

PURSUANT TO CHAPTER 92, HAWAII REVISED STATUTES AS AMENDED, AND THE GOVERNOR'S EMERGENCY PROCLAMATIONS RELATED TO THE COVID-19 CRISIS, NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE MAUI PLANNING COMMISSION

AGENDA
(HYPERLINKS TO MEETING MATERIALS ADDED)

DATE: JUNE 23, 2020
TIME: 9:00 A.M.
PLACE: Online only via BlueJeans; **Meeting ID: 547 177 173**

Members: Lawrence Carnicelli (Chair), Christian Tackett (Vice-Chair), Stephen Castro, Kawika Freitas, Tina Gomes, P. Denise La Costa, Kellie Pali, Lori Sablas, Dale Thompson

A. CALL TO ORDER

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

To listen to the meeting or provide oral testimony via phone, dial 1-888-748-9073 (toll free) or 1-408-915-6290 or 1-408-740-7256 and enter code: **547 177 173**

To watch the meeting or provide video testimony, use meeting link: <https://maui.bluejeans.com/547177173>

To provide written testimony, email comments to planning@mauicounty.gov at least two business days prior to the meeting; written testimony will be distributed to commission members and will be reviewed at the meeting.

Testifiers will be called by the Chair to offer their testimony and are asked to mute their audio and video when they are not testifying.

Testifiers via video are asked to sign-up using the Chat function to send a Direct Message to Planning Director Michele McLean providing your name. Testifiers via phone will be called by the Chair after video testimony is finished.

Commissioners shall not be contacted by the Chat function

B. PUBLIC HEARING RECESSED FROM THE JUNE 9, 2020 MEETING (Action to be taken after each public hearing.)

1. ROWENA DAGDAG-ANDAYA requesting a County Special Use Permit (CUP) in order to replace the Maui Police Department Makila communications facility in the Agricultural District located adjacent to Honoapiilani Highway in Launiupoko, Lahaina, Island of Maui, TMK: (2) 4-7-014:012 (por.). (CUP 2018/0004) (J. Burkett) (Recessed from the June 9, 2020 meeting) ([Report](#)) ([Application](#))

C. COMMUNICATIONS RECESSED FROM THE JUNE 9, 2020 MEETING

1. AMPERSAND VENTURE 2 LLC requesting a Special Management Area Permit five-year time extension to complete construction of the Maui Palms Hotel redevelopment project (Maui Pagoda), located in Kahului, Maui, Hawaii TMK: (2) 3-7-003:007:002 (Formerly TMKs 3-7-003:007 and 3-7-003:009) (SM1 2001/0012) (C. Thackerson) (Recessed from the June 9, 2020 meeting) ([Report](#))

D. DIRECTOR'S REPORT RECESSED FROM THE JUNE 9, 2020 MEETING

1. MS. MICHELE CHOUREAU MCLEAN, 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 request administratively:

MS. GWENDOLYN LEIALOHA CHENEY RIVERA, Senior Associate of Munekiyo Hiraga, requesting a two year time extension on the Special Management Area Use Permit condition to initiate construction of the Wailea MF-7 Multi-Family Residential Project at Kai Malu Drive. TMK: 2-1-008: 116, Wailea, Island of Maui. (SM1 2006/0038) (PD1 2006/0004) (PD2 2006/0004) (PD3 2007/0004) (P. Fasi) (Originally scheduled for the March 24, 2020 meeting which was canceled due to the suspension of regular meetings conducted by boards and commissions as to the Public Health Emergency Rules for Maui County effective as of March 20, 2020. (Recessed from the June 9, 2020 meeting) ([Memorandum](#))

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.

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

1. PLANNING DIRECTOR MICHELE CHOUREAU MCLEAN ON BEHALF OF THE COUNTY OF MAUI AND THE HALE MAKUA HEALTH SERVICES requesting a Community Plan Amendment to amend the Wailuku-Kahului Community Plan land use designation from Park to Public/Quasi-Public and a Change of Zoning from R-2 Residential District to P 2 Public/Quasi-Public District for approximately 34.082 acres of land in Kahului, Island of Maui at Tax Map Key: (2) 3-8-007:097. The changes will enable Hale Makua to accommodate the future expansion of existing facilities and development of new programs to serve seniors. (CPA 2018/0006) (CIZ 2018/0007) (T. Furukawa) ([Report](#))

