Robert Halvorson, Chief of Planning and Development, at robert.halvorson@co.maui.hi.us or (808) 270-7931.

Sincerely,

A handwritten signature in black ink, appearing to be "K. Peters", written over a horizontal line.

KARLA H. PETERS
Director of Parks & Recreation

c: Robert Halvorson, Chief of Planning and Development

KP:RH:csa

EXHIBIT 13

19/2029
MICHAEL P. VICTORINO
Mayor

ROWENA M. DAGDAG-ANDAYA
Acting Director

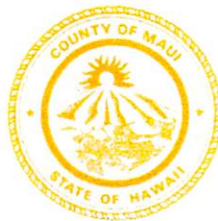
STEPHEN M. WELLING, P.E.
Deputy Director

GLEN A. UENO, P.E., L.S.
Development Services Administration

RODRIGO "CHICO" RABARA, P.E.
Engineering Division

JOHN R. SMITH, P.E.
Highways Division

Telephone: (808) 270-7845
Fax: (808) 270-7955



COUNTY OF MAUI
DEPARTMENT OF PUBLIC WORKS
200 SOUTH HIGH STREET, ROOM 434
WAILUKU, MAUI, HAWAII 96793

DEPT. OF PLANNING
COUNTY OF MAUI

APR 22 2019

RECEIVED

April 17, 2019

MEMO TO: MICHELE MCLEAN, PLANNING DIRECTOR

F R O M: For ROWENA M. DAGDAG-ANDAYA, ACTING DIRECTOR OF PUBLIC WORKS

SUBJECT: **CHANGE IN ZONING FROM R-2 RESIDENTIAL TO A-2 APARTMENT
FOR 300 WEST WAKEA AVENUE, KAHULUI SO USE IS CONSISTENT
WITH ZONING DISTRICT; TMK: (2) 3-8-050
CIZ 2018/0009**

We reviewed the subject application and have no comments at this time.

If you have any questions regarding this memorandum, please call me at 270-7845.

RMDA:da

xc: Engineering Division

S:\DSA\Engr\CZM\Draft Comments\38007050_w_wakea_ave_R-2_to_A-2_ciz.rtf

EXHIBIT 19

19/2078
MICHAEL P. VICTORINO
Mayor

ROWENA M. DAGDAG-ANDAYA
Acting Director

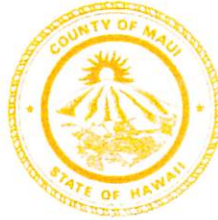
STEPHEN M. WELLING, P.E.
Deputy Director

GLEN A. UENO, P.E., L.S.
Development Services Administration

RODRIGO "CHICO" RABARA, P.E.
Engineering Division

JOHN R. SMITH, P.E.
Highways Division

Telephone: (808) 270-7845
Fax: (808) 270-7955



COUNTY OF MAUI
DEPARTMENT OF PUBLIC WORKS
200 SOUTH HIGH STREET, ROOM 434
WAILUKU, MAUI, HAWAII 96793

DEPT. OF PLANNING
COUNTY OF MAUI

APR 22 2019

RECEIVED

April 17, 2019

MEMO TO: MICHELE MCLEAN, PLANNING DIRECTOR

F R O M: FOR ROWENA M. DAGDAG-ANDAYA, ACTING DIRECTOR OF PUBLIC
WORKS

SUBJECT: **CHANGE IN ZONING FROM R-2 RESIDENTIAL TO A-2 APARTMENT
FOR 200 HINA AVENUE, KAHULUI SO USE IS CONSISTENT WITH
ZONING DISTRICT; TMK: (2) 3-8-007:095, 096
CIZ 2018/0008**

We reviewed the subject application and have no comments at this time.

If you have any questions regarding this memorandum, please call me at
270-7845.

RMDA:da

xc: Engineering Division

S:\DSA\Engr\CZM\Draft Comments\38007095,096_200_hina_ave_R-2_to_A-2_ciz.rtf

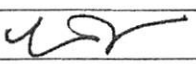
EXHIBIT 15

AGENCY NAME	County of Maui Dept of Transportation	PHONE	270-7511
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Agency Transmittal – CIZ 2018/0009

March 11, 2019

Page 2

NO COMMENT			
Signed:		Dated:	4/5/19
Print Name:	Marc Takamori	Title:	Director

RECOMMENDED CONDITIONS BOX			
Signed:		Dated:	
Print Name:		Title:	

GENERAL COMMENTS BOX			


EXHIBIT 16

AGENCY NAME	County of Maui Dept. of Transportation	PHONE	270-7511
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Agency Transmittal – CIZ 2018/0008

March 21, 2019

Page 2

NO COMMENT			
Signed:		Dated:	4/5/19
Print Name:	Mark Takamori	Title:	Director

RECOMMENDED CONDITIONS BOX			
Signed:		Dated:	
Print Name:		Title:	

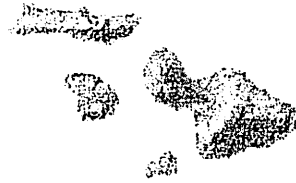
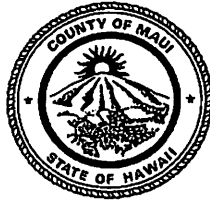
GENERAL COMMENTS BOX			

EXHIBIT 17

MICHAEL P. VICTORINO
Mayor

JEFFREY T. PEARSON, P.E.
Director

HELENE KAU
Deputy Director




DEPARTMENT OF WATER SUPPLY
COUNTY OF MAUI
200 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793
www.mauewater.org

MEMORANDUM

DATE: February 10, 2020

TO: TARA FURUKAWA, Staff Planner
Department of Planning
tara.furukawa@co.maui.hi.us

FROM: WENDY TAOMOTO, P.E., Engineering Program Manager
Department of Water Supply 

SUBJECT: HALE MAHAOLU AKAHI
Change in Zoning from R-3 Residential to A-2 Apartment (CIZ 2018/0009)
TMK: (2) 3-8-007:050, Kahului, Maui, Hawaii

We received your 3/21/2019 request for review of Change in Zoning 2018/0009 from R-3 to A-2 so that the existing use is consistent with the zoning district.

The property is currently served by one (1) 4-inch water meter located along Wakea Avenue. Since the property is already serviced by the Department and no additional water is being requested for this Change in Zoning, there are no requirements/comments at this time. However, if the property were to apply for a building permit, the following may be required:

- In order to ensure that the reduced pressure backflow preventer (RPBP) serving the property's water service and the double check detector assembly (DCDA) service the property's fire line continue to operate efficiently, they should be tested yearly by a certified tester recognized by the Department. An updated annual Backflow and Cross Connection Control Testing Report for the RPBP and DCDA shall be provided.

If the test indicates that the RPBP and/or the DCDA are not functioning properly, they should be repaired, retested by a certified tester, and a satisfactory test report must be submitted.

- Domestic and irrigation water demand calculations prepared, signed, and stamped by a licensed (State of Hawaii) professional engineer or architect. The calculations should include all existing and new facilities served from the meter.

Should the domestic and irrigation calculations show that demand is exceeding the capacity of the property's existing water meters, you will be required to obtain a larger meter to meet the added demands to the property, which would be subject to limitations set forth in the

"By Water All Things Find Life"

EXHIBIT 18

Ms. Tara Furukawa
February 10, 2020
Page 2

Administrative Rules (Title 16, Chapter 201). Please note that even though the meter may not need to be upsized, the property's existing water meter box and possibly the water service lateral need to be upgraded to current Department standards because the project is proposing additional water demand.

Should you have any questions or need further information, please contact Tammy Yeh of our Engineering Division at 270-7835 or by email at tammy.yeh@mauicounty.gov.



