

COUNCIL OF THE COUNTY OF MAUI
LAND USE COMMITTEE

November 4, 2011

**Committee
Report**

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

Chair and Members:

Your Land Use Committee, having met on October 19, 2011, makes reference to County Communication 11-268, from the Planning Director, transmitting the following:

1. A proposed bill entitled "A BILL FOR AN ORDINANCE TO AMEND THE PAIA-HAIKU COMMUNITY PLAN AND LAND USE MAP FROM HEAVY INDUSTRIAL TO PUBLIC/QUASI-PUBLIC FOR TAX MAP KEY NUMBER (2) 2-5-006:019, PAIA, MAUI, HAWAII". The purpose of the proposed bill is to grant a Council-initiated Community Plan Amendment from Heavy Industrial to Public/Quasi-Public for approximately 0.680 acre located at 297 Baldwin Avenue, Paia, Maui, Hawaii, to allow for the development of a proposed multipurpose cultural and community center and office complex to be known as the Heritage Hall.
2. A proposed bill entitled "A BILL FOR AN ORDINANCE TO CHANGE ZONING FROM URBAN RESERVE DISTRICT TO P-1 PUBLIC/QUASI-PUBLIC DISTRICT, FOR TAX MAP KEY NUMBER (2) 2-5-006:019, PAIA, MAUI, HAWAII". The purpose of the proposed bill is to change zoning from Urban Reserve District to P-1 Public/Quasi-Public District for the subject property to allow for the development of the proposed Heritage Hall.

Your Committee notes that at its meeting of December 3, 2010, the Council adopted Resolution 10-78, entitled "REFERRING TO THE MAUI PLANNING COMMISSION DRAFT BILLS TO, RESPECTIVELY, ENACT A COMMUNITY PLAN AMENDMENT AND A CHANGE IN ZONING FOR PROPERTY SITUATED AT 297 BALDWIN AVENUE, PAIA, MAUI, HAWAII, FOR THE PROPOSED HERITAGE HALL".

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Your Committee notes that the Maui Planning Commission reviewed the proposed bills at its meeting on February 22, 2011, and recommended that the bills be approved.

Your Committee further notes that the Maui Puerto Rican Association and the Portuguese Association of Maui have partnered together as Heritage Hall, Inc. ("Applicant") to develop the proposed Heritage Hall. Erin Mukai, Munekiyo & Hiraga, Inc., consultant for the Applicant, informed your Committee that the Heritage Hall will be comprised of two buildings--an office building and a social hall building. The buildings will include a kitchen, cultural resource centers for both the Portuguese and Puerto Rican communities, an office complex, conference rooms, classrooms, and related amenities. An open courtyard with seating will be situated between the two buildings.

Ms. Mukai also informed your Committee that the Heritage Hall will provide a place where people can receive assistance with genealogical research and language translations. Other community activities, including cultural demonstrations and language classes, will take place at the Heritage Hall.

Your Committee expressed its support for the Heritage Hall, noting the benefits not only to the Portuguese and Puerto Rican communities, but also to the community at large.

Your Committee voted 6-0 to recommend passage of the proposed bills on first reading and filing of the communication. Committee Chair Carroll, Vice-Chair White, and members Baisa, Couch, Pontanilla, and Victorino voted "aye". Committee members Cochran, Hokama, and Mateo were excused.

Your Land Use Committee RECOMMENDS the following:

1. That Bill _____ (2011), attached hereto, entitled "A BILL FOR AN ORDINANCE TO AMEND THE PAIA-HAIKU COMMUNITY PLAN AND LAND USE MAP FROM HEAVY INDUSTRIAL TO PUBLIC/QUASI-PUBLIC FOR TAX MAP KEY NUMBER (2) 2-5-006:019, PAIA, MAUI, HAWAII", be PASSED ON FIRST READING and be ORDERED TO PRINT;

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**Committee
Report** _____

2. That Bill _____ (2011), attached hereto, entitled "A BILL FOR AN ORDINANCE TO CHANGE ZONING FROM URBAN RESERVE DISTRICT TO P-1 PUBLIC/QUASI-PUBLIC DISTRICT, FOR TAX MAP KEY NUMBER (2) 2-5-006:019, PAIA, MAUI, HAWAII", be PASSED ON FIRST READING and be ORDERED TO PRINT; and
3. That County Communication 11-268 be FILED.

