Span
Feb 2 to Mar 19
Sked Mar 5

7008

# Diamond Sangha

A ZEN BUDDHIST SOCIETY

MAUI ZENDO
R. R. 1, Box 702
Haiku, Hawaii 96708



March 21, 1975

Dear Mr. Tangen,

Whatever happened to the Maui Zendo? Five and a half years ago it was in the public eye, a Buddhist center established as a mission to Maui's transient population. Once an inevitable flurry of initial publicity had passed, however, the Zendo opted for a low news profile, and few members of the island community realize how much it has changed since. Before 1975 rolls further along, we would like to acquaint you with what the Zendo has become.

In the early years, as just a handful of people dedicated to Zen practice and service, we were able to help a large number of transient folks pull themselves together through participation in our full-time program of work and meditation. Our focus rapidly changed, though, as the transient population waned; as our leadership matured; as the bonds strengthened with our parent tradition in Japanese Zen; as our core membership expanded, sinking roots in the community; and as our national reputation as a Zen center grew. In the new year, we can truly say that the Zendo is coming of age as a religious institution serving a local populace.

The enclosed brochure provides much information about our institutional growth. To me, two points seem particularly noteworthy. First, Zendo director Robert Aitken has recently been confirmed as a Zen master in his own right; this means a fuller, more exciting program for us year-around. Second, we recently acquired new property near the old location but much better suited to our purposes as a church and retreat center; our petitions for such use of the property were approved last June as a two-year variance, and members have been working since on both building and grounds to make the complex a top-notch facility for Zen training.

We are proud, too, of our members—as householders, college students, artists, retirees, volunteers to service organizations, founders and teachers of the Peahi Nursery School, professionals, farmers, and workers in a variety of other responsible jobs. We hope that you, as a leader of the Maui community, might like to visit with us, to see our location and projects, and to get a sense of our activities. Please call Claudia Behr at the Zendo, 572-8163, to arrange a mutually convenient time and to get directions to our hilltop. We look forward to hearing from you soon.

Aloha,

P. Nelson Foster

P. Nelson Foster
Chairman, Board of Directors
Maui Zendo of the Diamond Sangha, Inc.

March 4, 1974

Maui Planning Commission
200 S. High Street
Wailuku, Maui 96793

Attention: Mr. Howard K. Nakamura
Planning Director

Gentlemen:

At its meeting on March 1, 1974, the Land Use Commission voted to approve the request by the Maui Zendo of the Diamond Sangha, Inc. (SP71-92) for an extension of the special permit for an additional 3-year period, to operate a nursery school on approximately 0.6 acre of land situated in the Agricultural District at Peahi, Makawao, Maui, identified as Tax Map Key 2-8-05: 71; subject to the conditions imposed by the Maui County Planning Commission, and subject also to the additional condition that "any further extension be subject to review and approval by the State Land Use Commission".

A copy of the staff memo is enclosed for your information.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Encl.
cc: Maui Zendo of the Diamond Sangha, Inc.
Maui Tax Administrator
Property Technical Office, Dept. of Tax.
Tax Maps Recorder, Dept. of Tax.
Real Property Tax Assessor, Dept. of Tax.

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

March 1, 1974 - 10:00 a.m.

Kauai Public Library
Lihue, Kauai

COMMISSIONERS PRESENT: Eddie Tangen, Chairman
Stanley Sakahashi, Vice Chairman
James Carras
Shelley M. Mark
Mitsuo Oura
Tanji Yamamura

Adopted
APR 25 1974

COMMISSIONERS ABSENT: Sunao Kido
Alexander J. Napier

STAFF PRESENT: Tatsuo Fujimoto, Executive Officer
Ah Sung Leong, Planner
E. John McConnell, Deputy Attorney General
Dora Horikawa, Clerk Reporter

Chairman Tangen observed that funeral services for Mr. Edward DeMello, ILWU Legislative Representative, were being held in Honolulu today. He paid tribute to Mr. DeMello's record and dedicated service to the people of Hawaii and expressed condolences to his family in behalf of the Commission. He further noted that Mr. DeMello had been a forceful advocate for legislation which resulted in Hawaii's being the first state to enact a Land Use Law, and that the benefits to the people of Hawaii derived from this legislation are a matter of record.

It was also announced by the Chairman that the meeting place today had been moved from the County Council Room to the Kauai Public Library due to a conflict. Thereafter, persons testifying today were duly sworn in.

ACTION

SPECIAL PERMIT APPLICATION BY KAUAI HARDWOOD, INC. (SP74-167) TO CONSTRUCT A STORE ADDITION AND OFFICE ADDITION IN THE AGRICULTURAL DISTRICT AT HANAMAULU, KAUAI

Mr. Tatsuo Fujimoto, Executive Officer, presented the staff memorandum recommending that the special permit be approved,

In response to several questions raised by Vice Chairman Sakahashi, Mr. Leong advised that Mrs. Paula Irons of Hanalei Bay Realty, Inc. was the authorized agent for James Nakatsuji, landowner of the subject property, to lease the property for the proposed use. Presently, a family occupied the residential portion of the structure and had expressed a desire to operate the store, although there has been no final decision from Mrs. Irons.

Vice Chairman Sakahashi felt that the special permit should be granted only if a need could be established for the proposed use. Chairman Tangen observed that the nearest facility, such as the one proposed by the petitioner, was located 7 miles from the subject site (3 1/2 miles on either side of the property), and the special permit request indicated that there was a need for this type of service in the area. Additionally, the County's condition that the use be established within 6 months from the date of Land Use Commission approval placed a tight control over the special permit.

Upon motion by Commissioner Yamamura, seconded by Vice Chairman Sakahashi, the special permit was approved as recommended by staff.

SPECIAL PERMIT REQUEST BY THE DEPARTMENT OF PUBLIC WORKS, COUNTY OF MAUI (SP74-169) TO CONSTRUCT A FIRE SUBSTATION IN THE AGRICULTURAL DISTRICT AT HOOLEHUA, MOLOKAI

Based on staff's evaluation of the request, it was recommended that the special permit be approved, subject to the conditions imposed by the Maui County Planning Commission (see copy of report on file). Mr. Fujimoto stated he had been advised by Mr. Howard Nakamura, Planning Director of the Maui Planning Department, of his inability to attend today's meeting due to a previous commitment.

Chairman Tangen noted for the record that, at this point in the meeting, there was not a single person in attendance at the meeting other than the Commissioners and staff.

Commissioner Yamamura moved to approve the special permit as recommended by staff, which was seconded by Vice Chairman Sakahashi and carried.

MISCELLANEOUS

EXTENSION REQUEST FROM MAUI ZENDO OF THE DIAMOND SANGHA, INC. (SP71-92)

Mr. Fujimoto reported that staff concurred with the Maui Planning Commission in recommending approval of the special permit

extension request, subject to the conditions imposed by the Maui County Planning Commission (see copy of report on file). It was the staff's further recommendation that under the County's condition #2, any further extension also be subject to the approval of the Land Use Commission.

Chairman Tangen ruled that Commissioner Yamamura was not in any conflict and could therefore participate in the decision.

Commissioner Mark moved to approve the extension request, subject to the conditions imposed by the Maui County Planning Commission and additional condition by the Land Use Commission staff. The motion was seconded by Commissioner Yamamura and unanimously carried.

ADJOURNMENT

Since there was no further business, the meeting was adjourned.

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM SP71-92 - MAUI ZENDO OF DIAMOND SANGHA (Extension Request) DATE March 1, 1974

PLACE COUNTY COUNCIL CHAMBERS LIHUE, KAUAI TIME 10:00 a.m.

| | NAME | YES | NO | ABSTAIN | ABSENT |
|---|---|---|---|---|---|
| | SAKAHASHI, STANLEY | ✓ | | | |
| | OURA, MITSUO | ✓ | | | |
| B | YAMAMURA, TANJI | ✓ | | | |
| | CARRAS, JAMES | ✓ | | | |
| | NAPIER, ALEXANDER | | | | ✓ |
| M | MARK, SHELLEY | ✓ | | | |
| | KIDO, SUNAO | | | | ✓ |
| | TANGEN, EDDIE | ✓ | | | |
| | | | | | |

Comments: I move to approve the extension request as recommended by staff which includes the additional condition that "any further extension be subject to review and approval by the State Land Use Commission".

STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

March 1, 1974
10:00 a.m.

TO: Land Use Commission

FROM: Staff

SUBJECT: Extension Request on SP71-92 - Maui Zendo of the Diamond Sangha, Inc.

By letter dated February 8, 1974, the Maui Planning Department advised that the Maui Planning Commission, at its meeting of February 6, 1974 voted unanimously to recommend approval of a request by Mr. Robert Aitken for an extension of the above special permit for an additional period of 3 years. The initial request was approved by the Land Use Commission on March 5, 1971 subject to a 3 year limitation. The applicant is presently operating a certified nursery school at the subject site described as Tax Map Key 2-8-05: 71, comprising 0.6 acre. The property is the former Peahi Chapel situated in the Agricultural District at Peahi, Makawao, Maui. Mr. Aitken has agreed to confine the use of the property to the nursery school operations due to the success of the preschool program and the Maui Planning Department's recommendations.

The favorable recommendation of the Maui County Planning Commission is subject to the following conditions:

"1. That the use be limited to the operation of the nursery school.

"2. That the use be limited to a period of 3 years, subject to further extension upon favorable review by the Maui Planning Commission.

"3. That the DSS nursery school certification be maintained and updated as required.

"4. That the permit not be transferrable to other owners or users of the property and/or buildings.

"5. That all other State and County requirements be met."

Staff concurs with the Maui County Planning Commission in recommending approval of the extension request subject to the conditions imposed.

February 20, 1974

Mr. Howard K. Nakamura
Planning Director
Maui Planning Department
200 South High Street
Wailuku, Maui 96793

Dear Mr. Nakamura:

The Land Use Commission next meets at 10:00 a.m., in the Council Chambers, County Building, 4396 Rice Street, Lihue, Kauai, on March 1, 1974.

At that time, the extension request by Maui Zendo of the Diamond Sangha, Inc. (SP71-92) for the special permit granted by the Land Use Commission on March 5, 1971, will be considered.

An agenda is enclosed for your information.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

cc: Mr. Robert Aitken
Enclosure

February 14, 1974

Mr. Howard K. Nakamura
Planning Director
Maui Planning Department
200 South High Street
Wailuku, Maui 96793

Dear Mr. Nakamura:

Pursuant to your letter of February 8, 1974 recommending approval of the extension request by Mr. Robert Aitken for a special permit granted to Maui Zendo of the Diamond Sangha, Inc. (SP71-92) on March 5, 1971 by the Land Use Commission, this is to inform you that this matter will be placed on the agenda of the Commission's meeting scheduled for March 1, 1974 on Kauai. We will advise you of the details of this meeting at a later date.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

cc: Robert Aitken

5692



COUNTY OF MAUI
PLANNING DEPARTMENT
200 S. HIGH STREET
WAILUKU, MAUI, HAWAII 96793



February 8, 1974



Mr. Tatsuo Fujimoto
Executive Officer
Land Use Commission
P.O. Box 2359
Honolulu, Hawaii

Dear Mr. Fujimoto:

Re: SP71-92 - Maui Zendo of the Diamond Sangha, Inc.

The Maui Planning Commission at its meeting of February 6, 1974, voted unanimously to recommend approval of a request by Mr. Robert Aitken for extension of a Special Permit granted for three years. The initial request was approved by the Land Use Commission on March 5, 1971, for three years.

The applicant is presently operating a certified nursery school at the subject site (TMK 2-8-5:71) in Peahi, Maui. In view of the apparent success of the preschool program and with staff's recommendation, Mr. Aitken has concurred to confine the use of the property to the operation of the nursery school and indicated that the request be revised accordingly.

The recommendation for approval is subject to the following conditions:

1. That the use be limited to the operation of the nursery school.

2. That the use be limited to a period of 3 years, subject to further extension upon favorable review by the Maui Planning Commission.

3. That the DSS nursery school certification be maintained and updated as required.

4. That the permit not be transferrable to other owners or users of the property and/or buildings.

5. That all other State and County requirements be met.

Transmitted for your review and consideration are pertinent data relative to the subject request for extension.

Should you have any questions, please contact our office at any time.

Yours very truly,

HOWARD K. NAKAMURA
Planning Director

attachments

cc Mr. Aitken

# Diamond Sangha

A ZEN BUDDHIST SOCIETY

MAUI ZENDO
R. R. 1, Box 220
Haiku, Hawaii 96708

November 30, 1973



Planning Commission
County of Maui
Wailuku, HI 96793

Gentlemen:

This letter is an application for the renewal of the variance held by the Maui Zendo of the Diamond Sangha, Inc., a non-profit religious organization, for the operation of religious and community service programs at Peahi Chapel, located within the State's Agricultural District at Peahi, Makawao, Maui. The land is identified as parcel 71, TMK 2-8-05, comprising 0.6 acre.