HALE MAHAOLU
WHERE ALOHA LIVES

May 19, 2020

Wendy Taomoto, P.E., Engineering Program Manager
County of Maui
Department of Water Supply
200 South High Street
Wailuku, Hawaii 96793

SUBJECT: Hale Mahaolu Akahi, Change in Zoning from R-3, Residential to A-2, Apartment (CIZ 2018/0009); TMK: (2)3-8-007:050, Kahului, Maui Hawaii

Dear Ms. Taomoto:

Thank you for commenting on the subject Change in Zoning (CIZ) request as set forth in your February 10, 2020 memorandum to the Planning Department.

We acknowledge that the Department of Water Supply (DWS) has no requirement or comments at this time, as it relates to the proposed CIZ for Hale Mahaolu Akahi. We also understand that DWS requirements may be required for future building permit applications associated with the property.

Thank you again for your valued input to the CIZ process. We look forward to continued partnership with the Engineering Division in addressing waters system needs for Hale Mahaolu.

Sincerely,

Grant Chun, Executive Director
Hale Mahaolu

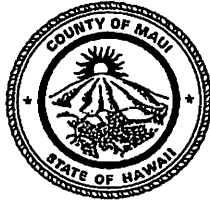
cc: Tara Furukawa, Department of Planning
Michael Munekiyo
K:\DATA\Hale Mahaolu\EIua Akahi COZ\DWS Res Akahi.letter.doc



MICHAEL P. VICTORINO
Mayor

JEFFREY T. PEARSON, P.E.
Director

HELENE KAU
Deputy Director




DEPARTMENT OF WATER SUPPLY
COUNTY OF MAUI
200 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793
www.mauiwater.org

MEMORANDUM

DATE: April 7, 2020

TO: TARA FURUKAWA, Staff Planner
Department of Planning
tara.furukawa@co.maui.hi.us

FROM: WENDY TAOMOTO, P.E., Engineering Program Manager 
Department of Water Supply

SUBJECT: HALE MAHAOLU ELUA
Change in Zoning from R-2 Residential to A-2 Apartment (CIZ 2018/0008)
TMK: (2) 3-8-007:095 & 096, Kahului, Maui, Hawaii

We received your 3/21/2019 request for review of Change in Zoning 2018/0008 from R-2 to A-2 so that the existing use is consistent with the zoning district.

TMK 3-8-007:095

All nine 1" water meter (WMs) and six of the seven 1-1/2" WMs do not have an RPBP. Therefore, two sets of civil plans (24" x 36") stamped and signed by a licensed engineer regarding the installation of the RPBPs shall be submitted for our review and approval. If a 1" or smaller RPBP is proposed, the RPBP may be installed by a licensed contractor using the Department's 2016 V9 Standard Detail without construction plans. Prior to installation, contractor shall contact Department personnel to coordinate work. RPBPs installed that do not meet Department requirements will not be approved. Corrections shall be made to the satisfaction of the Department. If property ball valves, valve boxes or dielectric couplings do not exist, they shall be installed with the assembly. If property valves exist, but are determined inoperable by the contractor, they shall be replaced. Completed work shall be approved by Department personnel.

An RPBP does exist for the remaining 1-1/2" WM #96998080, however in order to ensure that the RPBP serving the property's water service continues to operate efficiently, it should be tested yearly by a certified tester recognized by the Department. An updated annual Backflow and Cross Connection Control testing Report shall be provided. If the test indicates that the RPBP is not functioning properly, it should be repaired, retested by a certified tester, and a satisfactory test report must be submitted to the Department.

"By Water All Things Find Life"

EXHIBIT 20

A domestic and irrigation water demand calculation prepared, signed, and stamped by a licensed (State of Hawaii) professional engineer or architect on 8-1/2"x11" sheet(s) shall be submitted for our review and approval. Should the calculations show an increase in total water demand for the subject property's existing water meter, two sets of civil plans (24" x 36") stamped and signed by a licensed engineer regarding improvements to accommodate a larger water meter shall be submitted for our review and approval.

In addition, all seven existing 1-1/2" WM manhole covers are galvanized steel. The Department's current requirements for 1-1/2" WM manhole covers is stainless steel. Any future water service requests or permits that: (a) shows that the fixture unit count or irrigation demand is increasing, (b) the existing meter is relocated, or (c) the existing meter is being upsized; the existing meter manhole covers shall be changed to stainless steel. Submission of two sets of civil plans (24" x 36") stamped and signed by a licensed engineer showing the WM manhole cover modification for our review and approval shall be required.

The above requirements were provided to the applicant for Building Permit No. T2019-1180 ATF.

TMK 3-8-007:096

The property is currently served by two water meters (1" and 1-1/2") located along Wakea Avenue. Since the property is already serviced by the Department and no additional water is being requested for this Change in Zoning, there are no requirements/comments at this time. However, if the property were to apply for a building permit, the following may be required:

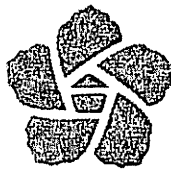
- In order to ensure that the reduced pressure backflow preventer (RPBP) serving the property's water service and the double check detector assembly (DCDA) service the property's fire line continue to operate efficiently, they should be tested yearly by a certified tester recognized by the Department. An updated annual Backflow and Cross Connection Control Testing Report for the RPBP and DCDA shall be provided.

If the test indicates that the RPBP and/or the DCDA are not functioning properly, they should be repaired, retested by a certified tester, and a satisfactory test report must be submitted.

- Domestic and irrigation water demand calculations prepared, signed, and stamped by a licensed (State of Hawaii) professional engineer or architect. The calculations should include all existing and new facilities served from the meter.

Should the domestic and irrigation calculations show that demand is exceeding the capacity of the property's existing water meters, a larger meter shall be obtained to meet the added demands to the property, which would be subject to limitations set forth in the Administrative Rules (Title 16, Chapter 201). Please note that even though the meter may not need to be upsized, the property's existing water meter box and possibly the water service lateral need to be upgraded to current Department standards because the project is proposing additional water demand.

Should you have any questions or need further information, please contact Tammy Yeh of our Engineering Division at 270-7835 or by email at tammy.yeh@mauicounty.gov.



HALE MAHAOLU

WHERE ALOHA LIVES

May 19, 2020

Wendy Taomoto, P.E., Engineering Program Manager
County of Maui
Department of Water Supply
200 South High Street
Wailuku, Hawaii 96793

SUBJECT: Hale Mahaolu Elua, Change in Zoning from R-2, Residential to A-2, Apartment (CIZ 2018/0008); TMK: (2)3-8-007:095 & 096, Kahului, Maui Hawaii

Dear Ms. Taomoto:

We appreciated the time Ms. Tammy Yeh of your staff set aside to discuss with our project representative, Michael Munekiyo, the Department of Water Supply's comments of April 7, 2019, regarding the subject Change in Zoning (CIZ) request.

As discussed, Hale Mahaolu Elua has installed backflow preventers at each unit. Pursuant to your conversation with Mr. Munekiyo, Hale Mahaolu will be coordinating with the Department to schedule an onsite inspection of the backflow preventer installations. Hale Mahaolu's objective is to ensure that requirements and standards of the Department are appropriately addressed in the context of Elua's 1970's construction and occupancy.

As we continue to work with the Engineering Division in this regard, we understand that the Department would have no objections to the continued processing of the CIZ request.

Thank you again for your valued input to the CIZ process. We look forward to continued partnership with the Engineering Division in addressing waters system needs for Hale Mahaolu.