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



ROBERT CARROLL, Chair

lu:cr:11011aa:kmh

ORDINANCE NO. _____

BILL NO. _____ (2011)

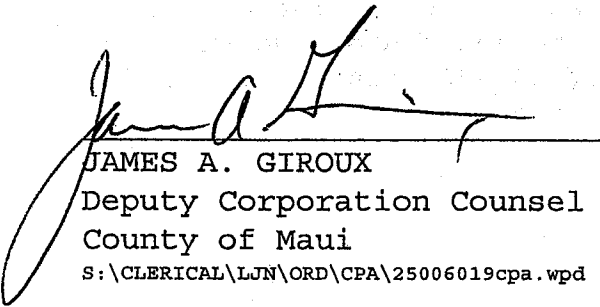
A BILL FOR AN ORDINANCE TO AMEND THE
PAIA-HAIKU COMMUNITY PLAN AND LAND USE MAP
FROM HEAVY INDUSTRIAL TO PUBLIC/QUASI-PUBLIC FOR
TAX MAP KEY NUMBER (2) 2-5-006:019, PAIA, MAUI, HAWAII

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

SECTION 1. Pursuant to Chapter 2.80B, Maui County Code, the Paia-Haiku Community Plan and Land Use Map is hereby amended from Heavy Industrial to Public/Quasi-Public for Paia, Maui, Hawaii, and identified for real property tax purposes by Tax Map Key Number (2) 2-5-006:019, comprising approximately 0.680 acres, and more particularly described in Exhibit "A", attached hereto and made a part hereof, and in Community Plan Amendment Map No. CP-716, which is on file in the Office of the County Clerk of the County of Maui, and by reference made a part hereof.

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

APPROVED AS TO FORM
AND LEGALITY:



JAMES A. GIROUX
Deputy Corporation Counsel
County of Maui

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**Heritage Hall
Description of Project Boundary**

Land situated on the northwesterly side of Baldwin Avenue at Paia, Hamakuapoko, Makawao, Maui, Hawaii

Being a portion of Deed: Board of Education to Oahu College dated January 30, 1860

Beginning at a point at the southwesterly corner of this lot, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUUNENE" being 3,069.34 feet North and 7,235.35 feet East and running by azimuths measured clockwise from True South:

- | | | | |
|----|--------------|-------------|--|
| 1. | 140° 35' | 157.52 feet | along the northeasterly side of Baldwin Avenue to a point; |
| 2. | 231° 56' | 237.78 feet | along the remainder of Deed: Board of Education to Oahu College dated January 30, 1860 to a point; |
| 3. | 342° 33' | 81.31 feet | along same to a point; |
| 4. | 326° 19' | 48.20 feet | along same to a point; |
| 5. | 51° 37' | 117.06 feet | along same to a point; |
| 6. | 322° 09' 30" | 32.00 feet | along same to a point; |
| 7. | 51° 28' 30" | 84.57 feet | along same to the point of beginning and containing an Area of 29,628 Square Feet or 0.680 Acre. |

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ORDINANCE NO. _____

BILL NO. _____ (2011)

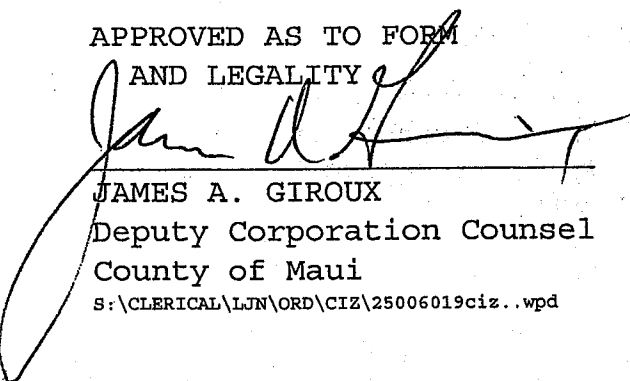
A BILL FOR AN ORDINANCE TO CHANGE ZONING FROM URBAN RESERVE DISTRICT TO P-1 PUBLIC/QUASI-PUBLIC DISTRICT, FOR TAX MAP KEY NUMBER (2) 2-5-006:019, PAIA, MAUI, HAWAII

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

SECTION 1. Pursuant to Chapters 19.31 and 19.510, Maui County Code, a change in zoning from Urban Reserve District to P-1 Public/Quasi Public District is hereby granted for that certain parcel of land situated at Paia, Maui, Hawaii, and identified for real property tax purposes by Tax Map Key Number (2) 2-5-006:019, comprising 0.680 acres, and more particularly described in Exhibit "A", attached hereto and made a part hereof, and in Land Zoning Map No. L-1523, which is on file at the Office of the County Clerk of the County of Maui, and by reference made a part hereof.