The chapel and property, now used as a nursery school, fronts an unpaved portion of Kaupakalua Road, approximately 1 mile mauka of Hana Highway. Approximately 4 miles to the west is the Pauwela Urban District. With the exception of the Chapel, a few dwellings nearby, and the Maui Zendo itself, the area is primarily characterized by pastures and vacant land.

According to the Planning Committee Staff Report dated March 5, 1971, the Land Study Bureau designates the land as fair, or "C" for overall crop use. Slopes are less than 10 percent; rainfall ranges between 50 and 80 inches; soils are well suited for machine tillage; and the major existing uses for this land type are pineapple and pasture. The elevation is approximately 800 feet above sea level, and the basic utilities are available from Kaupakalua Road.

In our original petition for a variance permit, we stated that we visualized using the property "as a treatment and referral center, as a center for work, arts and crafts, education, meditation, and recreation, and as a residence hall." At that time, the County of Maui was still experiencing an unusual influx of young people from the Mainland, and whereas the Maui Zendo itself was helping some of these people to determine their purposes, it seemed that a supplementary program, less religiously oriented, was also in demand. The Peahi Chapel, owned by the Church of Jesus Christ of the Latter Day Saints, and rented to the Maui Zendo, seemed an appropriate site and building for the development of such a program.

Our petition for a variance was granted on March 5, 1971, by the State Land Use Commission, following review and recommendations from the County Planning Commission. The permit was contingent upon bringing the building up to code, and by the construction of a park-

ing lot, and was limited to a period of three years. Thus, the present permit will expire in March, 1974.

During 1971, a group of young people resided at the Peahi Chapel, brought the building up to code as a rooming house, and laid out a parking lot. The Maui Zendo leaders found a number of difficulties in maintaining continuity in what was essentially a very transient situation at the Peahi Chapel, and in December, 1972, it was decided to convert the use of the building and grounds to a nursery school, to meet the needs of families among the young immigrants, and other families in the neighborhood. This change was cleared with the County Planning Commission.

Accordingly, a young couple, Nick and Sara Baz, and Mr. Baz's father, Mr. Toufic Baz, were installed at the Chapel to prepare it as a nursery school. These three people, with the help of friends and with financial and other support from the Maui Zendo, renovated the building, landscaped the grounds, constructed a fence around the property, and paved a parking lot for 10 cars. They operated a nursery on a small scale during the school year, 1972-73, but in June, 1973, the young Baz couple returned to their original home in Oregon, where Mr. Baz has re-entered college. The senior Mr. Baz has remained at the Chapel, to work as gardener and maintenance man.

In June, 1973, we replaced the Baz couple with Mr. Joseph Liggett, then a Maui Zendo resident, who has a university degree and experience in nursery school operation. Mr. Liggett supervised renovations necessary for full certification, and opened the Peahi Nursery School at the Peahi Chapel in September, 1973. The school now has 30 students enrolled and attending, the maximum allowed for its floorspace and other facilities. It is open three days per week, and will begin a four-day week in January, 1974. Children from two through four years old are enrolled, with a few five-year-olds.

Mr. Liggett is assisted by Miss Debra Graynom, another former Maui Zendo resident, and by a number of regular volunteers, including parents of students enrolled. The parents have formed an association, and this body operates the school through an elected board of directors. The Maui Zendo is legally the sponsor of the school, and is responsible for its business matters.

At the present time, Mr. Liggett, Mr. Baz, and another former Maui Zendo resident, Mr. Alan Mitchell, reside at the Peahi Chapel. Mr. Mitchell works with Mr. Baz in maintenance matters.

It is apparent that the Peahi Chapel is serving an unusual and useful purpose as a nursery school, and we visualize continuing to encourage such a program. We ask that our permit to operate religious and community service programs at the Peahi Chapel be renewed for at least five years in order that we may make long-range plans for continuing programs there. One of our activities in addition to nursery school work at the Chapel last summer was a very popular

series of educational movies on Saturday mornings. Mr. Liggett is now in process of setting up an afternoon and weekend program of activities for primary school children in the neighborhood. A long-term permit would enhance planning for such programs, as well as for the nursery school itself.

The request for a continuing permit for religious activities as well as community service programs at the Chapel is designed to leave the door open for possible evening programs there some time in the future. It should be noted that all activities at the Peahi Chapel, under the auspices of the Maui Zendo, have been of a secular, non-denominational nature to date. No formal religion is taught at the Peahi Nursery School.

As a further point of information, the sponsoring agency, the Maui Zendo of the Diamond Sangha, Inc., is now in its fifth year as a Zen Buddhist training center. It serves up to 12 residents, and about 20 additional community members who come to the center at least weekly for meetings. Its program consists of meditation, lectures, personal interviews, and weekend retreats. A work schedule involving gardening, cooking and house maintenance is maintained on a daily basis.

We enclose with this application a petition signed by Peahi Nursery School parents for a renewal of permit, and photographs showing the renovated building, the landscaping of the grounds, and some of the nursery school activities. Please advise us what other information we may supply, and how otherwise we may further this application.

Respectfully submitted,

Robert Aitken

Robert Aitken, Director
Maui Zendo of the
Diamond Sangha, Inc.

Peahi Nursery School Association
R.R. 1 Box 629
Haiku, Hawaii 96708

Planning Commission
County of Maui

Dear Sirs,

We, the parents and members of the Peahi Nursery School Association, do wish to express our wholehearted support for the application of the Maui Zendo for an extension of the zoning variance by which the Peahi Nursery School is able to function. The school is performing a very important and much needed community service. We urge you to consider favorably their application for an extension of at least five years.

Sincerely Yours,

| Name | Address |
|---|---|
| 1. Jessica George | P.O. Box 1301, Lahaina |
| 2. Molly Hagen | Rt 1 Box 631, Haiku |
| 3. Linda B Hunter | R.R. 1 Box 569 Makawao |
| 4. Katharine Pique | Haiku, Hi |
| 5. Paul Beggs | R.R. 1, Box 13, Haiku |
| 6. Pat Lahr | P.O. Box 412 Paia |
| 7. Charles Lahr | " " |
| 8. Jane P Rohrer | RR1 Box 555 Makawao |
| 9. Gayle Breed | RR1 Box 555 Makawao |
| 10. Mary M. Johnson | P.O. Box 1450 Kahului |
| 11. [illegible] | PO Box 1450 KAHULUI |
| 12. Camille Leybe | RR1 Box 620 Haiku |
| 13. Emily Lawrence | RR1-Box 701 Haiku |
| 14. Tina Roripaugh | |
| 15. ——— (Mike | 37 Alaiki Pl. Makawao |

(over)

| Name | Address |
| --- | --- |
| 16. Sharon DeSilva | P.O. Box 852, Paia |
| 17. Julia Cleveland | S.R. 1, Box 137, Haiku |
| 18. Debra Grayson | RR 1 Box 21-E Makawao |
| 19. Lucy Dressler | RR1, Box 684, Haiku |
| 20. Sharon Scholl | |
| 21. Linda Flaskamper | RR1, Box 604, Haiku |

Peahi Nursery School Association

Planning Commision
County of Maui

Dear Sirs,

We, the parents and members of the Peahi Nursery School Assocaition, do wish to express our wholehearted support for the application of the Maui Zendo for an extension of the zoning variance by which the Peahi Nursery School is able to operate. The school is performing a very important and much needed community service. We urge you to consider favorably their application for an extension of the zoning variance of at least five years.

Sincerely Yours,

| Name | Address |
|---|---|
| 1. Gillian Brown | P.O. Box 313 Paia, home: Kuiaha |
| 2. Margaret Gilbert | P.O Box 1029, Paia |
| 3. Richard Grimes | P.O. Box 1029, Paia |
| 4. Sharmen Graydon | E. Kuiaha Rd., Haiku |
| 5. Deirdre Waller | R.R. 1 Box 130, Haiku |
| 6. Hugh Pack | R.R. 1 Box 684, Haiku |
| 7. Joujin Baz | R.R. 1 |
| 8. Andrea Saindon | Lae Place, Paia |
| 9. Gretchen Kerr | Lae Place, Paia |
| 10. ~~Jessica Gieseke~~ | |
| 11. Carole Kite | Kuau, Maui (P.O. Box 629 Paia) |
| 12. Deborah Merrado | P.O. Box 849, Paia |
| 13. ~~Patricia McLahr~~ Joe Liggett | RR1 Box 629 Haiku, Hi ~~P.O. Box 612 Paia~~ |
| 14. Patricia Curry | |
| 15. Jamie Grimes | P.O Box 43, Haiku |

STAFF REPORT February 6, 1974

TO: Maui Planning Commission

FROM: Planning Staff

Applicant: MR. ROBERT AITKEN, Director, MAUI ZENDO OF THE DIAMOND SANGHA, INC.

Location: Peahi, Maui

TMK: 2-8-5:71

Area: .6 acre

Zoning: State Agricultural District

Request: The applicant requests an extension of a Special Permit to continue operating the Peahi Nursery School.

COMMENTS:

1. The Special Permit request was approved by this Commission on January 14, 1971, and further approved by the State Land Use Commission on March 5, 1971, for a period of three years. The request was for the conversion of Peahi Chapel for the operation of religious and community service programs. In 1971, a supplementary program similar in nature to the Maui Zendo program was initiated. However, due to the very transient situation at the Peahi Chapel, the Maui Zendo leaders re-evaluated the situation and decided to provide a nursery school program, with appropriate approvals, to meet the needs of families residing in the area.

2. The nursery school has been in operation since December, 1972, and was fully certified by the Department of Social Services on September 1, 1973, for a period of one year. Presently, the school operates 4 days a week from 8 a.m. to 2 p.m. Twenty-one children between the ages of 2 to 5 are supervised by 2 teachers with a number of parent volunteers. According to Mr. Joseph Liggett, director/teacher of the nursery, there are plans to increase operation to 5 days and to lower the $35.00 monthly fee.

3. The structure has been appropriately renovated to suit the needs of the nursery school operation. Two major rooms are utilized for nursery activities. The remaining portion of the building (two bedrooms and a kitchen/dining area) are being utilized by Mr. Liggett and a Mr. Baz, the caretaker and maintenanceman. The subject property is fenced for safety and is pleasantly landscaped. Ample playground and open lawn areas are provided for outdoor activities. The parking area is situated outside of the fenced area and can accommodate approximately 8-10 cars.

4. The subject property is under a lease arrangement with the LDS Church for minimal consideration per year. Said agreement commenced September 17, 1970, and, according to the applicant, is still in effect.

5. In analyzing the request and after conducting a site investigation, it is staff's opinion that the present use is not a nuisance to the surrounding neighborhood, and that the nursery school is serving a valuable and desirable service to the community. With the apparent success and the desire to continue such service, and taking into consideration the welfare of the children and the wholehearted support of their parents, staff feels that the request should be limited to the operation of the nursery school. Staff has followed up on this matter and, as a result, received Mr. Aitken's verbal concurrence to revise the request to the operation of a nursery school only.

6. A petition from the parents and members of the Peahi School Association favoring the subject request was submitted along with the application. The Planning Department has not received any other letters of protest or approval as of this date.

RECOMMENDATION:

Staff recommends approval of the subject request with the following conditions:

1. That the use be limited to the operation of the nursery school.

2. That the use be limited to a period of 3 years, subject to further extension upon favorable review by the Maui Planning Commission.

3. That the DSS nursery school certification be maintained and updated as required.

4. That the permit not be transferrable to other owners or users of the property and/or buildings.

5. That all other State and County requirements be met.

RECEIVED
APR 7 1972
State of Hawaii
LAND USE COMMISSION

April 5, 1972

Mr. Robert Aitken, Director
Maui Zendo of the Diamond Sangha, Inc.
RR1, Box 220
Haiku, Maui 96708

Dear Mr. Aitken:

Re: Proposed conversion of the Peahi Chapel at TMK 2-8-05:71 from a facility for religious and community service programs to a formal Montessori nursery school.

Your letter, dated January 21, 1972, was referred to the State Land Use Commission for an opinion with regard to the existing conditions of special permit (SP 71-92) granted on March 5, 1971, for a period of three (3) years. The attached communication was received from Mr. Tatsuo Fujimoto, Executive Officer of the Land Use Commission.

With regard to the stipulation that the County of Maui adequately control the use, you are hereby informed that those existing conditions of the special permit (see attachments) continue to be binding. In addition, you are informed that the establishment of a nursery school is subject to approval by the State Department of Social Services and must be in compliance with all existing ordinances of the County of Maui.

Thank you for your cooperation in this matter. If additional information or clarification is required, please feel free to contact this office.

Very truly yours,

HOWARD K. NAKAMURA
Planning Director

ch

Encls.

March 22, 1972

Mr. Howard K. Nakamura
Planning Director
Planning Department
County of Maui
P. O. Box 1487
Kahului, Hawaii 96732

Dear Mr. Nakamura:

This is in reply to your letter of February 29, 1972, regarding the special permit issued to Maui Zendo of the Diamond Sangha, Inc.

