

PURSUANT TO CHAPTER 92, HAWAII REVISED STATUTES AS AMENDED, NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE MAUI PLANNING COMMISSION

AGENDA  
([HYPERLINKS TO MEETING MATERIALS ADDED](#))

DATE: JANUARY 22, 2019  
TIME: 9:00 A.M.  
PLACE: Planning Department Conference Room, First Floor, Kalana Pakui Building, 250 South High Street, Wailuku, Maui, Hawaii 96793

Members: Keaka Robinson (Chair), Larry Hudson (Vice-Chair), Lawrence Carnicelli, Stephen Castro, Tina Gomes, Kahu Alalani Hill, P. Denise La Costa, Kellie Pali, Christian Tackett

**Public testimony will be taken when each agenda item is discussed. Testimony will be limited to a maximum of three (3) minutes.**

A. CALL TO ORDER

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

1. MICHELE MCLEAN, AICP, Acting Planning Director, transmitting Council Resolution No. 17-151 referring to the Maui Planning Commission Proposed Bills to Amend the Makawao-Pukalani-Kula Community Plan Land Use designation, State Land Use District Classification, and Zoning Change for property situated at TMK: (2) 2-4-002: 011 and 2-4-002: por. of 006 (Hui No'eau Visual Arts Center), Makawao, Island of Maui. (T. Furukawa) ([Report](#))
  - a. Proposed bill to amend the Makawao-Pukalani-Kula Community Plan Land Use designation from Agriculture to Public/Quasi-Public for approximately 4.306 acres at TMK:(2) 2-4-002: 006 (por.). (CPA 2017/0003)
  - b. Proposed bill to amend the State Land Use District Boundary Classifications from Agricultural to Rural for approximately 14.775 acres at TMK: (2) 2-4-002: 011 and (2) 2-4-002: 006 (por.).(DBA 2017/0003)
  - c. Proposed bills to change the zoning from Interim District to P-1 Public/Quasi-Public District for TMK (2) 2-4-002:011 and from the Agricultural District to P-1 Public/Quasi-Public District for property situated at TMK: (2) 2-4-002: 006 (por.) (CIZ 2017/0004)
2. NHAT DAM representing the Duc Vien Buddhist Community Pagoda, a non-profit religious institution based in San Jose, California, requesting a State Special Permit to develop and operate a spiritual intensive retreat center for up to twenty Buddhist nuns. Construction of two additions to the existing residential dwelling are proposed: Addition A will consist of an approximately 1,930 square foot multipurpose room for assembly, worship and meditation. Addition B will expand the existing dwelling by approximately 2,736 square feet, and will contain

bedrooms, one kitchen relocated from its present location in the dwelling, restrooms, and a two-car garage; located at Maui Tax Map Key: (2) 3-3-017:122, 2116 Mahinakea Street, Wailuku, Island of Maui (SUP2 2017/0021) (L. Callentine) ([Report](#))

3. MR. ABRAM STEVE HORST requesting a State Special Permit in order to operate The Seahouse, a 4-bedroom short-term rental home located in the State Agricultural District at 200 Pua Niu Way, TMK: 4-7-009: 006-00001, Mahanalua Nui, Launiupoko, Island of Maui. (SUP2 2017/0012) (R. Quigless) ([Report](#))

D. DIRECTOR'S REPORT

1. MICHELE MCLEAN, AICP, Acting Planning Director transmitting the following application to the Maui Planning Commission pursuant to the provisions of the Maui Planning Commission's Special Management Area Rules that the following permit transfer has occurred by approval letter dated January 9, 2019:

HHR AMW LLC requesting the transfer of permit holder from WAILEA HOTEL & BEACH RESORT, LLC to HHR AMW LLC of the Special Management Area (SMA) Use Permit, Shoreline Setback Variance, and Planned Development Steps I, II, and III Approvals for the Andaz Maui located at 3550 Wailea Alanui Drive, TMK: (2)2-1-008:067, Wailea, Island of Maui. (SM1 2005/0035, SSV 2005/0004, PD1 2005/0006, PD2 2005/0007, PD3 2011/0001) (C. Thackerson) ([Letter](#))

This is for notification purposes.