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

APPROVED AS TO FORM
AND LEGALITY



JAMES A. GIROUX
Deputy Corporation Counsel
County of Maui

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**Heritage Hall
Description of Project Boundary**

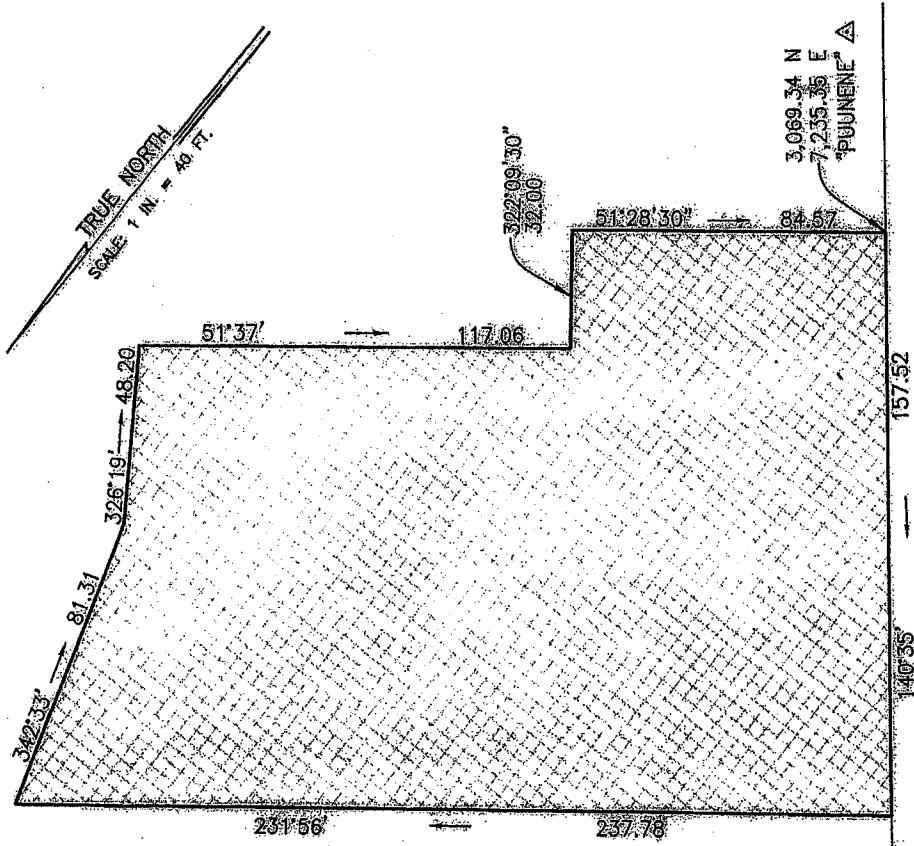
Land situated on the northwesterly side of Baldwin Avenue at Paia, Hamakuapoko, Makawao, Maui, Hawaii

Being a portion of Deed: Board of Education to Oahu College dated January 30, 1860

Beginning at a point at the southwesterly corner of this lot, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUUNENE" being 3,069.34 feet North and 7,235.35 feet East and running by azimuths measured clockwise from True South:

- | | | | |
|----|--------------|-------------|--|
| 1. | 140° 35' | 157.52 feet | along the northeasterly side of Baldwin Avenue to a point; |
| 2. | 231° 56' | 237.78 feet | along the remainder of Deed: Board of Education to Oahu College dated January 30, 1860 to a point; |
| 3. | 342° 33' | 81.31 feet | along same to a point; |
| 4. | 326° 19' | 48.20 feet | along same to a point; |
| 5. | 51° 37' | 117.06 feet | along same to a point; |
| 6. | 322° 09' 30" | 32.00 feet | along same to a point; |
| 7. | 51° 28' 30" | 84.57 feet | along same to the point of beginning and containing an Area of 29,628 Square Feet or 0.680 Acre. |

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LAND:
 TOWN: 2-5-06 :19

AREA:
 0.680 ACS.

