

**MAUI PLANNING COMMISSION  
PORTION OF REGULAR MINUTES  
ITEM B  
OCTOBER 25, 2022**

Ms. McLean: Chair, the first item is a communication item, a request from Mr. Brett Davis of Chris Hart and Partners on behalf of Wailea Golf LLC to amend a Conditional Permit and Planned Development Step II approval for the proposed Wailea Tennis Center offsite parking improvements on TMK: 2-1-008:141 at Wailea Ike Place in Wailea. Tara Furukawa is the project planner.

Ms. La Costa: Good morning, Tara. Go ahead please.

**B. COMMUNICATIONS**

**BRETT DAVIS of CHRIS HART & PARTNERS on behalf of WAILEA GOLF, LLC is requesting to amend a Conditional Permit and Planned Development Step II approval for proposed Wailea Tennis Center offsite parking improvements on TMK: (2) 2-1-008:141, Wailea Ike Place, Wailea, Island of Maui. (CP990007) (PD22022-00001) (T. Furukawa).**

Ms. Furukawa: Good morning, Commissioners. The project that's up for your review involves the modification of a site plan for the existing Wailea Tennis Center off-site parking lot to add 13 more stalls. Because of this change, a Conditional Permit amendment and Planned Development. Step II approval are needed. Today, the project consultant, Brett Davis of Chris Hart and Partners and I think the applicant's attorney, Jeff Ueoka is here to present the project, and the project team can answer any questions you might have about the proposal.

Ms. McLean: Chair, if we can, also for the record, note that Commissioner Lindsey has joined the meeting. Commissioner Lindsey, can you let us know where you're joining from and if anyone is with you?

Ms. Lindsey: Hi, aloha kakahiaka kakou...(Hawaiian language spoken)... I'm at my office in Wailuku. Nobody is here with me, but my son will be joining occasionally for feeding.

Ms. McLean: Mahalo. Brett, excuse the interruption, if you want to go ahead with your presentation?

Mr. Brett Davis. Good morning, Commissioners. My name is Brett Davis. With you today in person is Jeff Ueoka, and he's going to be presenting the slides today, and I'll be sharing screen from my office here at One Main Plaza, and I am for the record, I am here alone at my office this morning. Can everyone see this screen?

Ms. McLean: Yes, we can thank you.

Mr. Davis: Okay, Jeff, if you can hear me, are you available to begin?

Mr. Jeff Ueoka: Yes. Thank you, Brett. Thank you, Chair. Thank you, Members of the Commission. Jeff Ueoka. I represent the development team that's doing the...the work to expand the parking lot.

So, the first slide here is the cover page, as you can see the portion on the right, that's the existing 54-parking space lot for the Wailea Tennis Club. And the reason why there's a Conditional use or Conditional Permit for this is because that property zoned A-2, Apartment and a parking lot is not a permitted use, so the Conditional Permit is required. I believe that the parking lot was created in the 90s or some...a long time ago. So, as part of the neighboring development, a well that was on the neighboring property was relocated into that area and the lot was consolidated. And after they put the well in, there was this extra area, as you can see, it's kind of the grayed-out area, but it has enough space for parking. So, the idea was to expand the existing Wailea Tennis Club parking lot. So, that's why we're here today asking for an amendment to the Conditional Permit to allow for 13 additional stalls.

Next slide, please, Brett.

Mr. Davis: Excuse me, Jeff. I'm having an issue advancing the slide. Can you see that one now?

Mr. Ueoka: Thank you. Yeah, so the applicant's Wailea Golf LLC, they're the property owner. Chris Hart and Partners is doing the planning and landscape architecture and civil engineering was done by DCI on the mainland. The subject properties as you can see, it's located off of Wailea Ike Drive, across the street from the Wailea Tennis Club. So, as you can see, these are some pictures from the actual parking lot itself. Just a standard landscaped...well, well landscaped and nice parking lot out in Wailea. So, as I mentioned, so 1999, and in 2018, the extension was granted until 2030. So, they proposed 13 expansion stalls there between the water well and the existing parking lot. Currently, the lighting is down shielded and it's going to be that way for the expansion area. Landscaping will be included and done in accordance with the plan. You can kind of see generally landscaped plan. Well, it's a little messed up there, but you get the general idea. So, the last spaces are on the 13 on the left side of the screen next to the new well site.

In interest of your guy's time, we tried to keep it quick. Please let us know if you have any questions, we'll be available. Thank you.

Ms. La Costa: Thank you, Mr. Ueoka. Commissioners do you have any clarifying questions? Commissioner Thayer.

Ms. Thayer: Thank you, Chair. Just because I'm curious about this with everybody. Can you give some insight into what's going to be planted as part of the landscaping? Okay, Bret...can I defer to Brett on that one? That's more specific than I normally get into that. I'm assuming we're following...not assuming, we're following the landscape planting plan, but I think Brett can give you a bit more detail.

