



COUNTY OF MAUI
PLANNING DEPARTMENT

200 S. HIGH STREET
WAILUKU, MAUI, HAWAII 96793

March 11, 1988

Mr. George Sano
Hyatt Regency Maui
200 Nohea Kai Drive
Lahaina, HI 96761

Dear Mr. Sano:

Re: Request for a Special Management Area Use Permit for the proposed Napili parking structure and front office addition at TMK 4-4-06:31, Kaanapali, Maui (88/SM1-013).

At its regular meeting of March 8, 1988, the Maui Planning Commission reviewed the above request, and after due deliberation, voted to grant approval for a Special Management Area Use Permit to construct the proposed Napili parking structure subject to the following conditions:

1. That the conditions of this Special Management Area Use Permit shall be self-enforcing and, accordingly, upon due notice by the Planning Department to the permit holder and the Planning Commission that there is prima facie evidence that a breach has occurred the permit shall be automatically suspended pending a hearing on the continuity of such Special Management Area Use Permit, provided that written request for such a hearing is filed with the department within ten (10) days of the date of receipt of such notice of alleged breach. If no request for hearing is filed within said ten (10) day period, the Planning Commission may revoke said Special Management Area Use Permit.
2. That the subject Special Management Area Use Permit shall not be transferred without the prior written approval of the Planning Commission. However, in the event that a contested case hearing preceded issuance of said Special Management Area Use Permit, a public hearing shall be held upon due published notice, including actual written notice to the last known addresses of parties of said contested case and their counsel.

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3. That the applicant, its successors and permitted assigns shall exercise reasonable due care as to third parties with respect to all areas affected by subject Special Management Area Use Permit and shall hold the County of Maui harmless from and against any loss, liability, claim or demand arising out of this permit.
4. That full compliance with all applicable governmental requirements shall be rendered.
5. That the construction of the proposed project shall be initiated within a period of two (2) years from the date of the granting of the Special Management Area Use Permit.
6. That appropriate measures shall be taken during construction to mitigate the short-term impacts of the project relative to soil erosion from wind and water, ambient noise levels, and traffic disruptions.
7. That an additional fifteen (15) public beach parking stalls shall be provided from the Lahaina parking lot after the completion of the Napili parking structure; and that monitoring of these public stalls shall be administered by Hyatt security personnel.
8. That the public beach right of way shall remain clear at all times, including the storage of construction materials, equipment, etc.
9. That full compliance with the comments of the Department of Public Works, as identified in their memo dated February 3, 1988, shall be rendered.
10. That full compliance with the comments of the Urban Design Review Board, as identified in their letter dated January 21, 1988, shall be rendered.

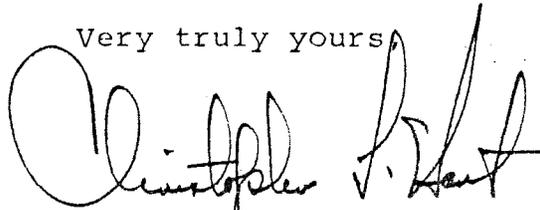
The proposed office addition was also determined to be interior alterations to the existing structure and pursuant to Article II, part I, Sections 2-5.5.b(6) of the Special Management Area Rules and Regulations of the County of Maui, no Special Management Area Use Permit is required for this proposal.

A copy of the Director's Report dated March 8, 1988 is enclosed for your reference.

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Should further clarification be necessary, please contact
this office.

Very truly yours

A handwritten signature in black ink, appearing to read "Christopher L. Hart". The signature is written in a cursive style with a large initial "C" and a long, sweeping underline.

CHRISTOPHER L. HART
Planning Director

encl.
PO:sc
cc: LUCA
P. Ohta

T E S T I M O N Y

by George K. Sano (Hyatt Regency Maui)

SPECIAL MANAGEMENT AREA PERMIT

Mr. Chairman and Members of the Planning Commission:

I feel greatly honored that I have the privilege of representing Hyatt Regency Maui here today requesting a Special Management Area Use Permit to construct the Napili Parking Structure and the Second Floor Front Office Addition.

Two things make us at Hyatt proud and happy in these crucial times. Proud in a sense that we are continually reaching out to provide adequate and additional parking which is a much needed commodity. The answers to such questions as why a shortage of parking, are we maintaining the open space concept in a perfect shape by an almost predictable annual outlay of time, effort and money; are sometimes complex, sometimes brilliantly simple, yet whatever we assert we would defend in our discussion.

The second thing that makes us happy this morning is that we are finally coming into fruition of a dream come true, that is, satisfying the requirements for an urgent need of the community and our guests.