Although the Land Use Commission did not fully explore the use of the property as a nursery school, we feel that since Maui Zendo did mention the possibility of establishing that use in their original application, a new special permit application will not be necessary, provided that the proposed nursery is to be the responsibility of the Maui Zendo and that if the County of Maui can adequately control the use under conditions #4, 5, and 6 of the special permit to Maui Zendo.

Should there be any questions on the above matter, please feel free to write us.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

3088



COUNTY OF MAUI
PLANNING DEPARTMENT
P. O. BOX 1487
KAHULUI, MAUI, HAWAII 96732



February 29, 1972



Mr. Tatsuo Fujimoto
Executive Officer
Land Use Commission
State of Hawaii
P. O. Box 2359
Honolulu, Hawaii 96804

Dear Mr. Fujimoto:

Re: Land Use Commission Special Permit (SP 71-92) by the Maui Zendo of the Diamond Sangha, Inc., to convert the existing Peahi Chapel as a supplementary facility for religious and community service programs within the State's Agricultural District on a 0.6 acre parcel at TMK 2-8-05:71.

The enclosed letter received January 21, 1972, indicates that the use of said chapel would change from a "supplementary facility for the religious and community service program of the Maui Zendo", i.e. (treatment and referral center, center for work, arts and crafts, education and recreation, and as a residence hall) to a residence and formal Montessori nursery school with the possibility of other community services being added. We would appreciate your comments with regard to the possible need for reapplication for a special permit.

Thank you for your cooperation. If additional information or clarification is required, please feel free to contact this office.

Very truly yours,

Howard K. Nakamura

HOWARD K. NAKAMURA
Planning Director

ch

Encl.

COPY FOR MR. NAKAMURA

DIAMOND SANGHA
Maui Zendo
R.R.1, Box 220
Haiku, HI 96708

I trust this change would be in order, so far as your department is concerned. Please note that "nursery school" is one of the possible uses listed in our Application for Special Permit last year. Aloha,

21 January 1972



Mr. Frederick Mau
The Church of Jesus Christ of
Latter-Day Saints
Haiku, HI 96708

Dear Mr. Mau:

The Peahi Chapel, which the Maui Zendo leases from the Church of Jesus Christ of Latter-Day Saints, is undergoing some changes which we wanted to let you know about.

As you will recall, our purpose in leasing the Peahi Chapel was to establish a community service institution whose program would serve social, educational and health needs of this area. From April until the end of last year, a family of young people occupied the building, brought it up to County standards as a dwelling, and established a garden.

With the closing of the Banana Patch community nearby, the social situation on this part of the island changed, and people who had been at the Patch, or who otherwise would have gone to the Patch, began flowing through the Chapel. The Chapel family found difficulty in holding any kind of schedule or program together. For a while, after completing the project of bringing the building to County standards, their community service project was serving these transients. It was too difficult for them to handle, however, for a number of reasons, and one by one the regular people began dropping away. I was finding it more and more my responsibility to supervise the program from half-a-mile away, and this was an unsatisfactory arrangement.

Finally, I sought, and found a family that would establish a community service program at the Chapel, and hold firm in the face of the many influences that had distracted the previous family. Sara and Nick Baz, with their three year old daughter, have now moved in with the intention of establishing a nursery school for perhaps 15 youngsters. Sara is a certified Montesssori teacher. They have been given all the equipment of the former Puunene Children's Home, and have a sponsor who will underwrite their preliminary expenses. They are in process of applying for the required permits from the Department of Social Services. We will also draw up what legal agreements our attorneys feel advisable in order to establish the school as a non-profit entity, probably under the wing of the Maui Zendo. For the time being, there will be no other program at the Peahi Chapel, though as Nick and Sara get better established, probably other modest services can be added.

Please call me at 572-8163 if you wish further information about these plans.

Cordially yours, Robert Aitken, Director

March 8, 1971



Maui Planning Commission
County of Maui
P. O. Box 1487
Kahului, Hawaii 96732

Attention: Mr. Howard Nakamura, Planning Director

Gentlemen:

At its meeting on March 5, 1971, the Land Use Commission voted to approve a special permit to Maui Zendo of the Diamond Sangha, Inc. (SP71-92) to convert the existing Peahi Chapel as a supplementary facility for religious and community service programs within the State's Agricultural District on a 0.6-acre area of TMK 2-8-05: parcel 71, subject to the conditions set forth by the Maui County Planning Commission and the added stipulation that the special permit be limited to a period of three (3) years.

Enclosed for your information is the staff report.

Very truly yours,

RAMON DURAN
Executive Officer

Enclosure: Staff Report

cc: Robert Aitken, Director, Maui Zendo
Maui Tax Administrator
Property Technical Office, Dept. of Tax.
Tax Maps Recorder, Dept. of Tax.

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

Maui Community College
Wailuku, Maui

Approved
JUL 1 1971

March 5, 1971 - 1 p.m.

Commissioners Present: Goro Inaba, Vice Chairman
Shelley Mark
Sunao Kido
Eddie Tangen
Leslie Wung
Tanji Yamamura
Stanley Sakahashi

Commissioner Absent: Alexander Napier

Staff Present: Ramon Duran, Executive Officer
Ah Sung Leong, Planner
Walton Hong, Deputy Attorney General
Jean Soma, Stenographer

Acting-Chairman Inaba called the meeting to order and swore in persons wishing to testify before the Commission.

HEARING

PETITION BY COUNTY OF MAUI, ET AL (A70-269) TO RECLASSIFY APPROXIMATELY 1.2 ACRES FROM AGRICULTURAL TO URBAN AT PUUOHALA, WAILUKU, MAUI

The Executive Officer, Mr. Duran, presented the staff report (see copy on file).

Maui Planning Director, Howard Nakamura, explained that the boundary amendment would allow the addition of only one house. Presently, the area contains only two dwellings and a County park. Mr. Nakamura also clarified that the additional house could be constructed on the large parcel without a subdivision.

Maui Planning Director, Howard Nakamura, stated that the cabins will be operated by the County Parks Department and that they will be sited in the woods above the ball field.

Upon further discussion, the following conditions were added to those contained in the staff recommendation:

1. that approval of the proposed cabin use from the State Land Board be obtained within a period of six months and

2. that construction be initiated within one year of approval by the Land Board.

Commissioner Yamamura's motion that the request be approved as recommended by the staff subject to the additional conditions was seconded by Commissioner Tangen and unanimously carried.

SPECIAL PERMIT APPLICATION BY MAUI ZENDO OF THE DIAMOND SANGHA, INC. (SP71-92) TO CONSTRUCT RELIGIOUS & COMMUNITY SERVICE PROGRAMS AT PEAHI, MAUI

Mr. Leong read the staff report recommending approval as conditioned by the County of Maui (see copy on file).

Commissioner Yamamura was excused from the proceedings since he owns property nearby. Commissioner Kido was advised by Mr. Hong that although his relatives own property about 3 miles away, there would not be a conflict of interest in his case since the matter is not one of boundary amendment.

Mrs. Ruplinger testified that her residence is situated directly across the road from the subject property.

In reply to a question by Commissioner Sakahashi, Mr. Leong stated that the matter of the health clinic was mentioned at the public hearing conducted by the County of Maui and that this would be related to the community service programs as proposed by the petitioner. This information was secured from the minutes of the public hearing held by the County.

Mr. Howard Nakamura elaborated that Dr. Ahren, who at that time was under contract to the Health Department to provide a

roving medical service, had appeared on behalf of the applicants and suggested the use of the chapel as a part-time health clinic. However, Dr. Ahren has since left the Health Department, and the status of the out-patient clinic program is unknown. Mr. Nakamura also believed that the Maui Zendo has leased the property from the Latter Day Saints on a monthly basis.

Under questioning by Commissioner Sakahashi, Mr. Nakamura stated that the proposed facility would provide for community activities such as arts and crafts in addition to religious activities.

Mr.Conrad Isecke, representing the petitioner, testified that theirs is a very rigorous program involving six hours of work and four hours of meditation a day. It may be compared to a monastery. The participants' average stay is about 1½ to 2 months, and the maximum number on the premises is 12 members.

Mrs. Ruplinger inquired whether there would be any supervision. Mr. Isecke replied that the Peahi Chapel will be directly supervised by a full-time resident of Maui Zendo who will maintain full control. He stated that the Maui Zendo is not connected in any way with the residents of Banana Patch.

Commissioner Tangen's motion to approve the special permit subject to the County's conditions and the additional condition that it be for a three-year period was seconded by Commissioner Wung and carried as follows:

Ayes: Commissioners Tangen, Mark, Kido, Wung, Sakahashi, and Inaba

Abstention: Commissioner Yamamura.

SPECIAL PERMIT APPLICATION BY ALFREDA WORST (SP71-94) TO ENCLOSE AN EXISTING LANAI TO BE USED AS A SITTING ROOM AND CONSTRUCT RESIDENCE FOR OWNER AT WAKIU, HANA, MAUI

Upon the Vice-Chairman's suggestion, the Executive Officer read a radiogram from Mr. Tanaka requesting that the action on this petition be deferred since he and other neighboring property owners do not have sufficient information on the use proposed by Mrs. Worst.

It was clarified by the staff that the public hearing on special permit applications are held by the County and that the legal ad would be published by the County.

STATE OF HAWAII

LAND USE COMMISSION

VOTE RECORD

ITEM SP71-92 - MAUI ZENDO OF THE DIAMOND SANGHA, INC.

DATE March 5, 1971

PLACE Maui Community College

TIME 1:00 p.m.

| | NAME | YES | NO | ABSTAIN | ABSENT |
|---|---|---|---|---|---|
| | ~~NAPIER, ALEXANDER~~ | | | | ✓ |
| M | TANGEN, EDDIE | ✓ | | | |
| | MARK, SHELLEY | ✓ | | | |
| | KIDO, SUNAO | ✓ | | | |
| S | WUNG, LESLIE | ✓ | | | |
| | SAKAHASHI, STANLEY | ✓ | | | |
| | YAMAMURA, TANJI | NAA | | ✓ | |
| | INABA, CORO | ✓ | | | |
| | | | | | |

COMMENTS:

Approval as per staff recommendation (subject to Maui County Planning Commission's conditions & that special permit be limited to a period of three years).

CERTIFICATE OF DISQUALIFICATION

March 5, 1971
Date

Pursuant to Chapter 84-14 Hawaii Revised Statutes, I believe I may possess or have acquired an interest as might reasonably tend to create a conflict with the public interest with respect to the proceedings of:

SP71-92 MAUI ZENDO OF THE DIAMOND SANGHA INC.

which is now pending before the State Land Use Commission. I, therefore, disqualify myself from participating in the deliberation of the above subject matter due to possible conflict of interest.

Tazuji Yamamura

9387

# UNIVERSITY OF HAWAII

Land Study Bureau

March 3, 1971



Mr. Ramon Duran
Executive Officer
Land Use Commission
P. O. Box 2359
Honolulu, HI 96804

Dear Mr. Duran

The following comments are in response to your notification of special permit application SP71-92:

SP71-92 Maui Zendo of the Diamond Sangha, Inc.
Peahi, Maui
Tax Map Key 2-8-05-71
Area: 0.604 acres

This special permit application seems only to formalize a use already in existence.

The lands in the area are predominantly in agricultural uses. Soils are deep, nonstony, well drained and dark reddish brown. Topography is gently sloping. The area is well suited for cropland or grazing uses. Rainfall is adequate to sustain most crops without irrigation.

Sincerely yours

Harold L. Baker

Harold L. Baker
Director

Safety Loan Building · Room 301 · 2065 South King Street · Honolulu, Hawaii 96814

STATE OF HAWAII
LAND USE COMMISSION

Maui Community College
Wailuku, Maui

March 5, 1971
1 p.m.

STAFF REPORT

SP71-92 - MAUI ZENDO OF THE DIAMOND SANGHA, INC.

A special permit application has been submitted by Robert Aitken, Chairman of the Maui Zendo of the Diamond Sangha, Inc., a non-profit religious organization, to convert the existing Peahi Chapel as a supplementary facility for religious and community service programs within the State's Agricultural District at Peahi, Makawao, Maui. The land is identified as parcel 71, TMK 2-8-05, comprising 0.6 acre.

The abandoned chapel and property fronts an unpaved portion of Makawao Avenue approximately 1 mile mauka of Hana Highway. Approximately 4 miles to the west is the Pauwela Urban District. With the exception of the chapel and a few dwellings nearby, the area is primarily characterized by pastures and vacant land. The Land Study Bureau designates the land as fair, or "C", for overall crop use. Slopes are less than 10 percent; rainfall ranges between 50 and 80 inches; soils are well suited for machine tillage; and the major existing uses for this land type are pineapple and pasture. The elevation is approximately 800 feet above sea level, and the basic utilities are available from Makawao Avenue.

Sent to Robert Aitken 3-3-71

According to the petitioner, the property will be used "as a treatment and referral center, as a center for work, arts and crafts, education, meditation, and recreation, and as a residence hall. The present program of the Maui Zendo reaches only those individuals who are willing to maintain a rigorous program of work and meditation. These are young people who have dropped out of the main stream of conventional society, and who wish to work out an alternative life-style that will be creative and productive".