Sincerely,

Grant Chun, Executive Director
Hale Mahaolu

cc: Tara Furukawa, Department of Planning
Michael Munekiyo

HALE MAHAOLU, 200 SOUTH HIGH STREET, WAILUKU, HI 96793 | PHONE: 808-872-4100 | FAX: 808-872-4100 | TDD: 808-845-1833 EXT. 432 | WWW.HALEMAHAOLU.ORG

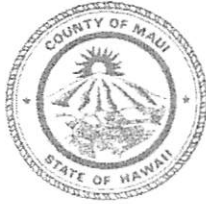


EXHIBIT 21

MICHAEL P. VICTORINO
Mayor

DAVID C. THYNE
Fire Chief

BRADFORD K. VENTURA
Deputy Fire Chief



DEPARTMENT OF FIRE & PUBLIC SAFETY
COUNTY OF MAUI
200 DAIRY ROAD
KAHULUI, HI 96732

April 7, 2020

Planning Department
Attn: Michele McLean
2200 Main St. Suite 305
Wailuku, HI 96793

SUBJECT: 300 West Wakea Avenue – Hale Mahaolu
Kahului, HI
CIZ 2018/0009
TMK: (2) 3-8-007:050

Dear Michele,

Thank you for allowing our office to provide comment on the subject proposed project. As per your request, comments are provided below:

- There are objections to the change in zoning.
- Please be advised that the change in zoning has the following requirements for water supply for fire protection: Water supply for fire protection shall have a minimum flow of 1500 gallons per minute for a two hour duration with hydrant spacing a maximum of 250 feet between hydrants. Dead-ends shall have a hydrant within 125 ft.

If there are any questions or comments, please feel free to contact me at (808) 876-4693 or by email at paul.haake@mauicounty.gov.

Sincerely,

Paul Haake

A handwritten signature in cursive script that reads "Paul Haake".

Captain - Fire Prevention Bureau

EXHIBIT 22



HALE MAHAOLU

WHERE ALOHA LIVES

KAHULUI
200 HINA AVE
KAHULUI, HI 96732
808-872-0544

ELUA
200 HINA AVE
KAHULUI, HI 96732
808-872-4160

WAIKOLA
712 WAIKOLA DR
WAIKOLA, HI 96793
808-742-4377

EHA
1057 MAKOWA AVE
MAKOWA, HI 96766
808-573-1647

ELIMA
111 MAHONO ST
KAHULUI, HI 96732
808-893-0002

EGNO
810 KELAWEA ST
KAHULUI, HI 96761
808-861-5957

EHUKU
66 EHUKU ST
KAHULUI, HI 96753
808-891-8588

EWALU
58 OHIA KU ST
KAHULUI, HI 96766

HOME PUMEHANA
P.O. Box 100
KAUNAKOHI, HI 96748
808-553-5788

HALE KUPUNA O
LANAI
1111 BOX 600414
LANAI CITY, HI 96760
808-935-6613

KAHANA SURF
1001 WAIKOLA ST
KAHULUI, HI 96732
808-893-0002

KOKENANI HALE
1101 WAIKOLA ST
KAHULUI, HI 96793
808-243-4272

LUANA GARDENS
1111 W. PAPA AVE
KAHULUI, HI 96732
808-871-9009

KOMOHANA HALE
101 LEI'OLE ST
KAHULUI, HI 96761
808-861-5957

KULAMALU HALE
58 OHIA KU ST
KAHULUI, HI 96766
808-872-4160

CHAP/MEALS PROGRAM
200 HINA AVE
KAHULUI, HI 96732
808-872-4160

HOMEOWNERSHIP/
HOUSING COUNSELING
200 HINA AVE
KAHULUI, HI 96732
808-872-4160

PERSONAL CARE/
HOMEMAKER/CHORE
1111 WAIKOLA ST
KAHULUI, HI 96732
808-893-0002

May 12, 2020

Paul Haake, Captain
County of Maui
Department of Fire and Public Safety
Fire Prevention Bureau
200 Dairy Road
Kahului, Hawaii 96732

SUBJECT: Hale Mahaolu Akahi Change in Zoning (CIZ 2018/0009); TMK No. (2)3-8-007:050

Dear Captain Haake:

Thank you for taking the time to discuss with our project representative, Michael Munekiyo, the Department's comments dated April 7, 2020.

Based on your discussions with Mr. Munekiyo, we acknowledge that the requirements for fire protection set forth in your letter would be required for future residential improvements constructed under the A-2, Apartment standards. Accordingly, future building permit applications filed for new units at Hale Mahaolu Akahi will meet all applicable fire protection standards of the Department.

With this acknowledgment and commitment, we understand that the Department would have no objections to allowing the County-initiated zoning change request for our Akahi property to proceed.

Thank you for your comments and your participation in the zoning change process.

Sincerely,

Grant Chun, Executive Director
Hale Mahaolu

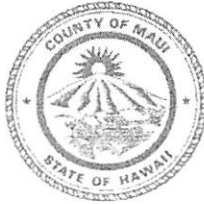
cc: Tara Furukawa, Department of Planning
Michael Munekiyo



MICHAEL P. VICTORINO
Mayor

DAVID C. THYNE
Fire Chief

BRADFORD K. VENTURA
Deputy Fire Chief



DEPARTMENT OF FIRE & PUBLIC SAFETY
COUNTY OF MAUI
200 DAIRY ROAD
KAHULUI, HI 96732

April 7, 2020

Planning Department
Attn: Michele McLean
2200 Main St. Suite 305
Wailuku, HI 96793

SUBJECT: 200 Hina Avenue – Hale Mahaolu Elua
Kahului, HI
CIZ 2018/0008
TMK: (2) 3-8-007:095 & (2) 3-8-007:096

Dear Michele,

Thank you for allowing our office to provide comment on the subject proposed project. As per your request, comments are provided below:

- There are objections to the change in zoning.
- Please be advised that the change in zoning has the following requirements for water supply for fire protection: Water supply for fire protection shall have a minimum flow of 1500 gallons per minute for a two hour duration with hydrant spacing a maximum of 250 feet between hydrants. Dead-ends shall have a hydrant within 125 ft.

If there are any questions or comments, please feel free to contact me at (808) 876-4693 or by email at paul.haake@mauicounty.gov.

Sincerely,

Paul Haake

A handwritten signature in cursive script that reads "Paul Haake".

Captain - Fire Prevention Bureau

EXHIBIT 24



HALE MAHAOLU
WHERE ALOHA LIVES

AKAHI
300 Hina Ave
Kahului, HI 96732
808.872.4144

ELUA
300 Hina Ave
Kahului, HI 96732
808.872.4190

EKOLI
111 Makaha Dr
Wailuku, HI 96793
808.242.4377

EHA
1057 Mokuwae Ave.
Mokuwae, HI 96768
808.873.1647

ELIMA
111 Kihuna St
Kahului, HI 96732
808.872.4190

FONO
210 Kihuna St
Kahului, HI 96761
808.872.5957

EHIMU
111 Kihuna St
Kahului, HI 96763
808.872.5588

EWALU
300 Hina Ave
Kahului, HI 96768

HOME PUMEHANA
P.O. Box 100
Kahului, HI 96740
808.872.5788

HALE KUPUNA O LANAI
P.O. Box 40418
Kahului, HI 96740
808.872.5788

KAHANA SURF
111 Kihuna St
Kahului, HI 96732
808.872.4190

LOKENANI HALE
300 Hina Ave
Kahului, HI 96732
808.872.4190

LANA GARDENS
111 Kihuna Ave
Kahului, HI 96732
808.872.4190

KOMOHANA HALE
300 Hina Ave
Kahului, HI 96761
808.872.5957

KULAMAU HALE
300 Hina Ave
Kahului, HI 96761
808.872.5957

MEALS PROGRAM
300 Hina Ave
Kahului, HI 96732
808.872.4190

**HOMEOWNERSHIP/
HOUSING COUNSELING**
300 Hina Ave
Kahului, HI 96732
808.872.4190

**PERSONAL CARE/
HOME/MAKER/CHORE**
300 Hina Ave
Kahului, HI 96732
808.872.4190

May 12, 2020

Paul Haake, Captain
County of Maui
Department of Fire and Public Safety
Fire Prevention Bureau
200 Dairy Road
Kahului, Hawaii 96732

SUBJECT: Hale Mahaolu Elua Change in Zoning (CIZ 2018/0008); TMK No. (2)3-8-007:095 and 096

Dear Captain Haake:

Thank you for taking the time to discuss with our project representative, Michael Munekiyo, the Department's comments dated April 7, 2020.