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) ([Report](#))
3. KAMAOLE GRAND LLC requesting a Special Management Area Permit five-year time extension to initiate construction of Kamaole Grand, consisting of seven residential buildings comprised of 217 condominium residences, a recreation center, barbeque areas, swimming pool, and all associated improvements including grading, parking areas, utility connections and landscaping, as well as a transfer of ownership of said permit from Nokaoi Development LP to Kamaole Grand LLC, located at 2455 South Kihei Road, Kihei, Island of Maui. TMK (2) 3-9-020:007 (SM1 2016/007) (C. Thackerson) ([Report](#))

F. NEW BUSINESS

1. MS. TESSA MUNEKIYO NG of MUNEKIYO HIRAGA on behalf of HAWAIIAN CEMENT requesting comments on the [Draft Environmental Assessment](#) prepared in support of the Special Management Area Use Permit and Shoreline Setback Variance for the Kahului Harbor Hawaiian Cement Facility Relocation Project located at Kahului Harbor, TMK(s): (2) 3-7-010: 003(por.), (2) 3 7 010: 009(por.), and (2) 3 7 010: 034(por.), Kahului, Island of Maui. (SM1 2020/0008) (SSV 2020/0001) (SSA 2020/0033) (EA 2020/0003) (K. Wollenhaupt) ([Memorandum](#)) ([Prelim Developmental Plans](#))

[\(SMA SSV SSA App. Vol. I\)](#)

[\(SMA SSV SSA App. Vol. II\)](#)

The EA triggers are the use of State of Hawaii lands and use in the shoreline area.

The Applicant has also submitted applications for a Shoreline Setback Assessment, Shoreline Setback Variance, and Special Management Area Use permit. The public hearings on the Shoreline Setback Variance and Special Management Area Use Permit applications will be held after the Chapter 343, HRS process has been completed.

- G. PUBLIC HEARING RECESSED FROM THE JUNE 9, 2020 MEETING (Action to be taken after each public hearing.) **(Given the other items on the agenda, the Commission will likely discuss this item no sooner than 1:00 p.m. or after lunch whichever is later)**
1. MS. MICHELE CHOUTEAU MCLEAN, AICP, Planning Director, transmitting County Council Resolution 20-27 referring to the Maui Planning Commissions a Proposed Bill to Amend the Comprehensive Zoning Ordinance Relating to Short-

Term Rental Home Permits on Maui and Lanai. (J. Takakura) (Recessed from the June 9, 2020 meeting) ([Report](#))

The entire text of the proposed bill for ordinance is available at <https://www.mauicounty.gov/1127/Legislation---Proposed> and is summarized as follows:

Section 19.65.030.R. is proposed to be amended to reduce the number of short-term rental home permits per community plan area, with the exception of the Kihei-Makena community plan area for which no change is proposed.

H. DIRECTOR'S REPORT

1. [Proposed Schedule](#) for Review of the West Maui Community Plan Update
2. SMA Minor Permit Report

This is for notification and review purposes. No action is anticipated.
3. SMA Exemptions Report

This is for notification and review purposes. No action is anticipated.
4. Discussion of Future Maui Planning Commission Agendas
 - a. July 14, 2020 agenda items

I. NEXT REGULAR MEETING DATE: July 14, 2020

J. 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 June 23, 2020 was on June 8, 2020.

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.

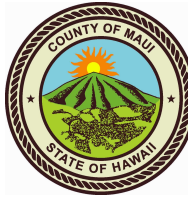
Testifiers: Please be advised that applications for Community Plan Amendment, State District Boundary Reclassification, Change in Zoning, and Conditional Permit require the approval of the Maui County Council. In order to be notified of future agendas of the Maui County Council please notify the Office 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, 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