2. MICHELE MCLEAN, AICP, Acting Planning Director, notifying the Maui Planning Commission pursuant to Section 12-202-17(e) of the Maui Planning Commission's SMA Rules of her intent to process the following time extension requests administratively:
  - a. HHR AMW LLC requesting a two (2)-year time extension on the condition to complete construction on the Special Management Area Use Permit, Shoreline Setback Variance, and Steps 1, II, and III Planned Development approvals for the Andaz Maui at Wailea Resort located at Wailea Alanui Drive, TMK: (2) 2-1-008: 067, Wailea, Island of Maui. (SM1 2005/0005) (SSV 2005/0004) (PD1 2005/0006) (PD2 20050007) (PD3 2011/0001) (C. Thackerson) ([Request](#))

The Commission shall acknowledge receipt of the request. The Commission may decide whether to waive its review or review the time extension request at a future meeting.

- b. MR. CHARLES JENCKS, Owner Representative of HONUULA PARTNERS, LLC requesting a two (2)-year time extension on the Special

Management Area Use Permit condition to initiate construction of the proposed Wailea Alanui Drive and Wailea Ike Drive Intersection Improvements at TMK: (2) 2-1-008: 118, 131, and 134, Wailea, Island of Maui. (SM1 2009/0012) (C. Thackerson) ([Request](#))

The Commission shall acknowledge receipt of the request. The Commission may decide whether to waive its review or review the time extension request at a future meeting.

3. SMA Minor Permit Report

This is for notification and review purposes. No action is anticipated.

4. SMA Exemptions Report

This is for notification and review purposes. No action is anticipated.

5. Discussion of Future Maui Planning Commission Agendas

a. February 12, 2019 agenda items

E. NEXT REGULAR MEETING DATE: FEBRUARY 12, 2019

F. ADJOURNMENT

AGENDA ITEMS ARE SUBJECT TO CANCELLATION

AN EXECUTIVE SESSION MAY BE CALLED IN ORDER FOR THE COMMISSION TO CONSULT WITH ITS ATTORNEY ON QUESTIONS AND ISSUES PERTAINING TO THE COMMISSION'S POWERS, DUTIES, PRIVILEGES, IMMUNITIES AND LIABILITIES PURSUANT TO SECTION 92-5(a)(4), HAWAII REVISED STATUTES.

UNLESS OTHERWISE SPECIFIED BY PLANNING COMMISSION RULE, ANY PETITION TO INTERVENE AS A FORMAL PARTY IN A PROCEEDING BEFORE THE MAUI PLANNING COMMISSION MUST BE FILED WITH THE COMMISSION AND SERVED UPON THE APPLICANT NO LESS THAN TEN (10) DAYS BEFORE THE FIRST PUBLIC HEARING DATE. (Note: The calculation of time for deadlines of ten days or less excludes weekends and State recognized holidays.) THE ADDRESS OF THE COMMISSION IS C/O the DEPARTMENT OF PLANNING, ONE MAIN PLAZA, 2200 MAIN STREET, SUITE 315, WAILUKU, MAUI, HAWAII 96793. The deadline for filing a timely Petition to Intervene for an item where the first public hearing date is on January 22, 2019 was on January 7, 2019.

ORAL OR WRITTEN TESTIMONY WILL BE RECEIVED ON EACH AGENDA ITEM SUBJECT TO THE PROVISIONS OF CHAPTER 92, HAWAII REVISED STATUTES, AND THE COMMISSION'S RULES OF PRACTICE AND PROCEDURE. IN ACCORDANCE WITH THESE RULES MAXIMUM TIME LIMITS OF AT LEAST THREE MINUTES MAY BE ESTABLISHED BY THE COMMISSION ON INDIVIDUAL TESTIMONY. PLEASE NOTE THAT ANYONE WISHING TO PROVIDE ORAL TESTIMONY PERTAINING TO AN AGENDA ITEM THAT IS A "CONTESTED CASE" PURSUANT TO CHAPTER 91, HAWAII REVISED STATUTES, MAY BE ASKED TO TESTIFY UNDER OATH OR AFFIRMATION, AND

MAY BE SUBJECT TO LIMITED CROSS-EXAMINATION IN ACCORDANCE WITH SECTION 91-10(3), HAWAII REVISED STATUTES.

