

STAFF REPORT

May 22, 1979

TO: Maui Planning Commission

FROM: Planning Staff

SUBJECT: MR. WALLACE S. FUJIYAMA, Attorney, on behalf of the Hemmeter Maui Development Company, requesting a Special Management Area (SMA) Permit to execute certain additions and modifications to the original SMA Permit for construction of the hotel facility.

A. PHYSICAL CHARACTERISTICS

1. Location - TMK 4-4-06:31, Kaanapali, Maui, makai of Honoapiilani Highway on the Lahaina side of the Kaanapali Beach Resort complex between the Maui Surf Hotel and Hahakea Stream.
2. Land Use Designation -
 - a. State Land Use Classification - Urban
 - b. Lahaina General Plan - Hotel
 - c. Land Zoning Map No. 9 for Kaanapali to Napili - H-2 Hotel (12 stories)
3. Site Area - 18.405 acres
4. Site Description - The project site immediately fronts a sand beach of approximately 60 ft. in depth with an average lot depth of approximately 500 ft. by 2,300 ft. wide. Said site is approximately 2,900 ft. south of the existing Maui Surf Hotel and immediately adjacent to the Lahaina boundary of the Kaanapali Beach Resort complex. In addition, said site is located an average of 1,500 ft. makai of Honoapiilani Highway.

Topographically, the site is quite stable with a minimum change in grade from plus 10 ft. along the mauka boundary to an average 7 ft. elevation along the shoreline (line of vegetation).

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 a portion of the site on the Lahaina side is within the 100-year flood plain of Hahakea Stream. Existing onsite drainage is by surface runoff. The site drains partially into Hahakea Stream, partially into the outfall of the existing golf course lagoon and drainage system, and directly into the ocean.

5. Surrounding land uses -

Mauka - The 16th Fairway of the Kaanapali Kai Golf Course
Makai - Sand beach and ocean
Napili - Proposed ten ft. wide public beach ROW with public parking for ten automobiles and a shower facility, the Marriott Hotel site, two undeveloped parcels zoned H-2 and the Maui Surf Hotel.
Lahaina - Hahakea Stream; a County of Maui cemetery; a public access road from Honoapiilani Highway and a beach area owned by Amfac, Inc., but used by the Lahaina Canoe Club. This area is planned for dedication to Maui County for development as a public beach park. In addition, a 10 ft. wide public easement to the beach with parking and a shower is proposed.

6. Project Description -

- a. Chronology - The basic Hemmeter Maui Hotel complex consisting of 750 rooms located in three (3) mid-rise buildings joined together by lowrise 2-story segments consisting of: partial basement, lobby, accessory commercial uses, circulation and service facilities was granted an SMA Permit by the Maui Planning Commission on November 22, 1977.
- b. Description - Construction of the proposed project is proceeding; however, due to refinements of the originally approved preliminary plans accepted October 12, 1977, the following additions and modifications are proposed:
 - 1) Relocation of one tennis court and the addition of one more for a total of five courts.
 - 2) Construction of a 12 ft. 10 in. wide by 46 ft. 4 in. long single-story tennis pro shop.
 - 3) Construction of a 6 ft. by 12 ft. single-story main entrance gatehouse.
 - 4) Relocation of the pool attendant stands.
 - 5) Expansion of the existing hospitality suite by adding a 28 ft. by 34 ft. 6 in. master bedroom suite and improving the architectural relationship of the interior living room with the exterior garden and lagoon.
 - 6) Provision of a 3-car covered parking garage for the hospitality suite, plus provision of a barbeque area and luau entertainment and dressing room facilities as additions to the Luau Garden.
 - 7) Construction of a 28 ft. by 64 ft. single-story maintenance/gardener building.

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

1. Natural Impact: The project, when developed, would not appear to commit to loss or destruction of any natural or cultural resources.
2. Impact on Existing Uses: The project does not appear to curtail the range of beneficial uses when identified in the context of the existing general plan.
3. Social Impact: The project additions will create minimal social impacts when identified in the context of the existing approved project.
4. Air and Water Quality and Ambient Noise Levels: There will be short-term impacts relative to air quality and ambient noise levels during the construction phase.
5. Impact on Sensitive Area: The project, as previously stated, is located within the potential tsunami inundation line; however, no significant negative impact is expected to result.

C. PROJECT REVIEW

1. Urban Design Review - Staff finds that the project involves minimal modification of the existing hotel facility. Therefore, staff recommends approval with the following comment:

That full compliance with the standard Urban Design comments be rendered.

2. Department of Water Supply - comment attached
3. Department of Public Works -

D. ANALYSIS (Relative to Section 8, Guidelines of the Interim Coastal Zone Management Rules and Regulations).

1. Beach access - no impact
2. Sewage treatment - minimal impact will result.
3. Alteration of Existing Land Form - minimal change
4. Cumulative Impact - The proposed additions and modifications to the existing Hemmeter Maui Hotel complex are designed to enhance the administration and function of said complex, and, therefore, no apparent foreclosure of coastal zone management options will result.
5. Visual Impact - Considering that all proposed structures are one story in height or located seaward of the main hotel buildings, there will be no impairment of the view from Honoapiilani Highway to the ocean.

E. CONCLUSION: This concludes the staff report.