Based on your discussions with Mr. Munekiyo, we acknowledge that the requirements for fire protection set forth in your letter would be required for future residential improvements constructed under the A-2, Apartment standards. Accordingly, future building permit applications filed for new units at Hale Mahaolu Elua will meet all applicable fire protection standards of the Department.

With this acknowledgment and commitment, we understand that the Department would have no objections to allowing the County-initiated zoning change request for our Elua properties to proceed.

Thank you for your comments and your participation in the zoning change process.

Sincerely,

Grant Chun

Grant Chun, Executive Director
Hale Mahaolu

cc: **Tara Furukawa, Department of Planning**
Michael Munekiyo



EXHIBIT 25

20/601



MICHAEL P. VICTORINO
MAYOR

OUR REFERENCE
YOUR REFERENCE

POLICE DEPARTMENT

COUNTY OF MAUI

55 MAHALANI STREET
WAILUKU, HAWAII 96793
(808) 244-6400
FAX (808) 244-6411

February 7, 2020



TIVOLI S. FAAUMU
CHIEF OF POLICE

DEAN M. RICKARD
DEPUTY CHIEF OF POLICE

MEMORANDUM

TO : JARED BURKETT, STAFF PLANNER
DEPARTMENT OF PLANNING

FROM : TIVOLI S. FAAUMU, CHIEF OF POLICE

SUBJECT : PERMIT NO.: CIZ 2018/0009
TMK : (2) 3-8-007:050
Project : Change in Zoning from R-3 Residential to
A-2 Apartment
Applicant : Michele McLean, Department of Planning

 X No comments or recommendations to offer at this time.

 Refer to enclosed comments and/or recommendations.

Thank you for giving us the opportunity to comment on this project.


Assistant Chief John Jakubczak
For: TIVOLI S. FAAUMU
Chief of Police

20 FEB 10 P 2:39

CURRENT DIV. RECEIVED
DEPT. OF PLANNING
COUNTY OF MAUI

EXHIBIT 26

191752



MICHAEL P. VICTORINO
MAYOR

OUR REFERENCE
YOUR REFERENCE

POLICE DEPARTMENT COUNTY OF MAUI

55 MAHALANI STREET
WAILUKU, HAWAII 96793
(808) 244-6400
FAX (808) 244-6411

April 1, 2019



TIVOLI S. FAAUMU
CHIEF OF POLICE

DEAN M. RICKARD
DEPUTY CHIEF OF POLICE

MEMORANDUM

TO : JARED BURKETT, STAFF PLANNER
DEPARTMENT OF PLANNING

FROM : TIVOLI S. FAAUMU, CHIEF OF POLICE

SUBJECT : PERMIT NO.: CIZ 2018/0008
TMK : (2) 3-8-007:095 and (2) 3-8-007:096
Project : Change in Zoning from R-2 Residential to
A-2 Apartment
Applicant : Michele McLean, Department of Planning

☒ No comments or recommendations to offer at this time.

☐ Refer to enclosed comments and/or recommendations.

Thank you for giving us the opportunity to comment on this project.


Acting Assistant Chief Everett Ferreira
For: TIVOLI S. FAAUMU
Chief of Police

RECEIVED

APR - 3 2019

COUNTY OF MAUI
DEPARTMENT OF PLANNING

EXHIBIT 27

AGENCY NAME	State Dept. of Health	PHONE	808 984-8230
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Agency Transmittal - CIZ 2018/0009
 March 11, 2019
 Page 2

NO COMMENT			
Signed:	<i>Patti Kittkowski</i>	Dated:	<i>3/28/19</i>
Print Name:	<i>Patti Kittkowski</i>	Title:	<i>Prog. Chief</i>

RECOMMENDED CONDITIONS BOX			
Signed:		Dated:	
Print Name:		Title:	

GENERAL COMMENTS BOX	

AGENCY NAME	State Dept. of Health	PHONE	808984-8230
----------------	--------------------------	-------	-------------

Agency Transmittal - CIZ 2018/0008

March 21, 2019

Page 2

NO COMMENT			
Signed:	Patti Kithowski	Dated:	3/28/19
Print Name:	Patti Kithowski	Title:	Prog. Chief.

RECOMMENDED CONDITIONS BOX			
Signed:		Dated:	
Print Name:		Title:	

GENERAL COMMENTS BOX			

EXHIBIT 29

DAVID Y. IGE
GOVERNOR OF
HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION
KAKUHIHEWA BUILDING
601 KAMOKILA BLVD., STE 555
KAPOLEI, HI 96707

SUZANNE D. CASE
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

ROBERT K. MASUDA
FIRST DEPUTY

M. KALEO MANUEL
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAIHOLAWA ISLAND RESERVE COMMISSION
LAND
STATE PARKS

March 18, 2020

Michele Chouteau McLean, Director
County of Maui
Department of Planning
2200 Main St., Suite 315
Wailuku, Hawaii 96793

IN REPLY REFER TO:
Log No.: 2019.00683
Doc. No.: 2003LS35
Archaeology

Dear Ms. McLean:

SUBJECT: Chapter 6E-42 Historic Preservation Review –
Change in Zoning Application – CIZ 2018/0009
300 West Wakea Ave., Kahului – R-2 Residential to A-2 Apartment
Pū‘ali Komohana Ahupua‘a, Pū‘ali Komohana District, Island of Maui
TMK: (2) 3-8-007:050

This letter provides the State Historic Preservation Division's (SHPD's) review of this subject permit application for the proposed change in zoning from R-3 Residential to A-2 Apartment for TMK: (2) 3-8-007:050 located at Hale Mahaolu - Akahi, 300 West Wakea Avenue. The County of Maui, Department of Planning requests that the existing use be consistent with the zoning district. The SHPD received this permit application on April 1, 2019 which included a Department of Planning coversheet, a description of the project, and a map of the subject parcel. The parcel total 8.921 acres. No subsurface disturbance is required.

A SHPD records review indicates that no archaeological inventory survey has been conducted for the present project area. The USDA (Foote et al. 1982) identifies the soils as Puuone sand, which is known to contain both isolated and clusters of human burials. These historic sites are known to survive in the subsurface deposits, even in urbanized areas. Our geographic information system (GIS) and the project summary indicates that the present project area has been previously disturbed by the existing senior community rental homes (110 one-bedroom or studio units), a manager residence, a senior center, a community hall, and a laundry facility.

Based on the information provided above, the **SHPD has no objections** to the change in zoning from a R-3 Residential to A-2 Apartment. The permitting process may proceed.

However, SHPD requests the opportunity to review any future proposed project involving ground disturbing activities as no archaeological survey has been conducted of the project area and the soils are identified as Puuone sand and, therefore, potential exists for a future project to adversely impact human burials and/or other subsurface historic properties.