WRITTEN TESTIMONY, WHETHER SENT VIA FAX, EMAIL, OR USPS MAIL SHOULD BE RECEIVED BY THE DEPARTMENT OF PLANNING BY 5:00 P.M. AT LEAST TWO (2) BUSINESS DAYS BEFORE THE MEETING TO ENSURE DISTRIBUTION TO THE BOARD. FIFTEEN (15) COPIES OF WRITTEN TESTIMONY ARE NEEDED IF TESTIMONY IS PRESENTED IMMEDIATELY PRIOR TO OR AT THE MEETING.

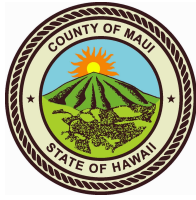
Testifiers: Please be advised that applications for Community Plan Amendment, State District Boundary Reclassification, Change in Zoning, and Conditional Permit require the approval of the Maui County Council. In order to be notified of future agendas of the Maui County Council please notify the Office of Council Services at (808) 270-7838 or by mail to the Maui County Council, 200 S. High Street, Wailuku, Maui, Hawaii 96793.

DOCUMENTS RELATING TO THIS MEETING MAY BE FOUND ON THE COUNTY OF MAUI OFFICIAL WEBSITE AT [www.mauicounty.gov](http://www.mauicounty.gov), UNDER BOARDS AND COMMISSIONS, MAUI PLANNING COMMISSION.

THE ADDRESS OF THE COMMISSION IS C/O DEPARTMENT OF PLANNING, ONE MAIN PLAZA, 2200 MAIN STREET, SUITE 315, WAILUKU, MAUI, HAWAII 96793.

THOSE PERSONS REQUESTING SPECIAL ACCOMMODATIONS DUE TO DISABILITIES, PLEASE CALL THE DEPARTMENT OF PLANNING AT 270-7735 (Maui) OR 1-800-272-0117 (Molokai) OR 1-800-272-0125 (Lanai) OR NOTIFY THE DEPARTMENT OF PLANNING IN WRITING AT ONE MAIN PLAZA 2200 MAIN STREET SUITE 315, WAILUKU, MAUI, HAWAII 96793 OR FAX NUMBER 270-7634 AT LEAST SIX (6) BUSINESS DAYS BEFORE THE SCHEDULED MEETING.

**PLEASE NOTE:** If any member of the Commission is unable to attend the scheduled meeting, please contact the Planning Department at least one day prior to the meeting date. Thank you for your cooperation.  
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County of Maui  
 Kalana O Maui Building  
 200 South High Street,  
 Wailuku, HI 96793-2155

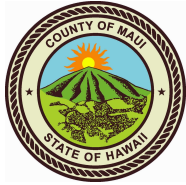
## PD-Approved SMA Minor Projects for Maui