At the public hearing held by the County on December 15, 1970, it was noted that:

1. The Peahi Chapel, owned by the Church of Jesus Christ of the Latter Day Saints, was rented to the petitioner on September 11, 1970. Establishment of the Maui Zendo was made possible through a grant from the Juliette M. Atherton Trust and from contributions.

2. The Maui Planning Director noted that the Maui Zendo organization has not caused any substantial problems. It has conformed to the County's Housing Code in terms of providing necessary sanitary facilities, room sizes, etc.

3. Mrs. Janet Murchison, Chairman of the Health & Physical Education Department, Baldwin High School, and Mr. Muneo Yamamoto, contractor, both support the request by Maui Zendo.

4. Dr. John Ahern of the State Health Department agreed with the petitioner that the building can be utilized as a health clinic to treat young transients with health problems. The area is presently being served on a weekly basis by jeep, and the primary concern right now is the treatment of communicable diseases.

5. The petitioner testified that the facility is not intended as a dormitory for students at the Maui Community College as initially proposed, although such students will not be turned away should they be interested in the Zendo program. Their rules against drugs and violence would apply. The petitioner further stated that they have no association with the residents in the nearby Banana Patch, although some of the present members formerly lived there.

County Recommendation

At its meeting on January 19, 1971, the Maui County Planning Commission voted unanimously to recommend approval of the special permit contingent on the following conditions:

"1. TIME LIMIT - The uses as proposed by the Maui Zendo be implemented within a period not to exceed six months.

"2. MAXIMUM NUMBER OF RESIDENTS - A maximum number of residents shall be established by the Planning Director following inspection of the buildings by the Health, Fire, Building, and Planning Departments, and shall be based on all applicable codes relative to occupancy, including the Housing Code.

"3. ALTERATIONS AND RENOVATIONS - All alterations and renovations shall be made according to plans approved by the Health, Fire, Building and Planning Departments.

"4. PUBLIC NUISANCE - It is stated as part of the Rental Agreement with THE HAWAII MISSION OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS that the Maui Zendo 'agrees to maintain the property in reasonably good condition and further agrees

to use the property for non-profit community services and will not engage in any activity that would be considered a nuisance within the neighborhood.' Therefore, in the event that this property or its buildings become substandard or that the activities become a nuisance within the community, the Special Permit shall be revoked by the County of Maui.

"5. REQUIRES PARKING - In accordance with Ordinance No. 598, 'Parking Ordinance' the following requirements are stipulated:

1. LODGING HOUSE - One parking space for every 2 lodging rooms.
2. CHURCH - One parking space for every 100 square feet of floor area of building.

"It has been noted that the existing chapel building contains at least 1,200 square feet in floor area thus indicating that paved parking for 12 cars would be required, but because religious activities are not the primary proposed use, the parking requirement shall be changed as follows:

a. One parking stall will be required for every two residents allowed under

Condition No. 2 (MAXIMUM NUMBER OF RESIDENTS).

b. Parking shall be paved in the event that a long term lease is ever consummated.

"6. RESPONSIBILITY - The use granted under special permit and the above requirements or conditions thereof shall be the sole responsibility of Maui Zendo of the Diamond Sangha, Inc. and the special permit or any part thereof shall be construed as non-transferrable to other owners or users of the property and/or buildings."

An evaluation of this request finds that it is generally in conformance with the guidelines established by the Land Use District Rules and Regulations for determining an "unusual and reasonable use". However, because of the nature of the proposed use, we would not be able to foresee to what degree surrounding property would be affected, if at all, until the use is actually established. The staff therefore recommends approval of this request as conditioned by the Maui County Planning Commission with the added stipulation that the special permit be limited to a period of three years.

Rec. MAR. 5, 1971

September 11, 1970

RENTAL AGREEMENT

RE: Peahi Chapel
TMK 2-8-05-71

THE HAWAII MISSION OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, First Party, hereby agrees to rent to MAUI ZENDO OF THE DIAMOND SANGHA, with headquarters c/o Mr. Robert Aitken, Director, RR 1, Box 220, Haiku, Maui, Hawaii 96708, Second Party, that church building and adjacent grounds owned by the First Party and located at Peahi, Maui, State of Hawaii, for the consideration of $1.00 per year.

SECOND PARTY, agrees to maintain the property in reasonably good condition and will be responsible for repairs, refurbishing, or whatever else is necessary to make the building and grounds habitable for their use.

SECOND PARTY further agrees to use the property for non-profit community services and will not engage in any activity that would be considered a nuisance within the neighborhood.

SECOND PARTY will hold FIRST PARTY free and clear of any liability, claims, taxes, or assessments which might be levied against FIRST PARTY as a result of this activity, use, negligence, or inferred use of the property by the SECOND PARTY.

SECOND PARTY agrees to give up possession of the premises upon 30 days notice by the FIRST PARTY. Such notice can be given at SECOND PARTY'S above mentioned address.

Signed this 17 Day of Sept 1970.

HAWAII MISSION OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, FIRST PARTY,

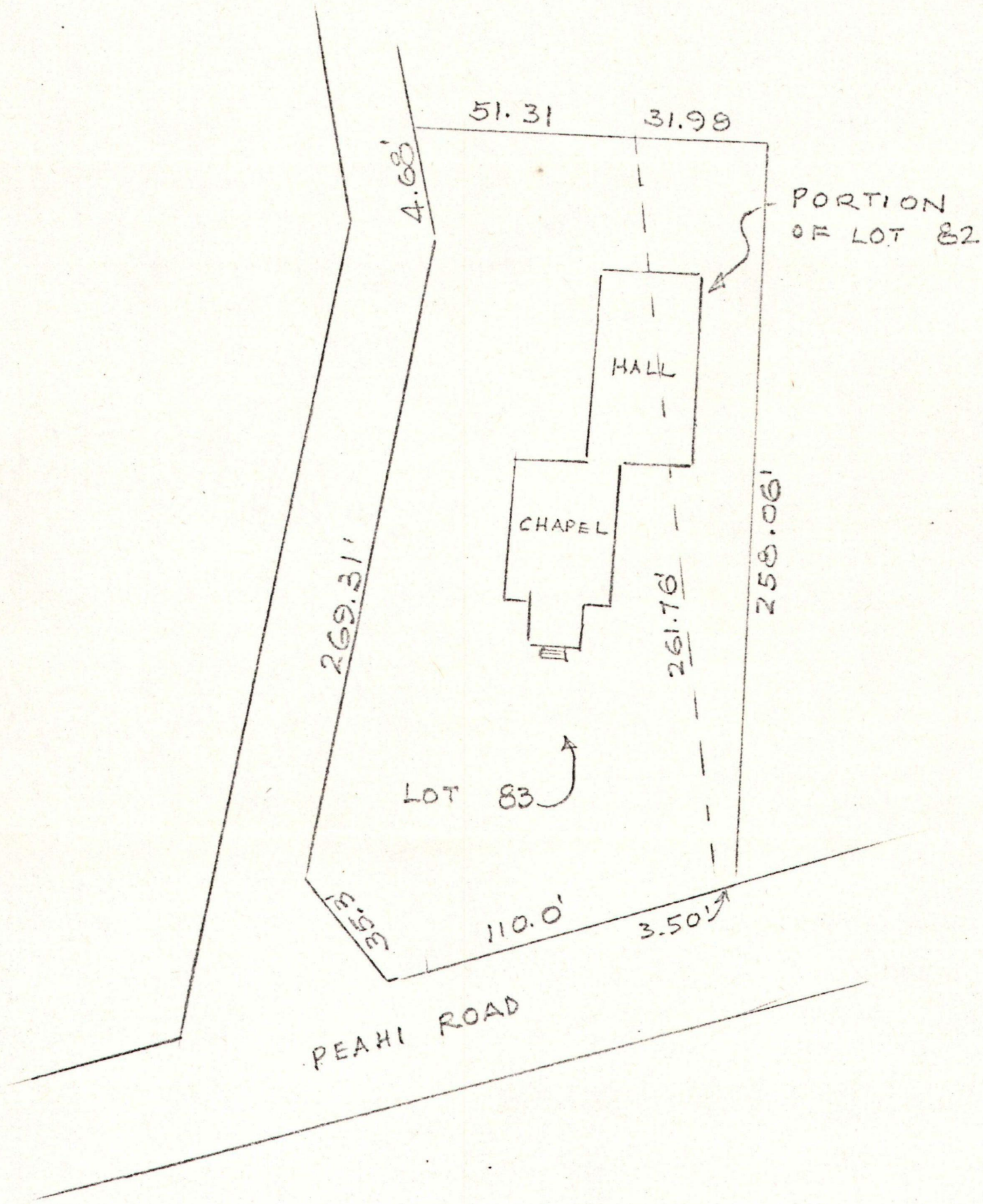
by Kenneth N. Gardner
Kenneth N. Gardner, Mission President

MAUI ZENDO OF THE DIAMOND SANGHA

by Robert Aitken
Robert Aitken, Director

PEAHI

2-8-05 -71



STATE OF HAWAII
LAND USE COMMISSION
P. O. BOX 2359
HONOLULU, HAWAII 96804

February 25, 1971

NOTIFICATION OF SPECIAL PERMIT APPLICATION

SP71-92 - MAUI ZENDO OF THE DIAMOND SANGHA, INC.

Please be advised that a special permit application has been filed by the Maui Zendo of the Diamond Sangha, Inc. with the Land Use Commission to convert the Peahi Chapel as a supplementary facility for the religious and community service programs within the Agricultural District on a 0.604-acre area described as parcel 71, TMK 2-8-05. This property is generally located at Peahi, Maui. The Maui County Planning Commission approved this request on January 19, 1971.

An action meeting on this application is scheduled for March 5, 1971, on Maui.

We would appreciate any written comments for or against this request, or you or your agent may appear at the meeting. Please do not hesitate to call this matter to the attention of other interested parties.

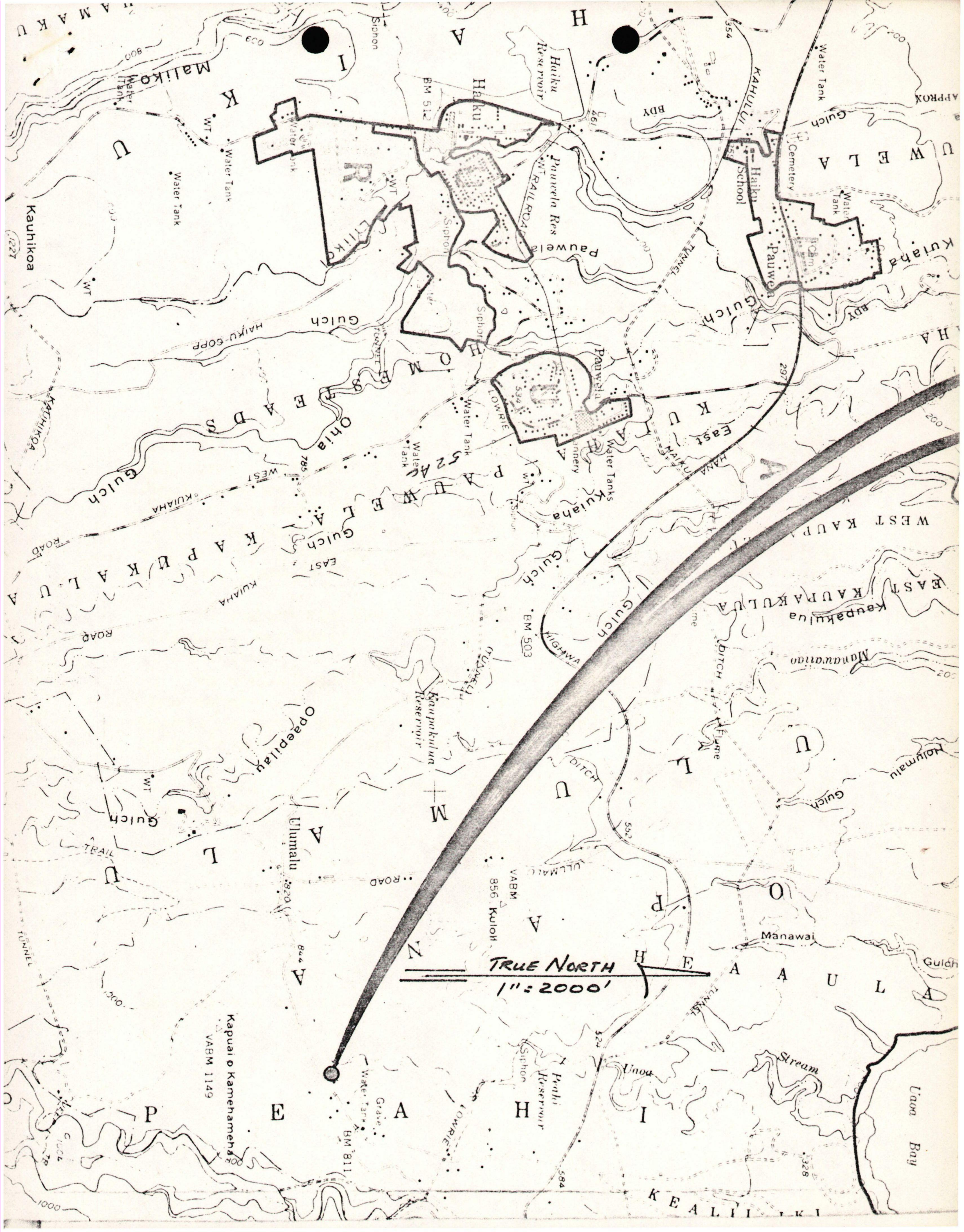
Should you desire additional information, feel free to contact this office.