Please contact Susan Lebo, Archaeology Branch Chief, at Susan.A.Lebo@hawaii.gov or at (808) 692-8019 for matters regarding archaeological resources or this letter.

Aloha,

Alan Downer

Alan S. Downer, PhD
Administrator, State Historic Preservation Division
Deputy State Historic Preservation Officer

EXHIBIT 30

Ms. McLean
March 18, 2020
Page 2

cc: Department of Planning, planning@mauicounty.gov
Jared Burkett, jared.burkett@mauicounty.gov

DAVID Y. IGE
GOVERNOR OF
HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION
KAKUHIHEWA BUILDING
601 KAMOKILA BLVD., STE 555
KAPOLEI, HI 96707

SUZANNE D. CASE
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

ROBERT K. MASUDA
FIRST DEPUTY

M. KALEO MANUEL
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

March 18, 2020

Michele Chouteau McLean, Director
County of Maui
Department of Planning
2200 Main St., Suite 315
Wailuku, Hawaii 96793

IN REPLY REFER TO:
Log No.: 2019.00684
Doc. No.: 2003LS34
Archaeology

Dear Ms. McLean:

SUBJECT: **Chapter 6E-42 Historic Preservation Review –
Change in Zoning Application – CIZ 2018/0008
200 Hina Ave., Kahului – R-2 Residential to A-2 Apartment
Wailuku Ahupua'a, Pū'ali Komohana District, Island of Maui
TMK: (2) 3-8-007:095, 096**

This letter provides the State Historic Preservation Division's (SHPD's) review of this subject permit application for the proposed change in zoning from R-2 Residential to A-2 Apartment for TMK: (2) 3-8-007:095 and TMK: (2) 3-8-007:096 located at Hale Mahaolu – Elua, 200 Hina Avenue. The County of Maui, Department of Planning is requesting that the existing use be consistent with the zoning district. The SHPD received this permit application on April 1, 2019 which included a Department of Planning coversheet, a description of the project, and a map of the subject parcels. The parcels total 10.52 acres and 1.876 acres, respectively. No subsurface disturbance is required.

A SHPD records review indicates that no archaeological inventory survey has been conducted within these parcels. The USDA (Foote et al. 1982) identifies the soils as Puuone sand, which is known to contain both isolated and clusters of human burials. These historic sites are known to survive in the subsurface deposits, even in urbanized areas. Our geographic information system (GIS) and the project summary indicates that the present project area has been previously disturbed by the existing senior community rental homes (180 one-bedroom units), a senior center, a community hall, a beauty salon, and a laundry facility.

Based on the information provided above, the **SHPD has no objections** to the change in zoning from a R-2 Residential to A-2 Apartment. The permitting process may proceed.

However, SHPD requests the opportunity to review any future proposed project involving ground disturbing activities as no archaeological survey has been conducted of the project area and the soils are identified as Puuone sand and, therefore, potential exists for a future project to adversely impact human burials and/or other subsurface historic properties.

Please contact Susan Lebo, Archaeology Branch Chief, at Susan.A.Lebo@hawaii.gov or at (808) 692-8019 for matters regarding archaeological resources or this letter.

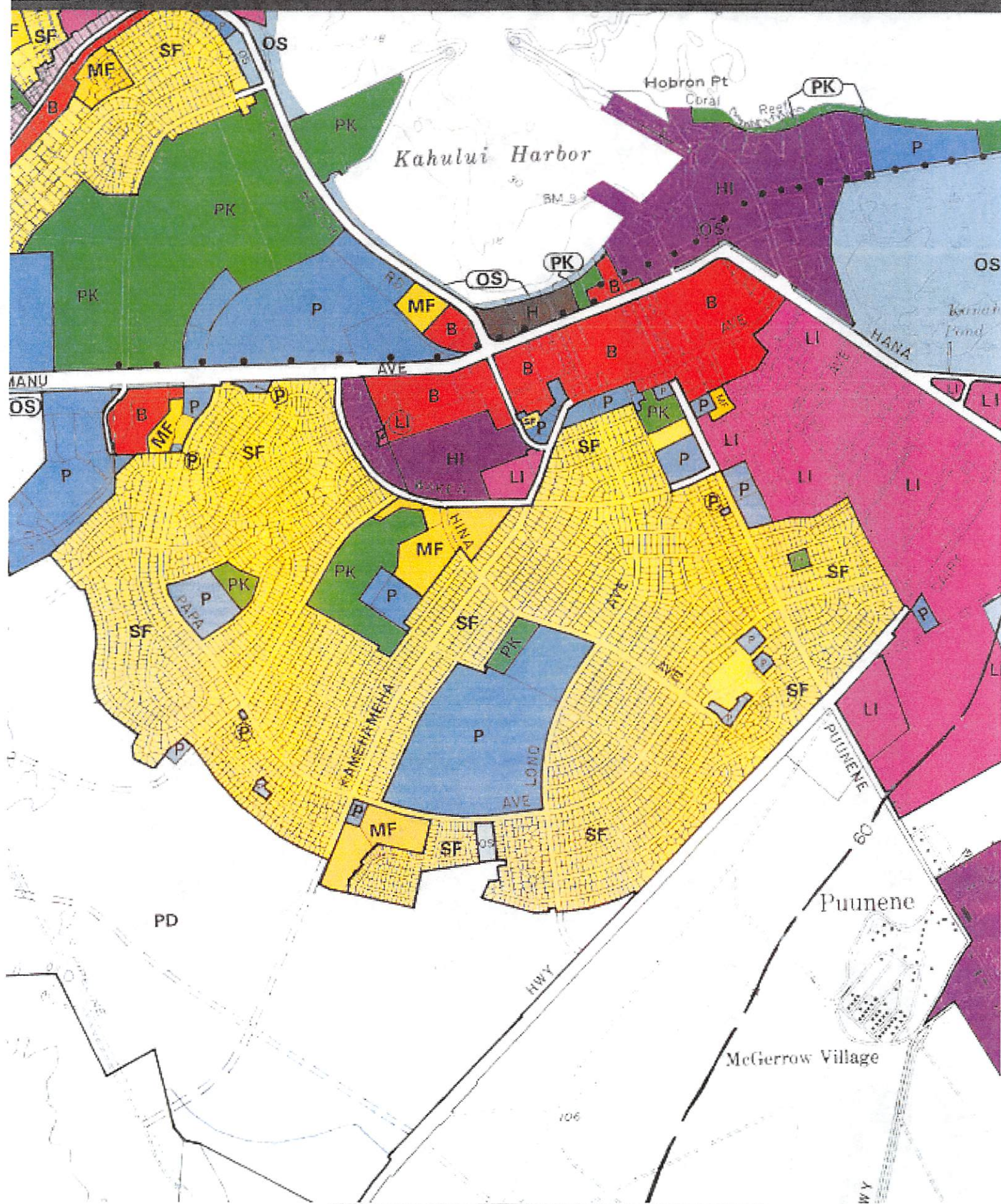
Aloha,
Alan Downer

Alan S. Downer, PhD
Administrator, State Historic Preservation Division
Deputy State Historic Preservation Officer

EXHIBIT 31

Ms. McLean
March 18, 2020
Page 2

cc: Department of Planning, planning@mauicounty.gov
Jared Burkett, jared.burkett@mauicounty.gov



Layers

Map

Search

Sales Search

Sales List

Results

Sales Results

Report

Home


More


Layer List Legend

☐ Parcels

Island of Maui Zoning (2019)