01/10/2019

Permit Completion Date: 12/26/2018 - 01/09/2019

Permit #	Project	Description	Permit Name	Applicant Name	Planner	Completed Date	Decision	TMK(s)
SM2 - 20180092	632 FRONT STREET	COMMERCIAL ADDITION AT 632 FRONT ST	ADDITIONAL SPACE/LAHAINA	SQUARE FEET MANAGEMENT LLC	WILLENBRINK	12/27/2018	A W/COND-APPROVED WITH CONDITIONS	2460080030000
SM2 - 20180093	KEIKI EVENT	SENTRY TOURNAMENT OF CHAMPIONS-KEIKI EVENT/ LAHAINA	KEIKI EVEN	LAHAINA TOWN ACTION COMMITTEE	QUIGLESS	12/27/2018	A W/COND-APPROVED WITH CONDITIONS	2460080060000
SM2 - 20180094	HOBRON PROPERTY	HOBRON PROPERTY PAVING AND FENCING	PAVING AND FENCING/KAHULUI	THE GAS COMPANY LLC DBA HAWAII GAS	BUIKA	01/02/2019	A W/COND-APPROVED WITH CONDITIONS	2370110010000
SM2 - 20190001	MAUI MALL	MAUI MALL - INTERIOR MALL AREA RENOVATIONS	MALL RENOVATIONS/KAHULUI	AIA MC ARCHITECTS INC	THACKERSON	01/08/2019	A W/COND-APPROVED WITH CONDITIONS	2370090040000 2370090050000

**Grand Total : 4**



County of Maui  
 Kalana O Maui Building  
 200 South High Street,  
 Wailuku, HI 96793-2155

## PD-Approved SMA Exempt Projects for Maui

01/10/2019

Permit Completion Date: 12/26/2018 - 01/09/2019

Permit #	Project	Permit Name	Applicant Name	Planner	Completed Date	Decision	TMK(s)
SM5 - 20180265	MCBARNET, TERRY	FDP/INTERIOR ALTERATIONS/PAIA	MICHELE COCKETT	BURKETT	12/26/2018	A-APPROVED	2380020340000
SM5 - 20180266	AUHANA ROAD DRAINAGE	DRAINAGE IMPORVEMENTS\KIHEI	COUNTY OF MAUI	FASI	12/31/2018	A-APPROVED	2390170680000
SM5 - 20180267	MARY ANN REZENTES	ADD A CARPORT, GARAGE, FULL BATH & LAUND	MARY ANN REZENTES	AARONA	12/31/2018	A-APPROVED	2340280540000
SM5 - 20180268	GARY & SUE BRIMEYER	ATF\EXTERIOR DECK\LAHAINA	GARY & SUE BRIMEYER		12/31/2018	A-APPROVED	2460040300000
SM5 - 20180269	HOEKSTRA, TODD & SHA	ADD ON SWIMMING POOL/PAIA	TODD & SHANNON HOEKSTRA	WAIKIKI	12/31/2018	A-APPROVED	2380780160000
SM5 - 20180270	HAZARD RESIDENCE	SMA APP/RESIDENCE/POOL/RET WALL-WAILEA	HARVEY, MIKE	AARONA	12/31/2018	A-APPROVED	2210081560015
SM5 - 20180271	MOEUHANE RESIDENCE	CONSTRUCT MAIN DWELLING/KIHEI	RYAN MEYER		12/31/2018	A-APPROVED	2390610220000
SM5 - 20180272	SPILLMAN/MCLAUGHLIN	NEW RESIDENCE-WAILUKU	JOSEPH MCLAUGHLIN/SHAWNA MCLAUGHLIN		12/31/2018	A-APPROVED	2320150850000
SM5 - 20180273	GUERRERO, HENRY	NEW DWELLING & ATTACH. ACC. DWL., ETC	NICK WAGNER	WAIKIKI	12/31/2018	A-APPROVED	2320200440000
SM5 - 20180274	EDWARDS RESIDENCE PO	NEW POOL WITH SPA/KIHEI	JENNIFER EDWARDS	WAIKIKI	12/31/2018	A-APPROVED	2390460390000
SM5 - 20190001	FCGT HAWAIIAN PROPER	SMA APP/FARM STORAGE BLDG-HANA	GASZTONYI, FRANK & CYNTHIA	FASI	01/09/2019	A-APPROVED	2150100010000
SM5 - 20190002	PARKS GATE REPLACMTS	KEOPUOLANI PARK/WAILUKU	PARKS AND RECREATION	FASI	01/08/2019	A-APPROVED	2380070010000

**Grand Total : 12**