Of course, you can understand that during the past year, since KM Hawaii, Inc. had purchased this hotel, I have been researching carefully the accounts of the previous owners, and we are anticipating, therefore, with great enthusiasm of the many projects that KM Hawaii Inc. will be undertaking only after exhaustive discussion of the other alternatives.

In the time allotted me, if I may, present to you the project descriptions of the Napili Parking Structure and the Second Floor Front Office Addition.

First, the Napili Parking Structure. The proposed two-deck parking structure will increase the number of parking stalls from 228 to 343 stalls for a net increase of 115 stalls. There were some questions raised that we are, in essence, gaining only 50% instead of 100% by going two decks. To clarify this point, let me point out that the existing parking area provides 76,060 square feet, with a parking count of 46 compact stalls and 182 standard stalls for a total of 228 stalls. The grass parking along the driveway is included in the calculation.

The proposed parking structure provides 22,000 square feet of paved parking, 43,004 square feet for lower parking and 43,004 square feet for the upper parking for a total of 108,008 square feet. The parking count for the lower level would be 64 compact stalls and 133 standard stalls, for a sub-total of 197. The upper level will include 46 compact stalls and 100 standard stalls for a sub-total of 146 stalls. The over-all total would be 343 stalls.

The efficiency rating of the existing parking is 76,060 square feet divided by 228 stalls, which is 334 square feet per stall; whereas, the proposed parking is 108,008 square feet divided by 343 stalls which equals to 315 square feet per stall. This will undoubtedly increase the upper parking deck to 295 square feet per stall.

The fire hydrant cabinet will be provided at a critical location on the lower level. The drainage problem has been evaluated by our consultants. There are four existing drainage outlets which would be sufficient to meet the demands.

To beautify the parking structure, the landscape consultants will locate areca palms along the structure in the grounds as well as planter boxes with bouganvillea throughout the structure. The upper deck periphery will have trellis to maintain the continuity of design.

The lighting within the structure will have the so-called pleasing effect. The rays will be focused to the floor areas rather than out in the open.

The construction will be undertaken in two phases so that a minimum of 110 stalls will be available during the process of construction. The normal daily operation of the hotel will not be curtailed.

This parking structure will increase stalls for valet use only. The soil analysis test was performed in November, 1987. The time span for construction is estimated at three to five months.

At the existing roof-top of the front office which is under the Atrium guest tower, approximately 2,600 square feet of area will be enclosed to provide seven (7) inner office spaces, reservations room and reception areas.

The construction of the second floor and ground floor front office will be carried out simultaneously, immediately after securing a building permit for both projects which will be within the next month.

Duration of the construction will be approximately four (4) months. Especially in view of the vital functions of the on-going operations, the front offices shall not be disturbed at any time, and the construction must be proceeded with extreme care.

Mr. Chairman and members of the Commission, I have given you a summary of our projects which are now under consideration for approval. Are there any questions. I have here with me the consultants who may be able to answer specific questions.

Thank you.

March 8, 1988

TO: Maui Planning Commission

FROM: Planning Department Staff

SUBJECT: HYATT REGENCY MAUI, on behalf of KM HAWAII, INC.,
requesting a Special Management Area Use Permit for
the proposed Napili parking structure and front
office addition at TMK 4-4-06:31, Kaanapali, Maui.

RECOMMENDATION

The Planning Department finds that the objectives, policies and guidelines set forth in Part II, Section 2-8.1, 2 and 3 of the Special Management Area (SMA) Rules and Regulations of the County of Maui have essentially been met, and therefore, recommends approval of the subject SMA Permit in accordance with plans submitted December 28, 1987 and subject to the following conditions:

1. That the conditions of this Special Management Area Use Permit shall be self-enforcing and, accordingly, upon due notice by the Planning Department to the permit holder and the Planning Commission that there is prima facie evidence that a breach has occurred the permit shall be automatically suspended pending a hearing on the continuity of such Special Management Area Use Permit, provided that written request for such a hearing is filed with the department within ten (10) days of the date of receipt of such notice of alleged breach. If no request for hearing is filed within said ten (10) day period, the Planning Commission may revoke said Special Management Area Use Permit.
2. That the subject Special Management Area Use Permit shall not be transferred without the prior written approval of the Planning Commission. However, in the event that a contested case hearing preceded issuance of said Special Management Area Use Permit, a public hearing shall be held upon due published notice, including actual written notice to the last known addresses of parties of said contested case and their counsel.
3. That the applicant, its successors and permitted assigns shall exercise reasonable due care as to third parties with respect to all areas affected by subject Special Management Area Use Permit and shall hold the County of Maui harmless from and against any loss, liability, claim or demand arising out of this permit.
4. That full compliance with all applicable governmental requirements shall be rendered.
5. That the construction of the proposed project shall be initiated within a period of two (2) years from the date of the granting of the Special Management Area Use Permit.
6. That appropriate measures shall be taken during construction to mitigate the short-term impacts of the project relative to soil erosion from wind and water, ambient noise levels, and traffic disruptions.
7. That an additional fifteen (15) public beach parking stalls shall be provided from the Lahaina parking lot after the completion of the Napili parking structure; and that monitoring of these public stalls shall be administered by Hyatt security personnel.