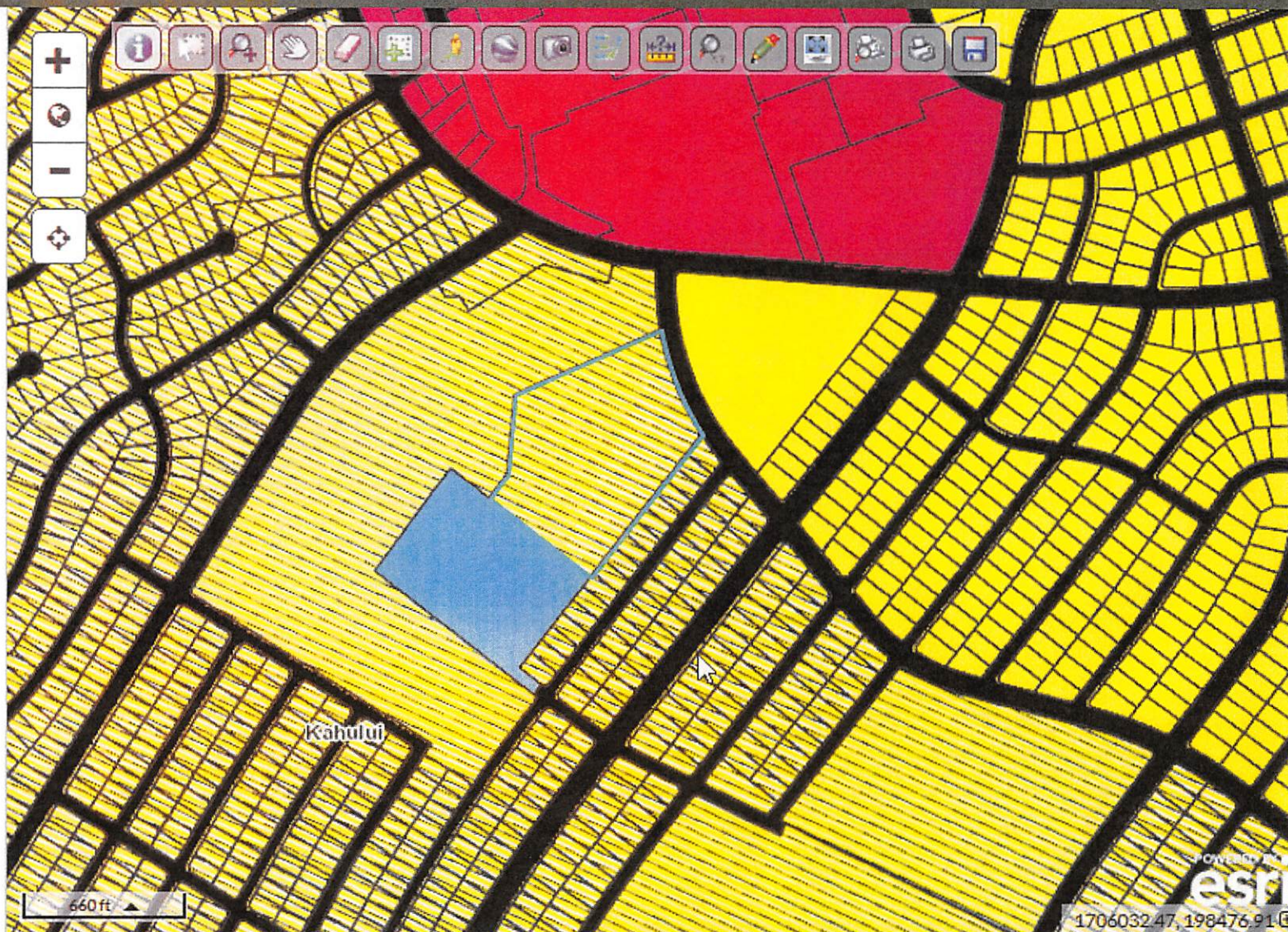
 R-0 Residential

 R-1 Residential

 R-2 Residential

 R-3 Residential

[show all values...](#)



Parcel ID 380070950000

Acreage 10.52

Class NON-OWNER-
OCCUPIED/RESIDENTIAL

Situs/Physical
Address

Mailing Address

200 HINA AVE

COUNTY OF
MAUI

Assd Land Value \$6,158,900 Last 2 Sales

Assd Building Value \$3,485,600 Date 12/31/2001 0 Price Reason Qual

Total Assd Value \$9,644,500 n/a 0 n/a n/a

Exempt Value \$9,644,500

EXHIBIT 3

**MAUI PLANNING COMMISSION
PORTION OF REGULAR MINUTES
ITEM E.2
JUNE 23, 2020**

Ms. McLean: Thank you, Chair. This is another Department initiated action and this is on behalf of Hale Mahaolu for a Change of Zoning from R-3 Residential District to A-2 Apartment District for approximately 8.921 acres of land at TMK: 3-8-007:050 and a Change of Zoning from R-2 Residential District to A-2 Apartment District for approximately 10.52 and 1.876 acres of land at TMKs: 3-8-007:095 and 096 and this is establish land use and zoning consistency for three different Hale Mahaolu sites. No change in use or additional development is proposed at this time, and once again Tara Furukawa is the project planner.

E. PUBLIC HEARINGS (Action to be taken after each public hearing)

- 2. PLANNING DIRECTOR MICHELE CHOUTEAU MCLEAN ON BEHALF OF HALE MAHAOLU LLC requesting a Change of Zoning from R-3 Residential District to A-2 Apartment District for approximately 8.921 acres of land at Tax Map Key (TMK): (2) 3-8-007:050 and a Change of Zoning from R-2 Residential District to A-2 Apartment District for approximately 10.52 and 1.876 acres of land at TMKs: (2) 3-8-007:095 and 096, in Kahului, Island of Maui. The changes are being initiated to establish land use and zoning consistency. No development or change in use is being proposed at this time. (CIZ 2018/0008) (CIZ 2018/0009) (T. Furukawa)**

Ms. Tara Furukawa: So, a change of zoning is being sought from R-2 Residential District to A-2 Apartment District for both Hale Mahaolu Akahi and Elua and the matter is being referred to you because the Planning Commission must make a recommendation to the County Council. Mike Munekiyo is a board member again in this case and he'll present you with the scope of the proposed land use entitlement changes, and I'll come back and present you with the Department recommendation.

Mr. Carnicelli: Thank you, Tara. Mr. Munekiyo. You're a superstar today.

Mr. Mike Munekiyo: Yeah, well I'm just here not a board member but a good friend of Hale Mahaolu so I'd like to present an overview of the request to help the Commission understand what it is that's being done with the Director initiated request and I do have Grant Chun, our Executive Director logged in as well, so if there are questions following my presentation of course he'll be happy to answer those so let me share the screen if I may.

Mr. Carnicelli: Great and while you're doing that do you promise to be truthful?

Mr. Munekiyo: I do. Sorry, wrong screen. Is that PowerPoint up on the board for everyone?

Mr. Carnicelli: No.

Mr. Munekiyo: No. Okay, let me try that again, hold on. Sorry about that. Nope, wrong on.

Mr. Carnicelli: There we go, oh wrong one.

Mr. Munekiyo: Okay, wrong one, hold on. Is that up?

Mr. Carnicelli: Yes.

Mr. Munekiyo: Okay. All right. So, let me just start the presentation. Again, just to summarize this is a request initiated by the Director for Hale Mahaolu Akahi and Hale Mahaolu Elua, and I'll show where these properties are and I think most of you are familiar with these properties. So again, the purpose of the request is to establish appropriate zoning for Hale Mahaolu Elua and Akahi. As some of you may know the existing units at Akahi and Elua are in a multi-family type of format. They are single level, but they are adjoining or multi-family units, more than one unit per building.

