

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

AGENDA

DATE: July 11, 2006
TIME: 9:00 A.M.
PLACE: Planning Department Conference Room, First Floor, Kalana Pakui Building, 250 South High Street, Wailuku, Maui, Hawaii 96793

Members: Wayne Hedani (Chair), Diane Shepherd (Vice-Chair), Suzanne Freitas, Patricia Eason, Johanna Amorin, William Iaconetti, Bruce U'u, John Guard IV, Jonathan Starr

Public testimony will be taken on any agenda item in order to accommodate those individuals who cannot be present at the meeting when the agenda item(s) is(are) considered by the Maui Planning Commission. Public testimony will also be taken when the agenda item is taken up by the Maui Planning Commission. Maximum time limits on individual testimony may be established by the Planning Commission. A person testifying at the beginning of the meeting will not be allowed to testify again when the agenda item comes up before the Commission, unless new or additional information will be offered.

A. CALL TO ORDER

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

1. KOBAYASHI GROUP, LLC requesting a Special Management Area Use Permit and Shoreline Setback Variance for the proposed redevelopment of the Wailea Renaissance Hotel into the Wailea Beach Resort and Residences, a condominium/ hotel and related improvements consisting of the demolition of the existing structures, the development of 193 condominium units (for sale with hotel amenities) on property and related infrastructure and landscape improvements at 3350 Wailea Alanui Drive, TMK: 2-1-008: 067, Wailea, Island of Maui and various improvements at the adjacent Ulua/Mokapu Beach Park parking area including resurfacing and landscaping at TMK: 2-1-008: 088, Wailea, Island of Maui. (SM1 2005/0035) (SSV 2005/0004) (A. Cua)

Work covered under the Shoreline Setback Variance application includes the demolition of existing structures (including the Mokapu Wing), installation of a grasscrete emergency vehicle access, installation of a sewerline connection (to an existing sewerline), landscaping, and irrigation.

- a. Public Hearing
- b. Action

2. MR. CLARENCE VERNON, architect, on behalf of CENDANT CAR RENTAL GROUP dba AVIS RENT A CAR SYSTEM, INC. requesting a Special Management Area Use Permit in order to construct a car rental office and wash area and related improvements at 22 Alahele Place, Kihei, Island of Maui. (SM1 2005/0033) (P. Fasi)
 - a. Public Hearing
 - b. Action

3. MR. LEONARD KEITH of HONO HUAKA TROPICAL PLANTATION requesting a State Land Use Commission Special Use Permit, a Conditional Permit, and a Special Management Area Use Permit for the Hono Huaka Tropical Plantation project, a commercial campground retreat center consisting of eight (8) bamboo camping units, twelve (12) tent camping sites, six (6) vacation rental units, and accessory structures in the State and County Agricultural Districts at TMK: 2-9-007: 074, Haiku, Island of Maui. (SUP2 2000/0004) (CP 2000/0007) (SM1 2000/0016) (R. Loudermilk)

Requests to be rescheduled to a future yet undetermined date due to insufficient public notification by the applicant pursuant to the various notification requirements for the various land use applications. This matter will be renoticed.

C. NEW BUSINESS

1. PACIFIC RIM LAND requesting an Environmental Assessment Determination on the Final Environmental Assessment prepared in support of the Community Plan Amendment from Hotel to Single Family Residential for the construction of a 4-unit single family condominium and related improvements at TMK: 2-1-007: 066, Makena, Island of Maui. (EA 2006/0001) (CPA 2001/0005) (2001/0003) (CIZ 2001/0011) (SM1 2001/0017) (K. Caigoy) (C. Suyama)

The EA trigger is the Community Plan Amendment.

2. SAMUEL and JOHN GARCIA requesting an Environmental Assessment Determination on the Final Environmental Assessment prepared in support fo the Community Plan Amendment from Hotel to Single-Family for the proposed Garcia Family Subdivision, an 11-lot single family subdivision on approximately 5.947 acres of land adjacent to Makena-Keoneoio Road, TMK: 2-1-007: 067, Makena, Island of Maui. (EA 2002/0008) (CPA 2002/0009) (DBA 2002/0004) (CIZ 2002/0013) (SM1 2002/0016) (K. Caigoy)

The EA trigger is the Community Plan Amendment.

The public hearing on the Community Plan Amendment, District Boundary Amendment, and Change in Zoning will be scheduled for a future date after the Chapter 343 process has been completed.

