

**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 recommendation 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. Munekiyo 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