So, the proposed zoning change to the A-2 Apartment District will bring these existing housing products at Akahi and Elua in alignment with appropriate zoning standards. The proposed zoning change will also establish consistency with the Wailuku-Kahului Community Plan multi-family land use designation and as Director McLean mentioned there are no development actions associated with this proposal.

Just an overview of Hale Mahaolu. Hale Mahaolu does provide housing options for individuals, families, seniors and disabled individuals and again, importantly these are affordable housing options. Senior housing projects you may be familiar are within the Central Maui area, Upcountry Maui, South Maui, West Maui, Molokai and Lanai. Family housing projects serve the Central Maui area, Upcountry Maui and West Maui. In addition, Hale Mahaolu provides valuable community service programs in housing counseling, personal care serving Maui County's frail and elderly disabled community, and meal services. Oops, I went too fast there, sorry about that. Meals preparation and delivery.

Little bit about the land use basics for these two properties and I'll show you their locations in a minute. Hale Mahaolu Akahi is again, designated Multi-Family by the Wailuku-Kahului Community Plan. Its existing zoning is R-3, Residential and again, the requested zoning is A-2, Apartment. Elua property consisting of Parcels 95 and 96 is designated by the Wailuku-Kahului Plan as Multi-Family, existing zoning is R-2, Residential and the zoning that is being sought is A-2, Apartment.

Some historical background and geographic background. Hale Mahaolu Akahi was completed in 1970 so it's about 50 years old this year. The area that it sits on about nine acres. There are 111 units on the Akahi property. Hale Mahaolu Elua was completed in 1980 making it 40 years old. It rests on 12.4 acres and consists of about 180 units.

So, these are...this is just an aerial view of a map showing the location. Kaahumanu Avenue, this is Wakea Avenue here. This triangular portion is the Akahi property. The Elua property actually consists of two separate TMK parcels here and the smaller Parcel 95 here, again just...and just FYI, Hale Makua is adjacent to Elua and this is the Kahului Community Park facility here, so really what we have in this vicinity is somewhat of an epicenter of elder care and services and I think that stands out as something very helpful for all of our seniors on Maui. Again, just an

aerial photo, Akahi here, this is Wakea Avenue, Onehee Avenue here, again as I pointed out the Kahului Community Center Park here, Hale Makua, these are the two Elua properties here, again more geographic reference. Some site photos for ground reference purposes. This is the Akahi project from Wakea Avenue. These are photos of Akahi units. This is the entry to Elua project and another ground level view of Elua units.

And if I may Commissioners just briefly go over the criteria that this Commission needs to consider in granting the change in zoning. Number one, the request must meet the intent and is consistent with the Wailuku-Kahului Plan. The...both projects Akahi and Elua in terms of its purpose as affordable senior housing projects do indeed advance the objectives of the community plan. The proposed zoning district would be consistent with the community plan's multi-family designation. Secondly, the action must meet the intent and purpose of the A-2 Apartment District and both Akahi and Elua are developed in conformance with the A-2 zoning standards and permitted use provisions. Next, the request does not adversely affect or interfere with public services and infrastructure. Again, no new development is being proposed in connection with this land use request and hence, no adverse impacts to existing services and infrastructure systems, and lastly, it does not adversely impact the social, cultural, economic, environmental and ecological character and quality of the area. No new development, again, being proposed and no adverse impacts as a result.

And so, the request before you Commissioners is the Director's initiated change in zoning for Hale Makua, I'm sorry, Hale Mahaolu Akahi and Elua to the A-2 Apartment District and that concludes our presentation Mr. Chairman, Members, and as I mentioned Grant Chun, Executive Director is available to answer questions as well.

Mr. Carnicelli: Great. Thank you, Mike. Grant, Mr. Chun, do you have anything that you would like to add after Mr. Munekiyo?

Mr. Grant Chun: No, thank you Mr. Chair, just appreciate your consideration and taking the matter before lunch.

Mr. Carnicelli: Always important. We all sleepy after lunch. Yeah, Grant actually while I have you here, my only, I know it's in the staff report, it's in the...on the agenda, it says no new development but obviously you know we line everything up, it says no new development now, and I know you would have to change your business model for this and I don't think that Hale Mahaolu is doing this, but it does open it up to condominiumize these things, right if you got everything's lined up and suddenly you know we condominiumize these, even if you stay in the senior realm are we now gonna start selling senior units or something like that. So, what is I guess yours and you know Hale Mahaolu's view on the condominium process? Again, this is great, this is needed, necessary, glad the Director initiated this. That's just like, when I read through this that would be my only kinda just quirk.

Mr. Chun: You know thanks for the question. Yeah, that's...that's not a strategy that's in the cards as I'm sure many of you are aware our mission is to maintain affordable rental housing in perpetuity. Elua is actually situated on land that is owned by the County of Maui on a 90-year

lease and both Elua and Akahi are subject to the requirements of our funders which is primarily the U.S. Government, the U.S. Housing and Urban Development funding that go into providing these units, come with strings attached and so the units are not situated for condominiumization or sale to market.

Mr. Carnicelli: Got it, awesome, thank you, perfect. Commissioners, any other questions, clarification, comments that you need in order to make a decision? Great. Tara.

Ms. Furukawa: Okay. So, the Department is recommending approval with no conditions for the change of zoning for the Akahi Parcel 50 from R-3 Residential District to A-2 Apartment District. The Department is also recommending approval of the change of zoning for the Elua Parcels 95 and 96 from R-2 Residential District to A-2 Apartment District for both. The proposed actions are consistent with the criteria for a CIZ in Title 19, Chapter 19.510 and we're asking that the Commission authorize the Planning Director to transmit the recommendations and record to the Maui County Council for further action.

Mr. Carnicelli: Thank you, Tara. Motion from the floor? We'll go to Commissioner Castro.

Mr. Castro: I move to accept the Planning Department's recommendation.

Mr. Carnicelli: Great. Moved by Commissioner Castro to approve as recommended by staff, seconded by Commissioner Pali. Discussion on the motion? Seeing none, Director. Oh, sorry, Commissioner Castro speak to the motion.

Mr. Castro: I think this is a great. I, myself got my start with Hale Makua way...or Hale Mahaolu not Hale Makua, but Hale Mahaolu way back in '75 and I think this is the closest we're can get to affordable housing. So, I'm happy with this and I hope it moves on.

Mr. Carnicelli: Right. Love what they do. Commissioner La Costa.

Ms. La Costa: Thank you, Chair. I was interested in your comment about the condominiumization and the future sale of those even though Mr. Chun said that was not in their current business plan and there is a 99-year lease that started in 1977 so it quite a ways out, just a thought about whether or not we want to put that as a condition or if you and my other commissioners don't feel is necessary. Thank you.

Mr. Carnicelli: Well, we are nothing but a recommendation. You know, we're not making the decision, we're making a recommendation to the County Council and they'll make that decision. I personally was satisfied with his answer because it's not just the lease but there's other parts of when you're an affordable rental housing developer, your financing and everything like that everything comes bundled up differently so I mean like literally they would have to completely rework everything that they do in order to do that...I mean, it's not a concern of mine, if you would like to make that a condition or if you would like to pass that concern onto the County Council that is perfectly acceptable as well.

Ms. La Costa: I'm fine with it like it is, I just wanted your two cents, thanks.

Mr. Carnicelli: Great. Thank you, Commissioner La Costa. Commissioner Freitas.

Mr. Freitas: As the existing zoning not correct so it's sort of something we have to do or it is okay how it is but that kind of development falls under two different zone?

Mr. Carnicelli: Director.