D. COMMUNICATIONS

1. KOBAYASHI GROUP, LLC requesting a Step 1 Planned Development Approval and a Step 2 Planned Development Approval for the proposed redevelopment of the for the proposed redevelopment of the Wailea Renaissance Hotel into the Wailea Beach Resort and Residences , a condominium/ hotel and related improvements consisting of the demolition of the existing structures, the development of 193 condominium units (for sale with hotel amenities) on property and related infrastructure and landscape improvements at 3350 Wailea Alanui Drive, TMK: 2-1-008: 067, Wailea, Island of Maui and various improvements at the adjacent Ulua/Mokapu Beach Park parking area including resurfacing and landscaping at TMK: 2-1-008: 088, Wailea, Island of Maui. (PD1 2005/0006) (PD2 2005/0007) (A. Cua)
2. DAVID B. MERCHANT & RICHARD KIEFER of KIEFER & MERCHANT LLC, attorneys for the ASSOCIATION OF APARTMENT OWNERS OF MALUHIA AT WAILEA submitting a Petition to Intervene dated June 26, 2006 on the application by the KOBAYASHI GROUP, LTD., to obtain Step 1 and Step 2 Planned Development approvals, and a Special Management Area Use Permit, and a Shoreline Setback Variance for the proposed redevelopment of the Wailea Renaissance Hotel at Wailea, Island of Maui. (SM1 2005/0035) (SSV 2005/0005) (A. Cua)
 - a. June 29, 2006 letter from David B. Merchant, counsel for the Association of Apartment Owners of Maluhia at Wailea withdrawing its Petition to Intervene.
 - b. June 29, 2006 letter from Robert W. Harte, President of the Association of Apartment Owners of Maluhia at Wailea asking that the Planning Commission favorably consider the project's applications for the Special Management Area and Planned Development approval.
3. MR. CLYDE MURASHIGE of A&B WAILEA LLC requesting an amendment to Condition No. 1 of the Step 1 Planned Development Approval to extend the time to submit the Step 2 Planned Development Approval applications by 2 years for four parcels subject to the transfer of zoning land with the Wailea Resort Planned Development at TMK: 2-1-008: 121, 127, 129, and 144, Wailea, Kihei, Island of Maui. (PD1 2005/0002) (J. Hunt)

E. DIRECTOR'S REPORT

1. EA/EIS Report
2. SMA Minor Permit Report
3. SMA Exemptions Report

F. NEXT REGULAR MEETING DATE: July 25, 2006

G. ADJOURNMENT

AGENDA ITEMS ARE SUBJECT TO CANCELLATION.

ANY PETITION TO INTERVENE AS A FORMAL PARTY IN THE PROCEEDINGS 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 ten days or less excludes weekends and State recognized holidays.) THE ADDRESS OF THE COMMISSION IS C/O THE MAUI PLANNING DEPARTMENT, 250 S. HIGH STREET, WAILUKU, MAUI, HAWAII 96793. The deadline for filing a timely Petition to Intervene was on June 26, 2006.

ORAL OR WRITTEN TESTIMONY WILL BE RECEIVED ON EACH ANY AGENDA ITEM SUBJECT TO THE PROVISIONS OF CHAPTER 92, HAWAII REVISED STATUTES AND THE MAUI PLANNING COMMISSION RULES OF PRACTICE AND PROCEDURE. WRITTEN TESTIMONY SHOULD BE RECEIVED AT LEAST TWO BUSINESS DAYS BEFORE THE MEETING TO INSURE DISTRIBUTION TO THE BOARD. FIFTEEN (15) COPIES OF WRITTEN TESTIMONY ARE NEEDED IF TESTIMONY IS PRESENTED IMMEDIATELY PRIOR TO OR AT THE MEETING.

DOCUMENTS ARE ON FILE WITH THE PLANNING DEPARTMENT.

THE ADDRESS OF THE COMMISSION IS C/O THE MAUI PLANNING DEPARTMENT, 250 S. HIGH STREET, WAILUKU, MAUI, HAWAII 96793.

THOSE PERSONS REQUESTING SPECIAL ACCOMMODATIONS DUE TO DISABILITIES, PLEASE CALL THE MAUI PLANNING DEPARTMENT AT 270-7735 (Maui) OR 1-800-272-0117 (Molokai) OR 1- 800-272-0125 (Lanai) OR NOTIFY THE MAUI PLANNING DEPARTMENT IN WRITING AT 250 S HIGH STREET, WAILUKU, MAUI, HAWAII 96793 OR FAX NUMBER 270-7634; AT LEAST TWO (2) BUSINESS DAYS BEFORE THE SCHEDULED MEETING.

ANY FAXES SHOULD BE RECEIVED BY THE DEPARTMENT OF PLANNING BY 5:00 P.M. ON THE SECOND WORKING DAY BEFORE THE MEETING TO INSURE THAT IT IS CIRCULATED TO THE BOARD.

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. (S:\all\carolyn\071106.age)