Mr. Davis: Good morning, Commissioners, this is Brett. Yes, the landscaping plan will include...we have...if you look on Page 9 of the staff report, it lists the landscaping that we are proposing, consisting of pink oleander, shower and Geiger trees, small palms and shrubs, an Eldorado hedge basically keeping consistent with the existing landscaping that is there.

Ms. Thayer: Thank you. I'm curious about...I understand keeping with the existing landscaping, but could you, at least for the Geiger trees switch out for the native Kou. It is pretty much a native Geiger tree.

Mr. Davis: I, I would ask...there's a few members on the team on this call today. And if, you know, Jeff or, or Anthony from the development team are acceptable to that, I'd be interested to hear their response.

Mr. Ueoka: Thank you. I think we can probably accommodate that Commissioner Thayer. Native Kou instead of Geiger trees. Okay, yeah. We'll definitely work with the landscape architect on that.

Ms. Thayer: Thank you, and I would suggest if you do any landscaping overhauls in the future to try and transition into native landscaping to give a better sense of place for all of our visitors that come to Wailea.

Mr. Ueoka: Noted. I'll inform people if it ever comes up. Thank you.

Ms. Thayer: Thank you very much.

Ms. La Costa: Thank you, Commissioner Thayer. Commissioners, any other questions? Commissioner Thompson.

Mr. Thompson: Thank you, Chair. Hey, Jeff, did I read in there the paving on this is going to be pervious surface?

Mr. Ueoka: Yeah, that's my understanding.

Mr. Thompson: Okay, thank you very much.

Ms. La Costa: Thank you, Commissioner Thompson. Anyone else? Okay, seeing none, have we anyone signed up for public testimony, please?

Ms. McLean: No, Chair. There's no one who's indicated they wish to testify.

Ms. La Costa: If there's anyone on the line who wishes to testify about this agenda item, please unmute yourself and introduce yourself and step forward. Going once. Going twice.

Mr. David Sereda: I'm sorry this is...Sorry, Chair to interrupt. This is David Sereda, I'm the landscape architect on the project.

Ms. La Costa: Yes, sir. Thank you so much for joining us, David. Can you answer...questions?

Mr. Sereda: Thank you, yeah, very much for hearing my comment. So, yeah, to respond to Commissioner Thayer, the Hawaiian Kou, while a beautiful, majestic Hawaiian native tree is wonderful to use in the right conditions. Would it be acceptable to use a different Hawaiian tree

that's also on the accepted list of parking lot trees for the Maui County in the Maui County Planting Plan? The reason is the Hawaiian Kou does drop a lot of marble sized nut fruit which can create a bit of a slipping hazard on the hardscape. And so, we generally try not to use it near walkways or where pedestrians are going to be. But there are a couple other Hawaiian trees on the planting list from the County, which we could use if that's acceptable.

Ms. Thayer: Yeah sure, if you want to mix in other native trees, that's great. Kou gets used a lot in parking lots everywhere, but variety is always good. So, yes, I appreciate you looking at the planting plan. I know Jeff knows about the planting plan. I used to be on the Arborist Committee and we spent many years working on that planting plan. So, thank you for making use of it. I appreciate that very much.

Mr. Sereda: All right. Thank you.

Mr. Ueoka: Chair, if I may, I'll defer to Mr. Sereda, please. Retract my former statement, thank you.

Ms. La Costa: So noted for the record, Mr. Ueoka. Thank you. Commissioners, anyone else? Okay, and is there anyone on the call, going third time.

Mr. Anthony Wrzosek: Hello?

Ms. La Costa: Yes?

Mr. Wrzosek: Hello, this is Anthony Wrzosek. We assisted Wailea Golf with some of the repairs, the parking lot adjacent to our hotel. And I just wanted to clarify and correct Jeff's comments regarding the asphalt. It is, it is a regular asphalt, and not, pervious.

Ms. La Costa: Thank you very much for those additional comments. And I guess there was a misunderstanding of that between Commissioner Thompson and Mr. Ueoka. So, thank you very much for the clarification on that, sir. So, anyone else? No? And general public? Okay, seeing no one is stepping up to testify, public testimony is now closed. Commissioners, you have discussion on this matter? Commissioner Freitas.

Mr. Freitas: Yeah, thank you, Chair. Even when I'm looking at Exhibit 1, you know, it talks about...it shows Resident Inn Marriott, but I thought there was another hotel that was recently built that's not on this map. Can someone point out? I think it's called the AC Hotel or something like that. Where is that in relation to this project?

Mr. Ueoka: If I may, Chair?

