

Before the Maui Planning Commission  
County of Maui  
State of Hawaii

On the Matter of the Request of )  
 )  
Hyatt Regency Maui, on behalf of ) Hyatt Regency Maui  
K M Hawaii Inc. ) on behalf of  
 ) K M Hawaii Inc.  
 )  
Requesting a Special Management Area )  
Use Permit and Shoreline Setback )  
Variance for the proposed Group )  
Entrance and Group Function Area and )  
Beach Center at TMK 4-4-06:31, )  
Kaanapali, Maui. )

DIRECTOR'S REPORT

May 9, 1989

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Director's Report

The Hyatt Regency Maui, on behalf of K M Hawaii Inc.  
(hereinafter "Petitioner") initiated a request for a Special  
Management Area (SMA) Use Permit and Shoreline Setback Variance for  
the proposed construction of a Group Entrance and Group Function  
Area and Beach Center at its hotel site.

Findings of Fact

Procedural Matters

1. By cover letter dated January 23, 1989 and received by the  
Planning Department on January 25, 1989, the Petitioner  
requested a Special Management Area Use Permit and Shoreline  
Setback Variance for the proposed construction of a Group  
Entrance and Group Function Area and Beach Center on its hotel  
site.

Background Information

2. The project site is located at 200 Nohea Kai Drive in the Royal  
Kaanapali Resort.

3. The project site, identified as Tax Map Key Number 4-4-06:31 consists of approximately 18.6 acres.
4. The project site is owned in fee simple by K M Hawaii Inc.
5. The project site is currently surrounded by:
  - a. Lahaina side -- Hanakoo Beach Park
  - b. Napili side -- Maui Marriott Hotel
  - c. Makai -- Pacific Ocean
  - d. Mauka -- Royal Kaanapali South Golf Course
6. The attractively landscaped 18.6 acre project site consists of an 815 room hotel (Exhibit A). 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 public beach right-of-way and ten (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. On March 8, 1988, the Maui Planning Commission granted SMA approval for the construction of a two-story parking structure over this existing 228 stall parking lot. The proposed parking structure would provide a total of 343 parking stalls for an increase of 115 parking stalls over the existing parking lot. An additional fifteen (15) public beach parking stalls will be provided on the Lahaina side parking lot at the completion of this parking structure. To date, Phase I of this project has been completed.
7. Access to the project site is from Nohea Kai Drive.

8. An existing 12 inch diameter sewer line services Nohea Kai Drive with a lift station at the cul-de-sac. The Hyatt ties to the lift station with an 8 inch diameter line. Sewage is transmitted through these lines to a County wastewater facility.
9. The entire Kaanapali Resort is serviced by a private line (Kaanapali Water Corporation, a subsidiary of Amfac Property Investment Corporation). An existing 12 inch water main along Nohea Kai Drive ends at the cul-de-sac (the Hyatt entrance). The Hyatt taps into this line with an 8 inch line feeding into the hotel.
10. Underground electrical and telephone lines services the project site.
11. According to a Preliminary Drainage, Flood Hazard and Erosion Control Study prepared by R.T. Tanaka Engineers, Inc., January 1989, the existing storm runoff generated at the proposed Group Entrance site sheet flows in the Lahaina direction and into the adjacent Hahakea Stream. Any mauka runoff is intercepted by the golf course fairways and directed to the stream.
12. According to the same Preliminary Drainage Flood Hazard and Erosion Control Study prepared by R.T. Tanaka Engineers, Inc., January 1989, the existing storm runoff generated at the proposed Group Function Area and Beach Center site will sheet flow towards the beach and into the ocean. The runoff generated from this landscaped area is very minimal and basically clean runoff.

13. 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.
14. Animal life typical of the area includes birds such as doves, sparrows and mynahs; all of which are not considered rare or endangered.
15. There is no indication of any historical or archaeological features associated with the project site.

#### State and County Plans and Programs

16. The State Land Use District Classification for the project site is Urban.
17. The County Land Zoning Map No. 2 designates the project site as H-2 Hotel.
18. The adopted Lahaina Community Plan designated the project site as Hotel.
19. The entire project site is located in the Special Management Area.

#### Project Description

20. At the rear entrance of the Hyatt Regency Maui, a more prominent group entrance is proposed that will include a new porte cochere roof, landscaped seating areas, and a waterfall and water features. Motor coaches will be able to drive through the porte cochere and drop off visitors at a flagstone curb. Guests will also have a flagstone sitting area, similar to that at the front office. Self parking guests in the Lahaina side parking lot will also use this entrance.  
(Exhibits A and B).

21. The Hyatt Regency Maui's goal is to provide more outdoor function area to accommodate groups of up to 1,200 people. The proposed Group Function area would consist of approximately 10,000 square feet of landscaped gardens and lawn area which would have the capacity to seat 666 people, a 700 square foot restroom and 1,200 square feet of pantry storage area on the upper level.
22. The lower level will provide a beach equipment rental shop, beach activities center, snack shop and storage facility.
23. An additional thirty (30) parking stalls will be provided beneath the group function area with the entrance being provided on the mauka side of the group function area facing the Lahaina side parking lot.  
  