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8. That the public beach right of way shall remain clear at all times, including the storage of construction materials, equipment, etc.
9. That full compliance with the comments of the Department of Public Works, as identified in their memo dated February 3, 1988, shall be rendered.
10. That full compliance with the comments of the Urban Design Review Board, as identified in their letter dated January 21, 1988, shall be rendered.

In consideration of the foregoing, the department further recommends that the Planning Commission adopt as its "Findings of Fact, Conclusions of Law, Decision and Order," the Director's Report and Recommendation Memorandum dated March 8, 1988.

March 8, 1988

TO: Maui Planning Commission

FROM: Planning Department

SUBJECT: HYATT REGENCY MAUI, on behalf of KM HAWAII, INC.,
requesting a Special Management Area Use Permit for
the proposed Napili parking structure and front
office addition at TMK 4-4-06:31, Kaanapali, Maui.

A. BACKGROUND INFORMATION

1. Location -- The project site is located at 200 Nohea Kai Drive in the Kaanapali Resort area.
2. Land Use Designation --
 - a. Kaanapali-Napili Land Zoning Map #9 -- H-2 Hotel
 - b. Adopted Lahaina Community Plan -- Hotel
 - c. Special Management Area -- The entire project site is located in the Special Management Area.
3. Surrounding Land Uses --

Lahaina side -- Hanakao Beach Park
Napili side -- Maui Marriott Hotel
Makai -- ocean
Mauka -- Royal Kaanapali South Golf Course
4. Site Description -- The attractively landscaped 18.6 acre project site consists of an 815 room hotel. An Atrium Tower is located around the middle of the project site and is flanked on the Lahaina side by the Lahaina Tower, banquet hall, luau area, beach activities center and a 247 stall parking lot. A beach right-of-way and 10 beach parking stalls are provided within this parking lot. The Atrium Tower is flanked on the Napili side by the Napili Tower, tennis courts and a 228 stall parking lot.
5. Access -- Access to the project site is from Nohea Kai Drive.
6. Infrastructural Services --

Water -- The entire Kaanapali Resort is serviced by a private water system.

Sewer -- The project site is serviced by a County waste water facility.

Electric and Telephone -- Underground utilities are available at the site.
7. Drainage -- Much of the drainage from the existing Napili parking lot and its immediate perimeter areas are collected by various grated drainage inlets within the parking area. These inlets are connected by an underground drainage pipe system which discharges into an existing concrete box culvert just south of the Napili Tower.

The Flood Insurance Rate Map designates the site outside the area of coastal flooding.
8. Plant Life -- Plant life found within the project site are part of the landscape planting scheme of the hotel. There is no indication of any rare or endangered plants or habitat associated with the project site.

9. Animal Life -- Animal life typical of the area includes birds such as doves, sparrows and mynahs; all of which are not considered rare or endangered.
10. Historical and Archaeological Features -- There is no indication of any historical or archaeological features associated with the project site.

B. PROJECT DESCRIPTION

The applicant proposes to construct a parking structure and a second floor front office addition.

The parking structure will be constructed over a majority of the existing Napili parking lot. The structure will consist of a ground level and second level.

The Napili parking lot currently provides 46 compact stalls and 182 standard stalls for a total of 228 parking stalls. The proposed parking structure will provide 64 compact stalls on the ground level and 46 compact stalls on the second level for a total of 110 compact stalls. There will be 133 standard stalls provided on the ground level and 100 standard stalls on the second level for a total of 233 standard stalls. The proposed parking structure will provide a total of 343 parking stalls for an increase of 115 parking stalls over the existing Napili parking lot. The ground level will still provide access for emergency vehicles.

In order that orderly parking is handled during construction, the Napili parking structure will be constructed in two (2) phases. One half of the structure closer to the boundary line on the Maui Marriott Hotel side will be built first and upon completion of this section, the other half will then be built. Hotel operations are not projected to be interrupted at any time during construction.

New planters and plantings will be added throughout the area. Existing specimen trees which may interfere with the construction will be relocated elsewhere to allow for construction of the proposed parking structure. All new or renovated landscaped areas will be provided with an automatic irrigation system.