Ms. McLean: Thank you for the question. This was initiated at the same time as the Hale Makua matter but that's just somewhat of a timing coincidence. We did have some building permit requests come in for these sites and we realized that the zoning was out of whack with the use. We found a way to approve those building permits at the time but that could be problematic for them down the road if they want to do substantial renovations because we're responsible for verifying that a building permit and a use is consistent with the zoning, and so it would be problematic for them down the road if they needed to do extensive renovations and maintain multi-family nature of the development of the site.

Mr. Carnicelli: Director, I just...another question. I mean, it's not necessarily relevant to this motion but as Mr. Muneke had indicated we kinda end up with this sorta like epicenter and is there...and since this was, you know we're actually being proactive in this area, you know as far as services go, you know, say we're working with Lauren Armstrong on transportation, other things like that is there other things in the works, and again, I know that this isn't...I'm speaking out of turn to the motion, but I'm just sorta just curious while we have this up, if things like that are also being initiated?

Ms. McLean: Yeah, we are looking at this area as a whole given that it provides the housing opportunities for seniors, the Hale Makua facilities and then also the recreational opportunities at the park. The Public Works Department did a pilot project up at the top of Onehee Street to slow down traffic and provide greater walkability. So, there are a number of initiatives, small scale initiatives that we're looking at in this area to make it really a holistic community for seniors. Not to get off track but when the Council was considering the Hale Makua lease expansion, they really wanted to see an integration of senior projects with other recreational opportunities in the area including keiki and all ages. They wanted to see that integration. So, the action that you just took would allow for Hale Makua to move forward with that master planning concept but that's also going to incorporate the residential uses of Hale Mahaolu.

Mr. Carnicelli: I've always felt that senior centers and daycare centers should be integrated. I mean, it's just the perfect mix, and then we'll have one of those like ten-seater golf carts to take everybody back and forth to the mall, it be perfect. So anyways, I got us completely off track again. Back to the motion on the floor is to approve as recommended by Staff. Would anybody else like to comment? Seeing none, Director.

Ms. McLean: Thank you, Chair. The motion on the floor is to recommend approval of the changes of zoning for the three different parcels to the County Council.

Mr. Carnicelli: Great. All those in favor, please raise your hand? I lost someone. Commissioner Tackett I can't see you. Oh, there's Commissioner Tackett, then who do I miss? Oh, I missing Commissioner Thompson. That's five. Did he get dropped?

Ms. McLean: He shows as still being on.

Mr. Carnicelli: Dale, you gotta un...or turn your video back on maybe? Did his video get muted?

Ms. McLean: His video shows as being on.

Mr. Carnicelli: Wonder if his internet got jammed up. Commissioner Thompson can you unmute yourself and at least give us your verbal answer? Guess we're not going to lunch after all.

Ms. Takayama-Corden: It shows his network is poor so he might have lost connection.

Mr. Carnicelli: Okay, it's worth it to wait here I guess a couple of minutes to see if we can get him back in.

Ms. La Costa: Perhaps someone could text him if they have his cell number. I don't have it.

Mr. Carnicelli: I think we need it officially on the record.

Mr. Castro: Hang in there Tara.

Mr. Carnicelli: Ah...

Ms. La Costa: I meant for him to come back.

Mr. Carnicelli: Dale can you hear us? Oh...

Mr. Thompson: I got you now, yeah, I got cut off. I'm back.

Mr. Carnicelli: Okay, great. Thank you. So, the motion on the floor was to approve as recommended by Staff. All those in favor, please raise your hand? Kelly is for, okay there is...okay, unanimous six votes. Thank you everybody. Thank you, Mr. Munekiyo.

Mr. Munekiyo: Thank you, Commissioners. Thank you so much.

Mr. Carnicelli: Thank you Mr. Chun.

Ms. Furukawa: Thank you.

Mr. Chun: Thank you very much.

Mr. Carnicelli: Great, thank you everyone.

It was moved by Mr. Castro, seconded by Ms. Pali, then

**VOTED: To Recommend Approval to the County Council the Two Changes in
Zoning as Recommended by the Department.
(Assenting – S. Castro, K. Pali, K. Freitas, D. Thompson, C. Tackett,
P. D. La Costa)
(Excused – T. Gomes)**

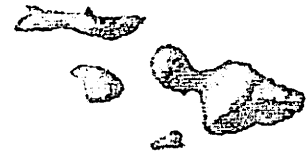
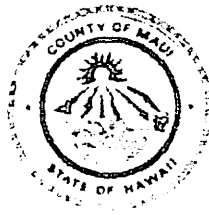
Respectfully Submitted by,

CAROLYN TAKAYAMA-CORDEN
Secretary to Boards and Commissions II

MICHAEL P. VICTORINO
Mayor

MICHELE CHOUTEAU MCLEAN, AICP
Director

JORDAN E. HART
Deputy Director



DEPARTMENT OF PLANNING
COUNTY OF MAUI
ONE MAIN PLAZA
2200 MAIN STREET, SUITE 315
WAILUKU, MAUI, HAWAII 96793

July 31, 2020

CERTIFIED MAIL - # 7017 3380 0000 9002 6570

Grant Chun, Executive Director
Hale Mahaolu
200 Hina Avenue
Kahului, Hawaii 96732

Dear Mr. Chun:

SUBJECT: RECOMMENDATION OF APPROVAL OF A CHANGE OF ZONING FROM R-3 RESIDENTIAL DISTRICT TO A-2 APARTMENT DISTRICT FOR APPROXIMATELY 8.921 ACRES OF LAND AT TMK (2) 3-8-007:050, A CHANGE OF ZONING FROM R-2 RESIDENTIAL DISTRICT TO A-2 APARTMENT DISTRICT FOR APPROXIMATELY 10.52 ACRES OF LAND AT TMK (2) 3-8-007:095 AND A CHANGE OF ZONING FROM R-2 RESIDENTIAL DISTRICT TO A-2 APARTMENT DISTRICT FOR APPROXIMATELY 1.876 ACRES OF LAND AT TMK (2) 3-8-007:096 IN KAHULUI, MAUI, HAWAII (CIZ 2018/0008) (CIZ 2018/0009)

At its regular meeting on June 23, 2020, the Maui Planning Commission (Commission) took public testimony, reviewed the above requests and, after due deliberation, voted to recommend approval, with no conditions of the Changes of Zoning (CIZ 2018/0008 and CIZ 2018/0009) to the Maui County Council (Council).

The Commission also adopted the Report and Recommendation prepared by the Planning Department for the June 23, 2020 meeting as its Findings of Fact and Conclusions of Law, and authorized the Planning Director to transmit the Commission's recommendation to the Council on its behalf.

Mr. Grant Chun, Executive Director
July 31, 2020
Page 2

Thank you for your cooperation. If additional clarification is required, please contact Staff Planner Tara Furukawa by email at tara.furukawa@mauicounty.gov or by phone at (808) 270-7520.

Sincerely,



MICHELE MCLEAN, AICP
Planning Director

xc: Michael Munekiyo (PDF)
Clayton I. Yoshida, AICP, Planning Program Administrator (PDF)
John S. Rapacz, Planning Program Administrator (PDF)
Pam Eaton, Planning Program Administrator (PDF)
Kathleen Aoki, Planning Program Administrator (PDF)
Tara K. Furukawa, Staff Planner (PDF)
Real Property Assessment Division
Department of Parks and Recreation
Department of Public Works
Department of Environmental Management
Department of Water Supply
Department of Fire and Public Safety
Maui Police Department
Project File
MCM:TKF:rma
K:\WP_DOCS\Planning\CIZ\2018\0008_HaleMahaoluElua_R2toA2\ReportToDecision\MPCApproval.docx