

December 14, 1977

STAFF REPORT

TO: Maui Planning Commission  
FROM: Planning Staff  
SUBJECT: Mr. Robert E. Duggan, President, Inland Marine Builders, Ltd. requesting a special management area permit to construct a four-story 52 unit apartment condominium project (Mahinahina Beach Resort).

A. Physical Characteristics

1. Location - TMK 4-3-06:41, Mahinahina, Maui on the makai side of Honoapiilani Highway and on the Napili side of the mouth of Mahinahina Stream between the Lokelani and Hoyochi Nikko apartment condominium projects.

2. Land Use Designation

- a. State Land Use Classification - Urban
- b. Lahaina General Plan - Apartment
- c. Lahaina Zoning - A-2 Apartment (4-stories)

3. Site Area - 69,958 sq. ft. (1.6 acres) (consisting of two separate parcels of 1.3 acres and .47 acres respectively for a total of 1.80 acres).

4. Site Description - the site is nearly triangular in shape with a maximum lot depth of 374 feet along the Kaanapali boundary adjacent to Mahinahina Stream to a minimum of 174.26 ft. along the Napili Boundary. Said site is located at a "S" curve in Honoapiilani Highway and slopes at approximately 2.4% from elevations of 8 ft. and 10 ft. along the Highway to the top of an existing concrete rubble masonry wall identified as the shoreline approximately 3 ft. 6 in. above a sand beach and the ocean.

The project site currently consists of an existing <sup>14-UNIT</sup> apartment condominium project with one and two-story buildings, as such a large quantity of ornamental vegetation exists on the site which is to be preserved in place or relocated.

The Drainage Master Plan for the County of Maui, 1971, by R.M. Towill Corporation, indicates that the project site is within the potential tsunami inundation line and the 100 year flood plane of Mahinahina Stream.

The project site fronts a unique sandy beach as a cove formed by the mouth of Mahinahina Stream which is a unique natural resource along the predominately rocky shoreline.

5. Surrounding land uses.

- Makai - Sandy beach and ocean
- Mauka - Honoapiilani Highway and Single Family residences
- Napili - Hoyochi Nikko apartment condominium
- Lahaina - Mahinahina Stream, two single family residences fronting the highway and the Lokelani Apartment-condominium fronting the ocean.

6. Existing Services

- a. Storm runoff - no existing public system is available; storm runoff is to be disposed of into the adjacent Mahinahina Stream.
- b. Sanitary Sewer - None available.



- c. Water - 8 in. and 16 in. lines along Honoapiilani Highway.
- d. Electric and Telephone - Available along Honoapiilani Highway.
- e. Roads, curbs, gutters and sidewalks - The ROW of Honoapiilani Highway is ~~15~~ <sup>APPROX</sup> 32 ft. with approximately 20 ft. of pavement; no curbs, gutters or sidewalks are available. (It should also be noted that the highway is being used increasingly for purposes of pedestrian circulation and that the "S" curve condition of the road alignment and the bridge over Mahinahina Stream establish conditions of poor visibility).

7. Project Description - The applicant is proposing construction of a four-story 52-unit apartment-condominium (Mahinahina Beach Resort) with parking for 72 automobiles, a swimming pool and a public beach path to the ocean. In addition, an existing 2-story single family residence in the mauka Kaanapali corner of the site is proposed to remain.

The project is proposed to be sited approximately 50 ft. seaward of Honoapiilani Highway in a semi-circular cluster with a visual corridor to the ocean beneath the central segment. The proposal is for 3 and 4 stories with mezzanine to a maximum height of 46 ft. 3 in. The exterior finishes will be cement plaster with heavy timber trim.

Needless to say, the impact of potential flooding from Mahinahina Stream and the adequacy and alignment of the existing channel relative to projected flood control measures by the Soil Conservation Service has been a topic of considerable discussion and letters dated October 26, 1977, and November 16, 1977, by Mr. Robert E. Duggan and Mr. Wayne Uemae, Director of Public Works, respectively, are attached hereto for information and clarification.

The project is a redevelopment of an existing project which is located in a neighborhood in the final transition from single family to multiple-unit residential.

B. PROJECT EVALUATION (Relative to Section 13, Significance Criteria of the Interim Coastal Zone Management Rules and Regulations)

1. Natural Impact - The project, when developed, does not commit to loss or destruction any natural or cultural resources.

2. Existing use impact - The project does not appear to curtail the range of beneficial uses when identified in the context of the existing general plan and zoning.

3. Social Impact - The project being a final step in the ultimate change of the neighborhood from residential apartment will contribute to the existing problems of pedestrian and traffic circulation along Honoapiilani Highway.

4. Impacts on Air and Water Quality and Ambient Noise Levels - There will be short-term impacts relative to air and water quality and ambient noise levels during the construction phase.

5. Sensitive Area - The project, as previously stated, is located within the potential tsunami inundation line and 100 year flood plane of Mahinahina Stream.

C. Project Review

1. Urban Design Review Board . At a Special Meeting of the Maui County Urban Design Review Board on December 13, 1977, it was unanimously recommended that revised plans dated December 13, 1977, should be approved subject to the following conditions:



- a. That the proposed beach cabana should be relocated outside of the visual corridor.
- b. That additional coconut palms shall be planted along the mauka building elevation to soften its vertical impact.
- c. That full compliance with the standard comments of the urban design review board shall be rendered.

2. Land Use and Codes Division. (Comments attached)

3. Department of Water Supply (comments attached)

D. Analysis (Relative to Section 8, Guidelines of the Interim CZM Rules and Regulations)

1. Beach access - The proposal to provide public access to the existing natural sand beach should be enhanced through public identification and the incorporation of stairs from the top of the existing retaining wall to the beach.

2. Sewage Treatment - The project will utilize an onsite secondary treatment package as an interim measure pending installation of the public transmission line.

3. Alteration of existing landforms - the site has been terraced in the development of the existing apartment condominium project and minimal changes in topography will result from the proposed project.

4. Cumulative Impact - The project will contribute an increase in pedestrian and vehicular traffic along Honoapiilani Highway, and utilize additional water and energy; however, if necessary public improvements, such as road widening, curbs, gutters and sidewalks are implemented, no apparent foreclosure of coastal zone management options will result.

5. Visual Impact - The project, when developed, would not appear to obstruct the view to the ocean from the realignment of Honoapiilani Highway mauka.

F. Conclusion: This concludes the staff report.