The proposed second floor front office addition will be constructed above the existing front office which will comprise additional office spaces. The allocated spaces are as follows:

1. Seven additional inner office spaces
2. Rooms reservation office
3. General office space (reception)

There will be two stairways leading to the second floor; one through the front office and another through the Napili/Atrium connection.

It would be constructed over the existing front office to provide long overdue office spaces. The flooring will be a 4 1/2" concrete topping on 1 1/2" metal deck over "H" beam steel framing on the existing metal decking. Ceiling height is 7 feet 11 inches with acoustical tile ceiling.

The exterior walls will match the existing walls comprised of a heavy coat of concrete plaster. Interior gypsum wallboard shall comply with the "Standard Specification for Gypsum Wallboard" ASTM Designation C-36 latest edition. Studs shall be rolled formed channel of 25 gauge zinc plated steel.

Pursuant to Article II, Part I, Section 2-5.5.b(6) of the Special Management Rules and Regulations of the County of Maui, the proposed front office addition is determined to be interior alterations to the existing structure; therefore no Special Management Area Use Permit is required for this proposal.

C. AGENCY REVIEW

1. Department of Public Works -- Memo dated February 3, 1988 (Exhibit "A").
2. Urban Design Review Board -- Letter dated January 21, 1988 (Exhibit "B").

D. DEPARTMENT ASSESSMENT -- Pursuant to Section 2-9.4 Significant Criteria of the Special Management Area Rules and Regulations of the County of Maui:

1. Involves an irrevocable commitment to loss or destruction of any natural or cultural resources -- The proposed project does not involve any irrevocable commitment to loss or destruction of any natural or cultural resources.
2. Significantly curtails the range of beneficial uses of the environment -- Although the proposed parking structure will increase density, the intensity of the use of the site will not be increased, therefore the project's intent and compatibility with surrounding uses is not anticipated to curtail the range of beneficial uses of the environment.
3. Conflicts with the County's or the State's long-term environmental policies or goals -- The project does not conflict with the County's or the State's long-term environmental policies or goals.
4. Substantially affects the economic or social welfare and activities of the community, County or State -- Short-term gains will be obtained due to initial preparation and subsequent construction of the proposed project. Social welfare and activities of the community, County or State are not expected to be affected substantially by the project.
5. Involves substantial secondary impacts, such as population changes and increased effects on public facilities, streets, drainage, sewage, and water systems, and pedestrian walkways -- Secondary impacts such as population changes and increased effects on public facilities, streets, drainage, sewage, and water systems, and pedestrian walkways are not expected to be substantially involved from the project.
6. In itself has no significant adverse effects but cumulatively has considerable effect upon the environment or involves a commitment for larger actions -- The proposed parking structure will be constructed over an existing parking lot, therefore the project will not create considerable effect upon the environment or commit for larger action.
7. Substantially affects a rare, threatened, or endangered species of animal or plant, or its habitat -- No rare, threatened, or endangered species or wildlife is anticipated to be affected by the proposed project.

8. Substantially and adversely affects air or water quality or ambient noise levels -- The project will slightly contribute to an increase in existing noise levels in adjacent areas due to the increase in parking space but is not expected to substantially and adversely affect the surrounding area. Noise levels will also be increased during construction but only to a limited degree. Air and water quality will not be adversely affected by this project.
 9. Substantially affects an environmentally sensitive area, such as flood plain, shoreline, tsunami zone, erosion-prone areas, geologically hazardous lands, estuary, fresh waters or coastal waters -- The project will not substantially affect environmentally sensitive areas.
 10. Substantially alters natural land forms and existing public views to and along the shoreline -- The proposed parking structure, although it will increase in height due to the construction of the second level, should not substantially alter natural land forms and existing public views to and along the shoreline since the existing parking lot is located below the existing level of the existing driveway; and the second level is not expected to exceed in height above the driveway.
- E. ANALYSIS -- (Relative to Part II, Section 2-8.3.b of the Special Management Area Rules and Regulations of the County of Maui):
1. Environmental or Ecological Effect -- Environmental or ecological effects are not anticipated as the project involves a parking structure to be constructed over an existing parking lot which is not intended to alter or impact sensitive areas.
 2. Consistency with State and County Environmental Policies -- The project is consistent with State and County environmental policies.
 3. Consistency with County General Plan, Zoning, Subdivision, and Other Applicable Ordinances -- The project is consistent with the adopted Lahaina Community Plan and other applicable ordinances.

F. LETTERS

As of this date, the Planning Department has not received any letters in favor or in opposition of the proposed project.

G. CONCLUSION

This concludes the Director's Report.