Since these additional stalls will be located beneath the group function area, it will be covered by a landscaped roof. An additional sixteen (16) existing open parking stalls will also be covered by this landscaped roof. (Exhibits D, E, F and G).
24. The Hyatt Regency Maui will also provide an additional ten (10) public beach parking stalls to the existing ten (10) stalls. An additional five (5) stalls will be provided when the Hyatt has managed to develop additional parking for the hotel. These additional 15 public beach parking stalls were previously mentioned under the site description area of this report.
25. A small portion of the group function area will be located within the 40 ft. setback line. Landscaping and berming only will be involved within this setback area. All improvements will be located mauka of the Kaanapali Beach walkway.

26. New planters and plantings will be added throughout the area. Existing specimen trees which may interfere with construction will be relocated elsewhere to allow for construction of the project. Wherever necessary, new plantings will be added throughout the area.
- All new or renovated landscaped areas will be provided with automatic irrigation systems. (Exhibit H).
27. The Group Entrance will not alter the existing drainage pattern and the paved contributory runoff area will be replaced by the roof and a portion of the new building. The drainage pattern will remain the same for the Group Function Area as previously stated in this report. The landscaped roof will replace the existing landscape knoll, therefore, no additional runoff will be generated from this area and runoff at the parking area will be reduced since sixteen (16) existing parking stalls will be covered.
28. The Department of Public Works in their letter dated April 5, 1989 states that the Petitioner will be required to provide an additional eighty-six (86) parking stalls for the Group Function Center. Besides the additional thirty(30) stalls that will be provided from the Group Function Center, the Petitioner will provide on the Napili Parking area an additional fifty (50) stalls from Phase I of the Napili parking structure, which has already been completed; forty (40) parking stalls from an existing grass lawn; and fifty-two (52) stalls from the tennis courts (two courts will be eliminated). The Petitioner will need to obtain a Special Management Area Permit for the conversion of the grass lawn and tennis courts into parking areas. (Exhibit I).

### Agency Review

29. The Special Management Area Use application has been sent to the following agencies for their review and comment:

- a. Department of Land and Natural Resources - Letter dated March 28, 1989 (Exhibit J).
- b. Department of Public Works - memo dated April 5, 1989 (Exhibit K).
- c. Maui Urban Design Review Board - Letter dated April 18, 1989 (Exhibit L).

### Development Assessment

30. Pursuant to Section 2-9.4 Significant Criteria of the Special Management Rules and Regulations of the County of Maui:

- a. The proposed project does not involve an irrevocable commitment to loss or destruction of any natural or cultural resources, since the proposed construction will be within an existing complex.
- b. The proposed project is in conformance with the Lahaina Community Plan and zoning, and will not significantly curtail the range of beneficial uses of the environment.
- c. The project does not conflict with the County's or the State's long term environmental policies or goals.
- d. 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.
- e. 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.
- f. The proposed project will be constructed within an existing complex. The project, therefore, will not have a cumulatively considerable effect upon the environment or involve a commitment for larger actions.
- g. No rare, threatened, or endangered species of animal or plant, or its habitat is anticipated to be affected by the proposed project.
- h. Noise levels will be increased during construction, but only to a limited degree. Air and water quality will not be adversely affected by this project.



- i. The proposed project will include a portion of its improvements within the 40 ft. Shoreline Setback area. These improvements will involve landscaping and berming of the area to its natural state. No structures are proposed within this area. Therefore, the proposed project will not substantially affect environmentally sensitive areas. No significant vistas or view corridors from Honoapiilani Highway will be affected by the proposed project; and the view along the Kaanapali's Beach Walkway will not be impaired since the proposed project is located mauka of this particular area.

### Analysis

31. In accordance with Section 14(b) of the Shoreline Setback Rules and Regulations of the County of Maui, the request for a variance is substantiated for the following reasons:

- a. The proposed landscaping and berming of the area within the setback boundaries will allow this area to be arranged into its natural setting.
- b. Since the preliminary Drainage Plan, prepared by R.T. Tanaka Engineers, Inc., states that the storm runoff generated from the function area will sheet flow towards the beach and into the ocean, the landscaping and berming of the area within the setback boundaries will prevent possible flooding and erosion on the mauka side of the beach walkway; and will create a continuing flow pattern for the runoff towards the beach and into the ocean.

32. Relative to Part II, Section 2-8.3.b of the Special Management Area Rules and Regulations of the County of Maui:

- a. Environmental or ecological effects are not anticipated as the project involves construction within an existing complex which is not intended to alter or impact sensitive areas.
- b. The project is consistent with State and County environmental policies.
- c. The project is consistent with the adopted Lahaina Community Plan and other applicable ordinances.

Letters

33. As of this date, the Planning Department has not received any letters in favor or in opposition of the proposed project. The Department did receive a letter from Ms. Dorothy Millar, Vice Chairperson of the Maui Urban Design Review Board, with concerns of the board relating to this particular project. (Exhibit M).

34. The proposed project is consistent with Part II, Section 2-8.3.b of the Special Management Area Rules and Regulations of the County of Maui and is not anticipated to create any environmental or ecological effects.

Letters

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

34. The proposed project is consistent with Part II, Section 2-8.3.b of the Special Management Area Rules and Regulations of the County of Maui and is not anticipated to create any environmental or ecological effects.