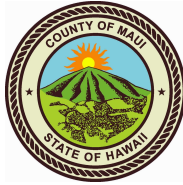
PD-Approved SMA Minor Projects for Maui

06/10/2020

Permit Completion Date: 05/28/2020 - 06/10/2020

Permit #	Project	Description	Permit Name	Applicant Name	Planner	Completed Date	Decision	TMK(s)
SM2 - 20190048	3P HANA PROPERTIES L	3P HANA PROPERTIES	CONSTRUCT 4 AG BLDGS/TANK/SITE WORK	FRANK GASZTONYI		06/04/2020	A W/COND-APPROVED WITH CONDITIONS	2130090700000
SM2 - 20200051	HAWAIIAN CANOE CLUB	HAWAIIAN CANOE CLUB-OC1 ADDITION	OC1 ADDITION\KAHULUI	HAWAIIAN KAMALFI INC		05/29/2020	A W/COND-APPROVED WITH CONDITIONS	2370080170000
SM2 - 20200052	PUNA II AOA	REMOVE/REPLACE/REPAIR POOL DECK AND POOL EQUIPMENT ENCLOSURE	PUNA II AOA/LAHAINA	STEVE HARTFORD, PRESIDENT - PUNA II AOA		06/02/2020	A W/COND-APPROVED WITH CONDITIONS	2420020050000
SM2 - 20200053	CLOSURE OF CESSPOOLS	CLOSURE OF 2 CESSPOOLS AT HC&S & KT&S FACILITIES	CLOSURE OF 2 CESSPOOLS\KAHULUI	A&B PROPERTIES HAWAII, LLC		06/04/2020	A W/COND-APPROVED WITH CONDITIONS	2370100090000
SM2 - 20200054	DOLLAR RENT A CAR	DOLLAR RENT A CAR	REPLACEMENT OIL AST STORAGE TANK\KAHULUI	LAZAZZERA, ANDREW		06/05/2020	A W/COND-APPROVED WITH CONDITIONS	2380010920000
SM2 - 20200055	1176 HALEPAKA	DEMOLITION OF EXISTING DWELLING/CARPORT	1176 HALEPAKA\LAHAINA	DAVID ROUDA, AGENT		06/10/2020	A W/COND-APPROVED WITH CONDITIONS	2450040240000

Grand Total : 6



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

PD-Approved SMA Exempt Projects for Maui

06/10/2020

Permit Completion Date: 05/28/2020 - 06/10/2020

Permit #	Project	Permit Name	Applicant Name	Planner	Completed Date	Decision	TMK(s)
SM5 - 20200125	MARTY STEVENSON	ATF SMA APP/SF FAM RES SOLAR-LAHAINA	JASMINE TURLEY		05/29/2020	A-APPROVED	2460300190000
SM5 - 20200126	LACKEY STORAGE SHED	LACKEY STORAGE SHED	JEFF LACKEY		05/29/2020	A-APPROVED	2250130490000
SM5 - 20200127	HANAKAOO BEACH PARK	HANAKAOO BEACH PARK	COUNTY OF MAUI, DEPT. OF PARKS AND RECREATION		06/02/2020	A-APPROVED	2440130060000 2440130070000
SM5 - 20200128	TAMMY CAMPBELL RESID	SMX/TAMMY CAMPBELL RESIDENCE/PAIA	TAMMY CAMPBELL	DIAS	06/03/2020	A-APPROVED	2260120120000
SM5 - 20200129	HAMMOND RETAINING WA	HAMMOND RETAINING WALL	BABB,PAULA J TRUST	KANHAI	06/03/2020	A-APPROVED	2420030620000
SM5 - 20200130	KULAKANE SEAWALL	KULAKANE SEAWALL REPAIR\LAHAINA	ERNIE DANKOS		06/08/2020	A-APPROVED	2430060110000
SM5 - 20200131	PARKING GARAGE	PARKING GARAGE SPALL REPAIR\LAHAINA	BRAD WELLS		06/08/2020	A-APPROVED	2440010970000
SM5 - 20200132	KAANAPALI REMODEL	KAANAPALI TRUST REMODEL	BRIAN VOLK		06/08/2020	A-APPROVED	2440080220160
SM5 - 20200133	626 LUAKINI ST	626 LUAKINI ST\LAHAINA	SUSAN KUWADA	BURKETT	06/09/2020	A-APPROVED	2460080170000
SM5 - 20200134	DONNA TING	SMA APP/DEMOLITION-KIHEI	IGE, MARSHALL	HIGA	06/10/2020	A-APPROVED	2390150070000
SM5 - 20200135	316 PAANI PLACE	316 PAANI PLACE RESIDENCE\PAIA	DYNAMO PROPERTIES LLC	BUIKA	06/10/2020	A-APPROVED	2380020510000

Grand Total : 11