COMMUNITY PLAN MAP NO. 716

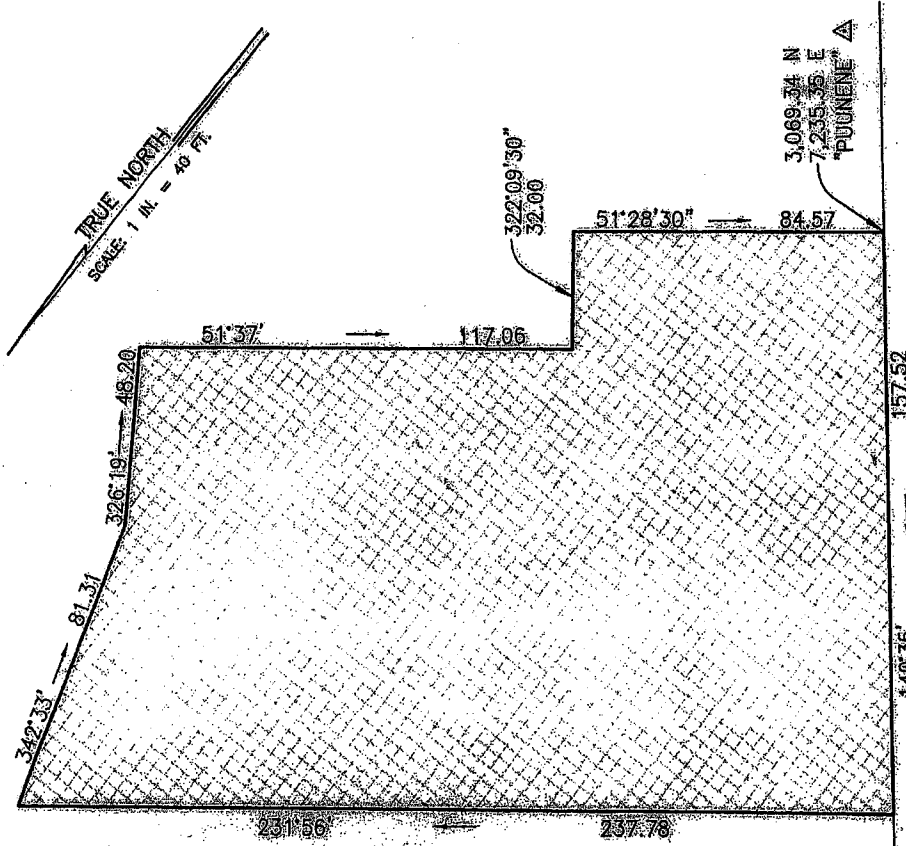
**COMMUNITY PLAN AMENDMENT - PAHA HAWAIIANPOKO, MAKAWAO, MAUI, HAWAII
 FROM HEAVY INDUSTRIAL TO PUBLIC/QUASI-PUBLIC**

APPROVAL:	PLANNING DIRECTOR	PUBLIC HEARING DATE: FEBRUARY 24, 2011
APPROVAL:	COUNTY CLERK	ADOPTED BY COUNTY COUNCIL:
		ADOPTED BY MAYOR:
		ORDINANCE NO.:
		DATE:
		SCALE 1" = 40'

OFFICE OF THE COUNTY CLERK
 200 SO. HIGH ST., WAILUKU, MAUI, HAWAII, 96793

CP-716

→ To Paia Town **BALDWIN AVENUE** → To Makawao



← To Paia Town
 BALDWIN AVENUE
 To Makawao →

LAND:
 T.M.K.: 2-5-06-19

AREA:
 0.680 ACS.

LAND ZONING MAP NO. 1573

CHANGE IN ZONING--PAIA, HAWAIIANPOKO, MAKAWAO, MAUI, HAWAII
 FROM URBAN RESERVE TO P-1 PUBLIC/QUASI-PUBLIC

APPROVAL: _____
 COUNTY CLERK
 APPROVAL: *[Signature]*
 PLANNING DIRECTOR
 PUBLIC HEARING DATE: FEBRUARY 14, 2011
 ADOPTED BY COUNTY COUNCIL:
 ORDINANCE NO.: _____
 DATE: _____
 SCALE: 1" = 40'

OFFICE OF THE COUNTY CLERK
 200 SO. HIGH ST., MAUI, HAWAII, 96793
L-1573