Ms. La Costa: Yes, please Mr. Ueoka.

Mr. Ueoka: Thank you. Commissioner Freitas, it's kind of where that little arrow part is on Exhibit 1, The AC Wailea Hotel is over there in like the area, right next to the parking lot.

Mr. Freitas: Oh, okay. That's been, that's been there for a little while. How come this map wasn't updated, and was that gentleman that spoke earlier, the manager for that hotel or the Residence Inn Marriott?

Mr. Ueoka: Mr. Wrzosek is part of the development team for the company that built the AC Wailea. I believe they also built the Residence Inn a while ago too.

Mr. Freitas: Okay. So, this added parking stalls are mainly gonna be used for tennis use and not for that hotel.

Mr. Ueoka: Only for tennis club use.

Mr. Freitas: Okay. Okay. Thank you.

Ms. La Costa: Thank you, Commissioner Freitas. Commissioners? Okay, seeing no further discussion do I have a motion please. Could we please have the recommendation of the Planning Department.

Ms. Furukawa: Sure. So, the application meets the criteria for a Conditional Permit amendment and a Planned Development Step II approval, and the Department is recommending approval based upon the conditions in the staff report and recommendation, with the added condition to swap out the Geiger trees for a Native Hawaiian tree listed on the Maui County Planting Plan.

In consideration of the foregoing, the Planning Department recommends that the Maui Planning Commission adopt the Planning Department's report and recommendation prepared for the October 25th, 2022 meeting, as it's finding a fact, conclusion of law and decision and order and authorize Director of Planning to transmit the D and O on behalf of the Planning Commission.

Mr. Hopper: Chair?

Ms. La Costa: Yes, sir, Mr. Hopper.

Mr. Hopper: Just a reminder, I may have missed it, but did we request public testimony on item yet?

Ms. La Costa: Yes, we did.

Mr. Hopper: Okay, I just wanted to make sure that was open and closed. Thank you.

Ms. La Costa: Thank you, sir. Appreciate you keeping me on track. And good morning. Okay, Commissioners, do I have a motion, please? Commissioner Thompson.

Mr. Thompson: Thank you, Chair. I'd like to make a motion to adopt the...that was a whole mouthful, Jacky. The recommendations of the County to approve these 13 parking places.

Ms. La Costa: Thank you, Commissioner Thompson. Do I have a second? Yes, sir, Mr. Hopper.

Mr. Hopper: Just clarification. It's a recommendation to the Council on the Conditional Permit, and it's a...it is an actual departmental...or I'm sorry, it's an actual commission approval of the Step II Planned Development approval, just to clarify that, that's what's being requested, correct? Because the Conditional Permit is something the Council ultimately would have to do.

Ms. La Costa: Correct.

Mr. Hopper: Just to clarify that.

Ms. La Costa: Thank you. Do I have a second? Commissioner Hipolito. Thank you so much for your second. Okay, do I have discussion? Commissioner Thompson as the movant.

Mr. Thompson: Thank you, Chair. Yeah, it's a parking lot and it doesn't look like it's too expansive, a dozen spaces here, well-suited. They need it. I was there yesterday.

Ms. La Costa: Thank you, Commissioner Thompson. Commissioner Hipolito, have you anything to add as the second?

Mr. Hipolito: No comment.

Ms. La Costa: Thank you, sir. Okay, commissioners, any further discussion while the motion is on the table? Seeing none, then I will call for the vote. Director, roll call, please.

Ms. McLean: Commissioner Freitas.

Mr. Freitas: Aye.

Ms. McLean: Commissioner Thompson.

Mr. Thompson: Aye.

Ms. McLean: Commissioner Hipolito.

Mr. Hipolito: Aye.

Ms. McLean: Commissioner Lindsey.

Ms. Lindsey: Aye.

Ms. McLean: Commissioner Thayer.

Ms. Thayer: Aye.

Ms. McLean: And Chair La Costa.

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Ms. La Costa: Aye.

Ms. McLean: Chair, that's six ayes, no noes, two excused, Vice-Chair Pali and Commissioner Deakos. Motion passes.

**It was moved by Mr. Thompson, seconded by Mr. Hipolito, then**

**VOTED: To Recommend Approval to the County Council of the Amendment to the Conditional Permit and Approve the Planned Development Step II Approval as Recommended by the Department.  
(Assenting – K. Freitas, D. Thompson, M. Hipolito, A. Lindsey,  
K. Thayer, P D. La Costa)  
(Excused – K. Pali, M. Deakos)**

Ms. La Costa: Thank you, Director, and thank you Mr. Ueoka.

Mr. Ueoka: That you very much, Members, Chair.

Respectfully Submitted by,

CAROLYN TAKAYAMA-CORDEN  
Secretary to Boards and Commissions II