Very truly yours,

Ramon Duran

RAMON DURAN
Executive Officer

Enclosure - Map


TRUE NORTH
1" = 2000'
52 Ac
Uaoa Bay
Stream
Peahi Reservoir
LOWRIE
Siphon
TUNNEL
BM 811
Grave
Water Tank
Kapuai o Kamehameha
VABM 1149
P E A H I
H E A L A U L U
O P A N A
U L U M A L U
Manawai
Kuloh
VABM 856
ROAD
ULUMALU
Ulumalu
Gulch
Holumalu
Flume
DITCH
Kaupakulua Reservoir
Opaepilau
Manawaiiao
Kaupakulua
EAST KAUPAKULUA
WEST KAUPA
HIGHWAY
BM 503
EAST KUIAHA
KAPUKALUA
PAUWELA
WEST KUIAHA
Kuiaha
Water Tanks
Cannery
HANA
East
KUIAHA
Water Tank
Ohia
HOMESTEADS
Pauwela
Siphon
Haiku-COPP
Kauhikoa
Kuiaha
Pauwela
Pauwela Res
RAILROAD
Lilikoi
Cemetery
Haiku School
UWELA
Gulch
APPROX
BDY
KAHULUI
Haiku Reservoir
Haiku
BM 512
Maliko
HAIKU
HAMAKU
Water Tank
WT

↓ 1/2 MI. TO BANANA PATCH

9385

JOHN A. BURNS
GOVERNOR

FUJIO MATSUDA
DIRECTOR

E. ALVEY WRIGHT
DEPUTY DIRECTOR

LAWRENCE F. O. CHUN
DEPUTY DIRECTOR

STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813

IN REPLY REFER TO:

PMN 7.1373

March 2, 1971

RECEIVED
MAR 3 1971
State of Hawaii
LAND USE COMMISSION

Land Use Commission
P. O. Box 2359
Honolulu, Hawaii 96804

Gentlemen:

We have no comments for or against the applications appearing on your agenda of March 5, 1971.

Thank you forthe opportunity to review the applications.

Very truly yours,

Paul H. Arizumi

PAUL H. ARIZUMI
Property Management Officer

SP 71-92

JOHN A. BURNS
GOVERNOR

RALPH W. KONDO
DIRECTOR OF TAXATION

# DEPARTMENT OF TAXATION

STATE OF HAWAII

February 26, 1971

RECEIVED
MAR 3 1971
State of Hawaii
LAND USE COMMISSION

Mr. Ramon Duran, Executive Officer
State Land Use Commission
P. O. Box 2359
Honolulu, Hi 96804

SPECIAL PERMIT APPLICATION, MAUI ZENDO OF
THE DIAMOND SANGHA, INC. TMK 2-8-05-071

The following is a list of owners and addresses requested per your letter dated February 22, 1971.

| Tax Map Key | Owners | Address |
|---|---|---|
| 2-8-01-030 | Janet K. Akau | RR1 Box 525, Kula Hi 96790 |
| 031 | Edward Marques & wf Helen S | RR 163, Haiku Hi 96708 |
| 071 | Yoshimi Hata & wf Sanae | RR 1 Box 154, Haiku Hi 96708 |
| 2-8-05-010 | James K. Akina & wf Joan I. B. | P. O. Box 10152, Honolulu, Hi 96816 |
| 011 | Ruplinger, Bernard M & wf H. L. | Rt 1 Box 305, Haiku, Hi 96708 |
| 072 | Gideon K. Bright | Box 737, Lahaina, Hi 96761 |
| 096 | Aya Fujisawa; Hisao Fujisawa; Hiroshi Fujisawa | P. O. Box 521, Haiku, Hi (Mail to Aya Fujisawa etal) |

ISAO SATO
District Tax Administrator
Maui District Office

By Henry T. S. Lau
HENRY T. S. LAU
Property Assessment Supervisor

HTSL:ss

February 22, 1971

Mr. Henry Lau
Real Property Assessor
State Department of Taxation
P. O. Box 1169
Wailuku, Maui, HI 96793

Dear Mr. Lau:

The Land Use Commission is in receipt of a special permit application filed by the Maui Zendo of the Diamond Sangha, Inc. to convert the Peahi Chapel as a supplementary facility for religious and community service programs within the Agricultural District on a 0.604-acre area, identifiable as parcel 71, TMK 2-8-05.

An action meeting on this application is scheduled for March 5, 1971, on Maui.

In order to inform all persons concerned, we would appreciate your sending the Land Use Commission the address of the person(s) being assessed for taxes on the following Tax Map Key parcels:

2-8-01: 30, 31, and 71.
2-8-05: 10, 11, 72, and 96.

Should you desire additional information, feel free to contact this office.

Very truly yours,

RAMON DURAN
Executive Officer

2-8-01: 30 - Janet K. Akau
R. R. 1, Box 525
Kula, Maui 96790

31 - Edward Marques
R.R. 163
Haiku, Maui 96708

71 - Yoshimi Hata
R. R. 1, Box 154
Haiku, Maui 96708

2-8-05: 10 - James K. Akina
P. O. Box 10152
Honolulu, Hawaii 96816

11 - Bernard M. Ruplinger
Rte 1, Box 305
Haiku, Maui 96708

72 - Gideon K. Bright
Box 737
Lahaina, Maui 96761

96 - Aya Fujisawa, et al
P. O. Box 521
Haiku, Maui 96708

mailed form letters 3-3-71 9:00 a.m.

STATE OF HAWAII
LAND USE COMMISSION
P. O. BOX 2359
HONOLULU, HAWAII 96804

February 25, 1971

NOTIFICATION OF SPECIAL PERMIT APPLICATION

SP71-92 - MAUI ZENDO OF THE DIAMOND SANGHA, INC.

Please be advised that a special permit application has been filed by the Maui Zendo of the Diamond Sangha, Inc. with the Land Use Commission to convert the Peahi Chapel as a supplementary facility for the religious and community service programs within the Agricultural District on a 0.604-acre area described as parcel 71, TMK 2-8-05. This property is generally located at Peahi, Maui. The Maui County Planning Commission approved this request on January 19, 1971.

An action meeting on this application is scheduled for March 5, 1971, on Maui.

We would appreciate any written comments for or against this request, or you or your agent may appear at the meeting. Please do not hesitate to call this matter to the attention of other interested parties.

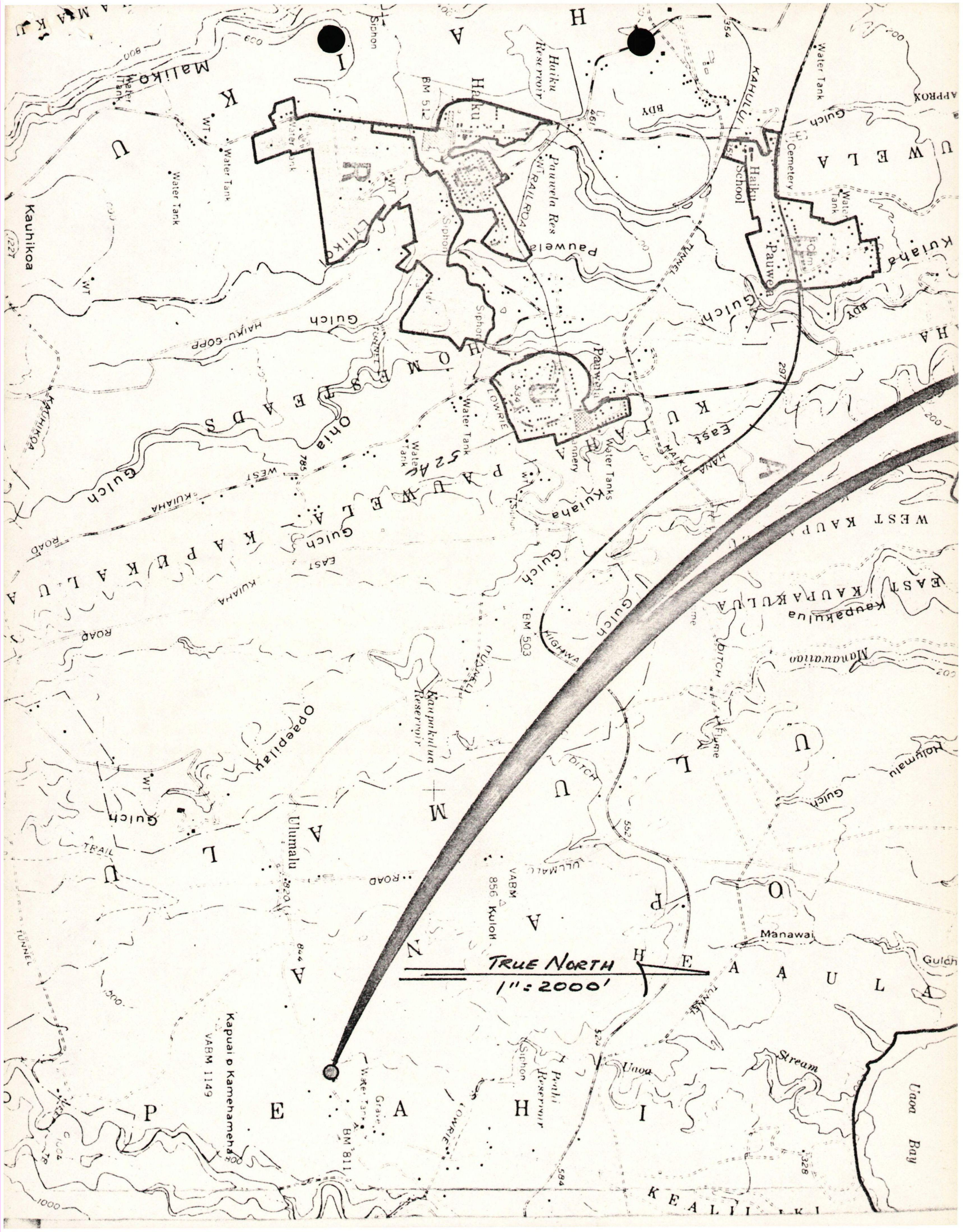
Should you desire additional information, feel free to contact this office.

Very truly yours,

Ramon Duran

RAMON DURAN
Executive Officer

Enclosure - Map


TRUE NORTH
1" = 2000'
Haiku
Haiku Reservoir
Pauwela Res
Pauwela
Pauwela Cemetery
Haiku School
Kuiaha
Kuiaha Gulch
Kauhikoa
Kauhikoa Gulch
Ohia Gulch
Kapukaulua Gulch
Kapukaulua Reservoir
Opaepilau Gulch
Ulumalu
Ulumalu Gulch
Kuloa
Manawai
Manawai Gulch
Uaoa
Uaoa Stream
Uaoa Bay
Pohakea Reservoir
Kapuaiokamehameha
VABM 1149
VABM 856
Water Tank
Siphon
Water Tanks
Cannery
Grave
Cemetery
Farm
Flume
Ditch
Tunnel
Trail
Road
Highway
Lowrie
Kaupakulua
Kaupakulua Road
East Kaupakulua
West Kaupakulua
Haiku-Goff
Kaupakulua Road
Kuiaha Road
Kealiikki

February 26, 1971

Mr. Robert Aitken, Director
Maui Zendo of the Diamond Sangha, Inc.
R. R. 1, Box 220
Haiku, Hawaii 96708

Dear Mr. Aitken:

The Land Use Commission next meets at 1 p.m., in the Maui Community College, Lecture Hall No. 10-A, Science Building, 310 Kaahumanu Avenue, Wailuku, Maui, on March 5, 1971.

At that time your application for a special permit (SP71-92) to convert the Peahi Chapel as a supplementary facility for religious and community service programs at Peahi, Maui, will be heard. If a deferral is necessary, notify the Land Use Commission any time before the matter is called for consideration by the Commission at the meeting. The Commission will evaluate the reasons and consider the request for a deferral.

Although there is no requirement for you to be present, should you wish to attend, please feel free to do so.

Very truly yours,

RAMON DURAN
Executive Officer

Enclosure - Agenda

D R A F T ASL ✓

STATE OF HAWAII
LAND USE COMMISSION
P. O. BOX 2359
HONOLULU, HAWAII 96804

NOTIFICATION OF SPECIAL PERMIT APPLICATION

SP71-92 - MAUI ZENDO OF THE DIAMOND SANGHA, INC.

Please be advised that a special permit application has been filed by the Maui Zendo of the Diamond Sangha, Inc. with the Land Use Commission to ~~construct~~ convert the Peahi Chapel as a supplementary facility for religious and community service programs within the Agricultural District on a 0.604-acre area ~~generally located at Peahi, Maui~~ described as parcel 71, TMK 2-8-05. This property is generally located at Peahi, Maui. The Maui County Planning Commission approved this request on January 19, 1971.

An action meeting on this application is tentatively scheduled for March 5, 1971, on Maui.

We would appreciate any written comments for or against this request, or you or your agent may appear at the ~~meeting~~ meeting. Please do not hesitate to call this matter to the attention of other ~~interested~~ interested parties.

Should you desire additional information, feel free to contact this office.

Very truly yours,

RAMON DURAN
Executive Officer

Enclosure: Map

9229



COUNTY OF MAUI
PLANNING DEPARTMENT
P. O. BOX 1487
KAHULUI, MAUI, HAWAII 96732



January 28, 1971

SP71-92

RECEIVED
FEB 2 1971
State of Hawaii
LAND USE COMMISSION

Mr. Ramon Duran
Executive Officer
Land Use Commission
State of Hawaii
P.O. Box 2359
Honolulu, Hawaii

Dear Mr. Duran:

The Maui County Planning Commission at its meeting of January 19, 1971, voted unanimously to recommend approval of the application for special use permit filed by the Maui Zendo of the Diamond Sangha, Inc. to construct religious and community service programs within the State Agricultural District at Peahi, Maui.

The recommendation for approval is contingent upon the following:

1. TIME LIMIT - The uses as proposed by the Maui Zendo be implemented within a period not to exceed six months.

2. MAXIMUM NUMBER OF RESIDENTS - A maximum number of residents shall be established by the Planning Director following inspection of the buildings by the Health, Fire, Building, and Planning Departments, and shall be based on all applicable codes relative to occupancy, including the Housing Code.

3. ALTERATIONS AND RENOVATIONS - All alterations and renovations shall be made according to plans approved by the Health, Fire, Building and Planning Departments.

4. PUBLIC NUISANCE - It is stated as part of the Rental Agreement with THE HAWAII MISSION OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS that the Maui Zendo "agrees to maintain the property in reasonably good condition and further agrees to use the property for non-profit community services and will not engage in any activity that would be considered a nuisance within the neighborhood." Therefore, in the event that this property or its

buildings become substandard or that the activities become a nuisance within the community, the Special Permit shall be revoked by the County of Maui.

5. REQUIRES PARKING - In accordance with Ordinance No. 598, "Parking Ordinance" the following requirements are stipulated:

1. LODGING HOUSE - One parking space for every 2 lodging rooms.

2. CHURCH - One parking space for every 100 square feet of floor area of building.

It has been noted that the existing chapel building contains at least 1,200 square feet in floor area thus indicating that paved parking for 12 cars would be required, but because religious activities are not the primary proposed use, the parking requirement shall be changed as follows:

a. One parking stall will be required for every two residents allowed under Condition No. 2 (MAXIMUM NUMBER OF RESIDENTS).

b. Parking shall be paved in the event that a long term lease is ever consummated.

6. RESPONSIBILITY - The use granted under special permit and the above requirements or conditions thereof shall be the sole responsibility of Maui Zendo of the Diamond Sangha, Inc. and the special permit or any part thereof shall be construed as non-transferrable to other owners or users of the property and/or buildings.

Attached for your review are the following:

1. Application filed by Mr. Robert Aitken on behalf of the Maui Zendo of the Diamond Sangha, Inc.

2. Supplementary report (November 10, 1970) further describing activities of the Maui Zendo.

3. Notice of public hearing.

4. Transcript of the public hearing.

5. Staff report regarding this matter.

Should you have any questions, please feel free to contact us at any time.

Yours very truly,

Howard K. Nakamura

HOWARD K. NAKAMURA
Planning Director

Encls.

COUNTY OF MAUI
PLANNING DEPARTMENT
P. O. BOX 1487
KAHULUI, MAUI, HAWAII 96732



RECEIVED
FEB 2 1971
State of Hawaii
LAND USE COMMISSION

January 14, 1971

STAFF REPORT

TO: Maui County Planning Commission

SUBJECT: Request by the Maui Zendo of the Diamond Sangha, Inc. for a special use permit to renovate and convert the Peahi Chapel of the Church of Jesus Christ of Latter Day Saints to a supplementary facility for religious and community service programs.

DATA:

1. LOCATION: Peahi, Maui, Hawaii
   TMK 2-8-05:71

2. ZONE: State Agriculture

3. PROPOSED USE: Live-in facility for work, community service, and religious activities

4. TOTAL AREA: 0.604 acres

COMMENTS:

1. The existing Church is a non-conforming use within the Agriculture District.

2. The proposed use will be centered around gardening, permanent housing for a predetermined number of residents plus community service and religious activities.

3. It was brought out in the Public Hearing on December 9th that this parcel is located in close proximity to both the existing Maui Zendo Center and the Banana Patch; and, therefore, it could be used as a public health clinic and as a center for dealing with the problems of transient youth.

4. Under the proposed usage, religious functions would be a relatively minor part of the program and the major emphasis would be placed on work (gardening) and community services as follows:

   a) Providing a place for those who seek a work centered communal way of life. It was brought out in the Public Hearing that the proposed facility would not function as a dormitory for M.C.C.

   b) The program would be work oriented consisting of house maintenance, gardening, crafts, and assistance with Zendo activities.

   c) Additional activities and uses are proposed in the future:

      1. Public Health Clinic
      2. Nursery School
      3. A place for public lectures, classes in arts and crafts, and generally as a place where young people come to talk and possibly to get assistance with personal problems.

RECOMMENDATIONS:

The staff recommends approval of the special permit as an "Unusual and Reasonable" use based on the Special Permits Section 2.24 of the State Land Use Regulations, Part II. It is further recommended that the special permit be subject to the following conditions:

1. TIME LIMIT - The uses as proposed by the Maui Zendo be implemented within a period not to exceed six months.

2. MAXIMUM NUMBER OF RESIDENTS - A maximum number of residents shall be established by the Planning Director following inspection of the buildings by the Health, Fire, Building, and Planning Departments, and shall be based on all applicable codes relative to occupancy, including the Housing Code.

3. ALTERATIONS AND RENOVATIONS - All alterations and renovations shall be made according to plans approved by the Health, Fire, Building and Planning Departments.

4. PUBLIC NUISANCE - It is stated as part of the Rental Agreement with THE HAWAII MISSION OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS that the Maui Zendo "agrees to maintain the property in reasonably good condition and further agrees to use the property for non-profit community services and will not engage in any activity that would be considered a nuisance within the neighborhood." Therefore, in the event that this property or its buildings become substandard or that the activities become a nuisance within the community, the Special Permit shall be revoked by the County of Maui.

5. REQUIRES PARKING - In accordance with Ordinance No. 598, "Parking Ordinance" the following requirements are stipulated:

   1. LODGING HOUSE - One parking space for every 2- lodging rooms.

   2. CHURCH - One parking space for every 100 square feet of floor area of building.

It has been noted that the existing chapel building contains at least 1,200 square feet in floor area thus indicating that paved parking for 12 cars would be required, but because religious activities are not the primary proposed use, the parking requirement shall be changed as follows:

One paved parking stall will be required for every two residents allowed under Condition No. 2 (MAXIMUM NUMBER OF RESIDENTS).

6. RESPONSIBILITY - The use granted under special permit and the above requirements or conditions thereof shall be the sole responsibility of Maui Zendo of the Diamond Sangha, Inc. and the special permit or any part thereof shall be construed as non-transferrable to other owners or users of the property and/or buildings.

NOTICE OF PUBLIC HEARING
SPECIAL USE PERMIT

NOTICE IS HEREBY GIVEN of a public hearing to be held by the County of Maui Planning Commission on Tuesday, December 15, 1970, in the Chambers of the Council, County Building, Wailuku, Maui, Hawaii, at 1:30 p.m. or as soon thereafter as those interested may be heard to consider the following requests for SPECIAL USE PERMIT under the provisions of SECTION 205-6 OF THE HAWAII REVISED STATUTES:

1. PEAHI, MAUI
   To renovate and convert the Peahi Chapel of the Church of Jesus Christ of the Latter Day Saints to a supplementary facility for religious and community service program of the Maui Zendo of the Diamond Sangha, Inc., TMK 2-8-05:71
   Applicant: Maui Zendo of the Diamond Sangha, Inc., by Robert Aitken, Director.
   Area: 0.604 acre.

2. KEOKEA, MAUI
   Construction of vacation cabins for overnight use adjacent to the existing Keokea Baseball Park, TMK 2-2-04:34
   Applicant: County of Maui by Clarence H. Yoshioka, Director, Department of Parks & Recreation
   Area: 2.53 acres ±

Sketches showing the general location are on file in the office of the County of Maui Planning Department at Naska, Kahului, Maui, Hawaii, and is open to the public for inspection during office hours.

All testimonies regarding the SPECIAL USE PERMITS should be filed in writing to said Commission, P.O. Box 1487, Kahului, Maui, Hawaii, before the date of the public hearing or presented in person at the time of the public hearing.

MAUI PLANNING DEPARTMENT
By Howard K. Nakamura
Planning Director

(MN-- November 23, 1970)

cc Mr. Aitken
cc Mr. Yoshioka
cc Mayor Cravalho
cc Mr. Ramon Duran
cc Mr. John Fernandez
cc Kula Community Association

DIAMOND SANGHA
Maui Zendo
R.R.1, Box 220
Haiku, HI 96708

Nov. 10, ~~Aug. 9~~, 1970

NARRATIVE REPORT

The Maui Zendo of the Diamond Sangha, Inc., is a Zen Buddhist community, located in the ranch country of East Maui. It is designed to serve the young people in American counter culture who have dropped out of conventional society and settled on Maui, as their brothers and sisters have settled in Santa Fe, Grants Pass, Mendocino, and elsewhere on the Mainland.

Program of the Maui Zendo consists of manual labor and meditation. The work involves carpentry, gardening and housekeeping; the meditation is conventional Zen Buddhist training. The schedule, given in detail on the inside cover of the enclosed brochure, runs from 5:00 A.M. to 9:00 P.M. daily except Wednesday.

Population is limited to 12 at any one time, by arrangement with the Maui County Planning Commission. We have exceeded this number in emergencies from time to time, but generally have between 10 and 12 people in residence. All members contribute $12.50 per week for room and board if they have it. If they do not, they are carried without charge

Four residents are senior members: Katsuki Sekida, Japanese advisor to the group; Robert Aitken, chairman; Anne Airken, secretary; and Brian Baron, treasurer.

Mr. Sekida, a lifetime student of Zen, was granted permanent residence in the United States on the basis of his cultural contributions to this country in his work with the Diamond Sangha of Honolulu. He devotes his time to the preparation of essays for the Diamond Sangha newsletter, to the leadership of our meetings and to informal counseling.

Mr. Aitken is an educator and social worker who founded the Diamond Sangha with his wife in 1959. He serves as director of the community and as editor of its newsletter.

Mr. Aitken is also a former educator and social worker. She is in charge of office work and housekeeping at the Maui Zendo.

Brian Baron is a graduate in philosophy from the University of Hawaii and has been an active member of the Diamond Sangha for many years. He serves as foreman of the work program.

Younger members, men and women, have lived at the Maui Zendo for periods varying from a week to fifteen months. About 200 people stayed overnight or longer from July 1, 1969 (when the Maui Zendo was established) to June 30, 1970, and the rate is now about 20 people per month passing through.

Since July 1, 1969, the residents have completed the following work projects:

1. Annexes to house Mr. Sekida and Mr. and Mrs. Aitken, a library, a study, and a covered walkway connecting these buildings to the main house.
2. A second story, five-man dormitory.
3. Relocation and additions to toilet, shower, washroom facilities.
4. Demolition of a large, two-story store in Kahului for lumber to be used in future building projects.
5. Paving of the breezeway beneath the dormitory, between the main house and the new wash house, laid with river stones gathered by the members.
6. A garden with 2,500 square feet planted and producing something for almost every meal, fenced with bamboo and eucalyptus posts.
7. A large verandah, using materials salvaged from the old store, with natural eucalyptus posts for beams. Plastic roofing was our only dollar expense, besides nails and strapping.

Future projects include a garage, again using used materials on hand, and a new chapel, constructed as a dome, 46½ feet in diameter, behind the present building. The present meditation room would then be converted into a studio for arts and crafts. We intend also to enlarge the garden to 10,000 square feet, in gradual increments.

It is our impression that young people of the counter culture reach a point where they become anxious to apply their ideas about gardening, building and crafts. They seek a way to regulate their lives and to become productive, but they wish to maintain a non-competitive position in society. The Maui Zendo seems to meet the needs of those who wish to combine such personal development with training in meditation.

We feel that an additional community, to be work-centered, with religion a voluntary and peripheral aspect, would round out the total program of the Maui Zendo and reach many who are not primarily interested in Zen. Accordingly, we have leased a nearby building from the Morman Church and are in process of obtaining permission from the State Iand Use Commission to use it as a community house for 12 people, and to schedule crafts and work activities for them in conjunction with the Zendo program. This group would be free to join our meditation program on a voluntary basis. It would be led by a Maui Zendo resident, and similar rules (e.g., no dope) would apply.

In addition to these programs in the Peahi area of Maui, we participate with other groups in community organization. We have had a series of meetings with the Department of Health regarding a possible midwifery project, ending with a compromise agreement with Maui Memorial Hsopital to admit husbands to the delivery room. We speak to community groups and schools about our program once or twice a month. We have formed a Community Advisory Committee consisting of a doctor, a psychologist, a public health nurse, an attorney and a business man for consultations in matters of public relations and program. We maintain close relationships with government agencies and with other communities, and are often able to make productive referrals.

MAUI PLANNING COMMISSION
PUBLIC HEARING
TUESDAY, DECEMBER 15, 1970

LAND USE COMMISSION
SPECIAL USE PERMIT

Application No. 45

The public hearing on the following request for Special Use Permit under provisions of SECTION 98H-6, REVISED LAWS OF HAWAII, 1955, 1961 SUPPLEMENT, AS AMENDED BY ACT 205, SESSION LAWS OF HAWAII 1963, was opened by Chairman Yoshikazu Matsui in the Chambers of the Council, County of Maui, Wailuku, Maui, Hawaii, on Tuesday, December 15, 1970, at 1:30 p.m.

A quorum of the Commission was in attendance (see record of attendance).

PEAHI, MAUI
To renovate and convert the Peahi Chapel of the Church of Jesus Christ of the Latter Day Saints to a supplementary facility for religious and community service program of the Maui Zendo of the Diamond Sangha, Inc., TMK 2-8-05:71.
Applicant: Maui Zendo of the Diamond Sangha, Inc., by Robert Aitken, Director
Area: 0.604 acre

The Director read the Notice of Public Hearing along with the request by the County of Maui, a copy of which is annexed and made a part hereof, with Affidavit of Publication published and circulated in the County of Maui, being the County in which said Commission is located on November 23, 1970.

The Director asked Planner Christopher Hart to explain the request for Special Use Permit by the Maui Zendo of the Diamond Sangha, Inc.

Mr. Hart stated that on September 11, 1970, the Hawaiian Mission of the Church of Jesus Christ of the Latter Day Saints agreed to rent an existing chapel and church hall located in Peahi to the Maui Zendo of the Diamond Sangha, Inc. The size of this lot is 0.604 acre. The purpose of the use of this facility for the Maui Zendo would be of a supplementary use, to supplement an already established headquarters in Haiku which is a religious type facility. The purpose of this would be to provide religious functions, which would be a minor part of the program, and the major emphasis of this particular chapel and church space would be to provide to persons to seek a communal way of life; it is a work oriented program consisting of house maintenance, gardening and assistance with the Zendo activity. There would be a possible public health clinic, a nursery school, a place for public lectures, a place where young people can go to and get assistance for their personal problems. This facility would not necessarily demand complete dedication to the religious aspects of the Maui Zendo. It would provide an opportunity for people to go there for shelter and to get involved into some sort of a program and possible rehabilitation for them.

Mr. Kage: "As I understand it, they have their headquarters in Haiku? This particular parcel they will be requesting for will be an appurtenant building and thereby used basically not for religious but basically as apartment purposes?"

Mr. Hart: "It would not have religious stress. They wouldn't have to fully make commitments to the way of life of the Zendo."

Mr. Kage: "According to your communication and according to your report, it seems like religion will take the second role and which will make available lodging for people who are interested."

Mr. Hart: "That's right."

Mr. Kage: "Therefore, can we say that they are requesting, I think they have 12 units?"

Mr. Nakamura: "They would have to. If it is approved, the number of people who can stay there would be limited by existing housing codes..."

The Director gave the location of the parcel in question.

Mr. Matsui: "Did we have any problems with the Maui Zendo? The present chapel?"

Mr. Nakamura: "As far as we're concerned, we have not had any substantial problems. We would limit the number of people that it could occupy. They have conformed with all respects of the Housing Code, in terms of providing necessary sanitary facilities, necessary room sizes, necessary window spaces. To the best of our knowledge, they are in complete conformance. We have not had any major problems with the Zendo. Mr. Aitken has been most cooperative."

Mr. Matsui: "Any letters of approval or protest?"

Mr. Hart stated that there are two letters supporting the request by the Maui Zendo. One letter is from Mrs. Janet Murchison, Chairman of the Health and Physical Education Department, Baldwin High School; and the other from Mr. Muneo Yamamoto of M. Yamamoto, Contractor. Mr. Hart read both letters, which are made a part hereof.

There were no letters of protest.

The Chair opened the hearing to the public.

Dr. John Ahern: "I'm Dr. John Ahern. I'm with the State Department of Health. It's been said that these buildings could be possibly utilized for the clinics that we are already instituting. I agree with this. The point I would like to make mostly is that for the past few months I have been working with many of the young people here, transients, and local clinics all around the island. I can vouch for the need of such a facility...We don't have any facility to refer these people to. Frequently, they are not sick enough to be hospitalized, and they don't have enough money to return to the mainland. The need for such a facility can't be over emphasized."

Mr. Kage asked if Dr. Ahern's appearance regarding the subject matter is official or is he appearing as a friend? Dr. Ahern said that he was at the hearing because he was asked to speak for the granting of the request by Mr. Aitken.

Mr. Nakamura: "If you were to utilize the facilities, you would use it basically as a type of meeting facility, or do you have any intention to set it up as a permanent health type facility in conjunction with your work? How would it be utilized in conjunction with your program?"

Dr. Ahern: "At the present time, we have set up weekly schedule of clinics. One day a week into that area with the jeep. I go to the different places where people are living...the ultimate plans to this clinic are unknown to me. The need does exist...Right now, I work mostly out of the jeep."

Mr. Nakamura: "Your basic concern is in the general area, or are you basically concerned with drugs, psychiatric or general medical? What is your primary function?"

Dr. Ahern: "Primary function right now is to take care of communicable diseases."

Mr. Kage: "I'm still puzzled with the association. Are you still employed with the State Department of Health? These things that you are doing with the Zendo is voluntary, is that correct?"

Dr. Ahern: "Yes, I guess."

Mr. Kage: "And also, of course, you are not the applicant, but you are speaking as a friend to the applicant?"

Dr. Ahern: "He asked me to either appear or write a letter."

Mr. Matsui: "Are you subsidized by the State? By the Board of Health?"

Mr. Aitken: "It is private, religious..."

Mr. Kage: "This facility that you're going to have in Peahi, you're going to have openings for these people who are looking for lodging?"

Mr. Aitken: "I intend to work out the maximum number with Mr. Nakamura."

Mr. Nakamura: "The 12 is for the existing Maui Zendo facility."

Mr. Kage: "Do you have in your program a statewide or nationwide retreat at this particular Peahi location?"

Mr. Aitken: "Not at the Peahi location as we fully visualize it now. We have had statewide retreats at the Maui Zendo...We visualize that one of the largest rooms approximately 25' x 40', we visualize dividing one of these rooms into four small rooms. So the population would be approximately eight, and then we would work out with Mr. Nakamura on how many additional people we could put up on emergency one or two night basis. This is something that we have to talk over with the Planning Commission."

Mr. Kage: "How is your organization financed?"

Mr. Aitken: "It is financed by private donations."

Mr. Matsui: "Your clientele are more local people?"

Mr. Aitken: "Mostly disaffected young people who have come to Maui. We do have a few local young people from time to time; majority are from the mainland who are already located on Maui."

Mr. Matsui: "You have no association with the Banana Patch?"

Mr. Aitken: "No association. Some of our people originally were living in Banana Patch, but we're entirely separated."

Mr. Fernandez: "Have provisions been made for parking for overnight where these people come and board there? We have been having complaints on parking on little roadway that leads down to the Banana Patch. I'm just wondering if any provisions have been made for parking."

Mr. Aitken: "The gentleman who owns the house down the road toward the Banana Patch, we have agreed that we will put a 'no parking, private road' sign beside the chapel road. The road goes past the chapel down to the Banana Patch. Most of the cars that park there belong to people who live in the Patch. Right now we have one man who is doing carpentry and paint work in the chapel itself. He does not have a car. Occasionally, people come by to see what is happening and help. He is actually the only one located there. We tried parking on the grounds. Right now we are asking people to park along the main road. We're going to have to work out a parking thing."

Mr. Nakamura: "At the present time, in order to stay with your existing Maui Zendo, the people make a total commitment to your program?"

Mr. Aitken: "Yes, they agree to that part in our work program..."

Mr. Nakamura: "In this area that you're asking in Peahi, the Latter Day Saints facilities, this would be on a little different basis? This would not necessarily be on the same type of total commitment program to the Maui Zendo?"

Mr. Aitken: "It would not. There are many of the young people who are not primarily interested in the religious program, but we do want a way to get their heads together to find themselves under a sound roof with three square meals a day with a good schedule. They will have their own schedule, which will be a work and crafts schedule. There will be time for them to walk down the road, 1/4 mile, and to join our meditation program if they so elect, and we will welcome them, as we do welcome all people coming from outside."

Mr. Nakamura: "One reason I ask is because when this matter was initially put forth, the basic reason at that time was to provide lodging-type facilities for Community College students, and the reason I'm concerned is that I have some reservation as to whether or not the Maui Zendo is not being used as the means to an end; as being a means to achieve this dormitory. Eventually, they will say 'forget about religious aspects of it, and just live here'."

Mr. Aitken: "The Maui Community College entered into it before the matter was presented to you, but after we had begun our own initial plan, in the course of that planning, it was not intended to be a dormitory for Maui Community College. Maybe some of these students could join our program. In my mind, the primary need is with the young transients, who is confused, who is not eating well, who needs a place to settle down in order to get himself straigtened out. We are filling this need to some extent at the Maui Zendo..."

Mr. Maehara: "What type of arrangement do you have?"

Mr. Aitken: "We have been renting the church building and adjoining property from the Morman Church for a dollar a year, on a month to month basis..."

No one else spoke for the granting of the Special Use Permit.

No one spoke against the granting of the Special Use Permit.

The Chair closed the public hearing.

Respectfully submitted,

JUNE S. MURAKAMI
Clerk-Stenographer III

RECORD OF ATTENDANCE:

Present: Y. Matsui, Chairman
I. Maehara
J. Franco
K. Kage
G. A. Freeland
J. Fernandez

Excused: A. Hussey
C. Kaiama

Others: H. Nakamura
K. Kong
C. Hart
A. Covic
S. Gaffney
R. Aitken
Dr. John Ahern
Mr. Lau Hee, Parks Dept.
M. Ueoka
R. Clarkin
D. Sodetani
C. Chow
E. Brown
C. Bronson
B. Johnson
Others - 4

INSTRUCTIONS:

1. To be filed in triplicate.
2. Use black ink or typewriter with black ribbon.
3. Use additional sheets if necessary.

MAUI PLANNING COMMISSION
P.O. BOX 1487, KAHULUI, HAWAII

APPLICATION FOR SPECIAL PERMIT
Special Permit is hereby requested:

DO NOT WRITE IN THIS SPACE

Appl. & fee received _____

Notice published _____

Public hearing _____

Recommendation to LUC _____

Action by State LUC _____

County & Appl. notified _____

A. Description of Property: (1) Tax Map Key No. 2-8-05-71

(2) Lot Area .604 ac. (3) Location Peahi, Maui, Hawaii

B. Ownership: (1) Owner's name The Church of Jesus Christ of Latter Day Saints

(2) Lessee's name Maui Zendo of the Diamond Sangha, Inc. (3) Unexpired term Month to month years

C. Request: (1) State request briefly and exactly: We seek to convert the Peahi Chapel and its grounds at this property to a supplementary facility for the religious and community service program of the Maui Zendo. It would be used as a treatment and referral center, as a center for work, arts and crafts, education, meditation, and recreation, and as a residence hall.

(2) Reasons justifying granting of request: The present program of the Maui Zendo reaches only those individuals who are willing to maintain a rigorous program of work and meditation. These are young people who have dropped out of the main stream of conventional society, and who wish to work out an alternative life-style that will be creative and productive. Our program consists of six hours of work and four hours of meditation and religious classes per day, with weekend retreats and

D. Applicant: (1) Name ~~Robert Aitken, Director~~ Maui Zendo of the Diamond Sangha, Inc. (see separate sheet)

(2) Address R.R.1, Box 220, Haiku, HI 96708 (3) Telephone 572-8163

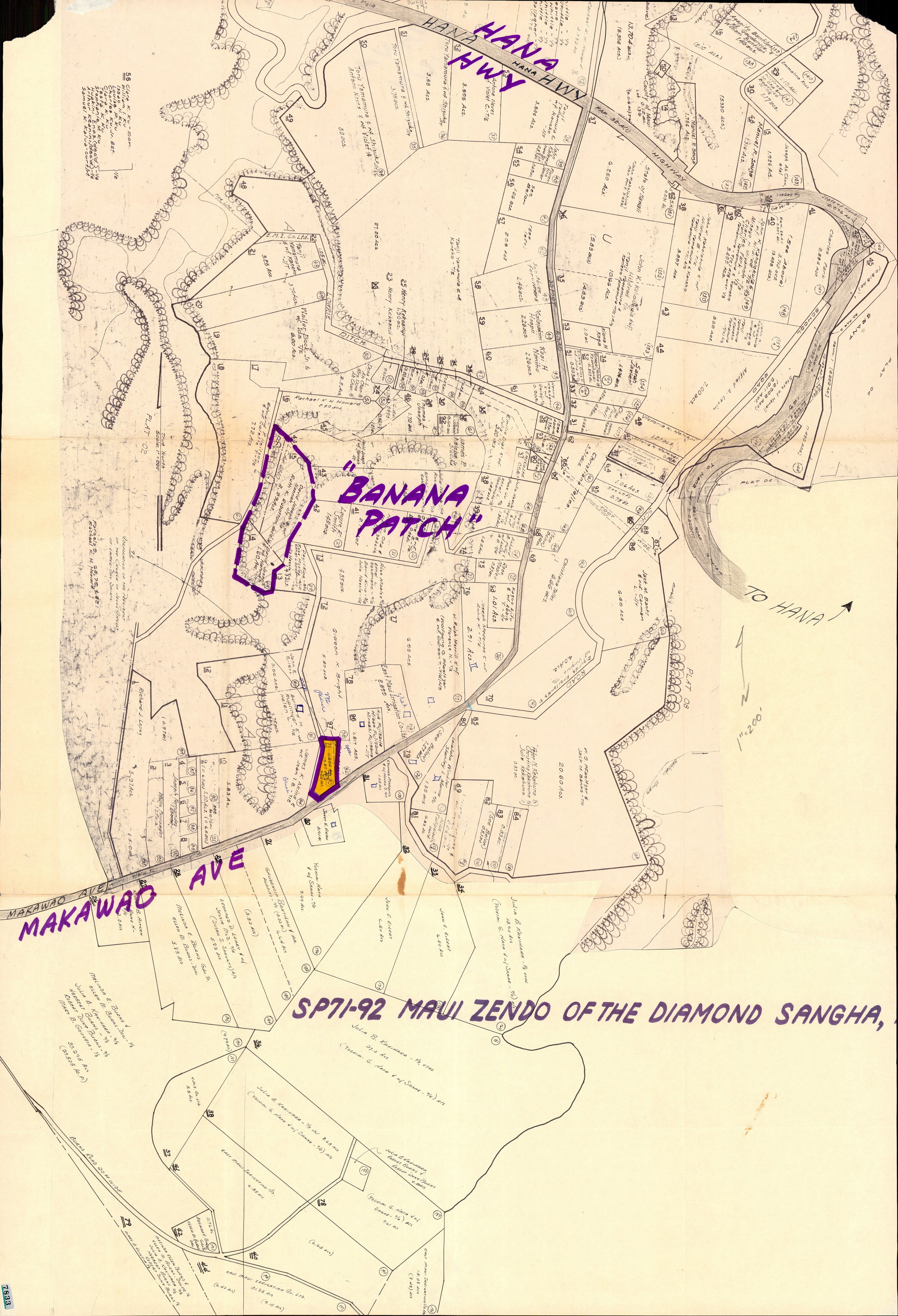
(4) Signature Robert Aitken

E. Planning Commission action: _____ Date _____ Vote: ____ ____ ayes noes

Reasons: _____

F. State Land Use Commission's action: _____ Date: _____

G. Copies to: State LUC ___ Supervisors ___ Applicant ___ Owner & Lessee ___


HANA HWY
HANA HWY
"BANANA PATCH"
MAKAWAO AVE
MAKAWAO AVE
TO HANA
SP71-92 MAUI ZENDO OF THE DIAMOND SANGHA,
PLAT 02
PLAT 08
True North
Scale: 1" = 200'
1"=200'
LOWRIE DITCH
HIGHWAY
SCHOOL ROAD
GRANT ROAD
Buens Road 30 ft wide

only one day off per week.

This schedule does not appeal to the average young person, and we meet many who would profit from living nearby in a program of work or education, who could come to meetings at the Zendo as they have the time or inclination. Such a program could be administered by the Maui Zendo, with one of our regular members in residence as leader. The usual Zendo rules against dope and violence would apply. The Peahi Chapel lies only a quarter of a mile from the Maui Zendo, and would be ideal for such purposes.

The resident members at the Peahi Chapel would be responsible for renovating the building under the direction of a licensed contractor. Some may be students at Maui Community College who seek a communal way of life; some may be academic dropouts. They would take in the occasional individual who is down and out, and in need of peer support and encouragement. The Maui Zendo has worked out a maximum population figure with the Maui Planning Commission for its own facilities, and would expect to do the same for this supplementary building.

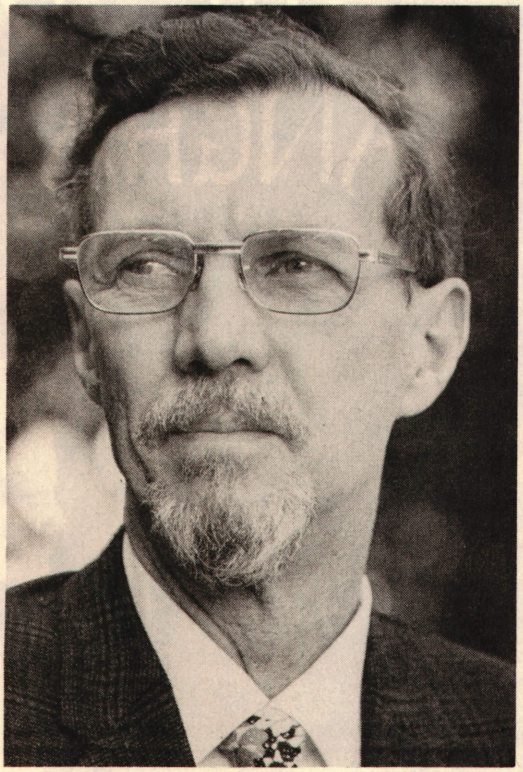
Work programs would include house maintenance, gardening, and assistance with Zendo activities. The house could be used for Public Health clinics, and this matter has already been discussed with the physician in charge of the mobile clinic of the Department of Public Health.

In addition, we visualize the possibility of a nursery school, of public lectures on Zen Buddhism and other subjects, of classes in arts and crafts, and generally as a place where the young people come to talk, and possibly to get assistance with personal problems.

Our object in relation to such public agencies as the departments of Social Services and Public Health would be to facilitate their programs, rather than to place additional burdens upon them. We would meet the unusual needs of the young transients, who often require only a few days of regular meals under a sound roof to reorganize themselves to the point of seeking a job or a ticket home. The subject property is well established as a church site, and our use would not substantially change its function of community service. The extensive garden we plan for the front yard would enhance the appearance of the community. We will continue to work closely with the Maui County Planning Commission and Building Department in setting forth and implementing our plans.

# THE DIAMOND SANGHA CENTERS

OCTOBER
1974



(Yamada Kōun Rōshi, Abbot of the Sanbō Kyōdan and Director of the Sanun Zendō, Kamakura, Japan; and Robert Aitken, Rōshi of the Diamond Sangha centers, Koko An and Maui Zendō.) -- Photos by Francis Haar

Addresses

Koko An Zendō
2119 Kaloa Way
Honolulu, Hawaii
96822 USA
Ph. (808) 946-0666

Maui Zendō
R.R. 1, Box 702
Haiku, Hawaii
96708 USA
Ph. (808) 572-8163

Tax Status

Contributions are deductible in the usual manner from Federal income taxes. Checks to Koko An should be made out to Diamond Sangha. Checks to Maui Zendō should be made out to Maui Zendō of the Diamond Sangha, Inc.

# THE DIAMOND SANGHA

## Introduction

The Diamond Sangha is a Zen Buddhist society, with two centers, Koko An Zendō in Honolulu, and Maui Zendō on the island of Maui. It is affiliated with the Sanbō Kyōdan stream of Zen Buddhism (the Harada-Yasutani tradition), which has its headquarters in Kamakura, Japan.

## History

The Diamond Sangha was founded at Koko An in 1959, by Anne and Robert Aitken, for people who wished to practice zazen under the guidance of Nakagawa Soen Rōshi, who came periodically from Japan to lead sesshin (retreats). Earlier, the Aitkens had been students of the late Senzaki Nyogen Oshō, a Zen teacher in Los Angeles and colleague of Nakagawa Rōshi.

In 1961, Nakagawa Rōshi was obliged to discontinue his visits to the United States for several years. He referred the Diamond Sangha to the late Yasutani Hakuun Rōshi, who led sesshin annually at Koko An (and once at the Maui Zendō) until he retired in 1969. Thereafter, from 1971 through 1974, Yasutani Rōshi's successor, Yamada Koun Rōshi, has led sesshin each year at both centers.

In 1974, Robert Aitken completed his formal Zen study under Yamada Rōshi. He is now serving as Rōshi for the two centers, conducting sesshin, and guiding students.

## Koko An

Koko An is located in Manoa Valley, near the University of Hawaii. It is a 55 year old, two-story house that provides a home for seven or eight residents and a place to practice for 20 or more community members. Residents maintain a schedule of early-morning and evening zazen, and go out during the day to work or to the University of Hawaii. Community members are welcome to all meetings, but special zazenkai (meditation meetings)

are held twice a week. Each month during training periods, Mr. Aitken leads a two-day or five-day sesshin, with teishō and dokusan.

(Members gather with Yamada Rōshi under the bōdhi tree on the grounds of Koko An, after a recent sesshin.)
-- Photo by Francis Haar

Maui Zendō

The Maui Zendō, founded in 1969, is located in a remote district of East Maui, in a rambling old house that provides a home for 12 residents and a place to practice for 25 or more community members. The residents maintain a daily schedule of zazen and work in the house and garden during the two training periods each year. Generally, they do not leave the compound except during their days off. Community members may be a part of all Zendō activities. In addition, community members operate the Peahi Nursery School. Mr. Aitken gives several dokusan and a teishō during most weeks of the training periods.

## Participation

Both centers welcome visitors to evening meetings and to teishō during sesshin. Other participation at sesshin, and in dokusan, is open to people who complete an orientation course and who express a measure of commitment.

## Residence

Generally, community membership precedes residence at both centers. The residents are at the heart of the program, and the applicant should be sure that he or she is truly dedicated to the Three Treasures and the Ten Grave Precepts of Buddhism, and confident that he or she can serve as a model of commitment to Zen practice for others. Though special exceptions might be visualized, usually neither center can accept a couple or a family.

## Applications for Residence from Afar

No one should pick up and descend upon either center without notice. Both centers are usually full. Please write a detailed, biographical letter by way of application if you wish to come as a community member to await an opening for residence.

Housing is expensive in Hawaii, and it is very scarce on Maui. You may have to live in a hotel for several weeks before you find something suitable.

Employment is tight in Honolulu and more so on Maui. You will need a substantial dollar-cushion.

You will need a sleeping bag, a robe or other clothing of quiet color and modest design for zazen, toilet articles, work clothes, rain gear, zori (thongs), and writing materials.

Don't fail to write us before you plan anything definite. We will answer all your questions in detail.

## Schedules (all zazen in 25 minute periods)

### Koko An

| | |
|---|---|
| 6:00 AM | Zazen |
| 7:00 | Breakfast |
| 7:30 | Clean-up |
| 8:00 | End of morning schedule |
| 5:00 PM | Supper |
| 7:00-9:00 | Zazen |

House meetings on call. No schedule Friday evenings or Saturday. Two-day or five-day sesshin each month during training periods. Wednesday and Sunday evening meetings include tape-recorded teishō from Aitken Rōshi and/or sutra recitation.

### Maui Zendō

| | |
|---|---|
| 5:00 AM | Zazen |
| 6:00 | Study |
| 6:30 | Breakfast |
| 7:00 | House meeting |
| 7:30 | Clean-up |
| 8:00-11:00 | Work schedule |
| 11:25 | Zazen |
| 12:00 noon | Dinner |
| 1:00-3:00 PM | Work schedule |
| 4:25 | Zazen |
| 5:00 | Supper |
| 7:00-9:00 | Zazen |

Free on Wednesdays after clean-up until Thursdays at breakfast. Three days off once a month. Sunday sesshin each week; two-day or five-day sesshin once a month during training periods.

## Training Periods

Summer and winter; write for the current schedule.

Fees (subject to change; sesshin charges additional)

Koko An

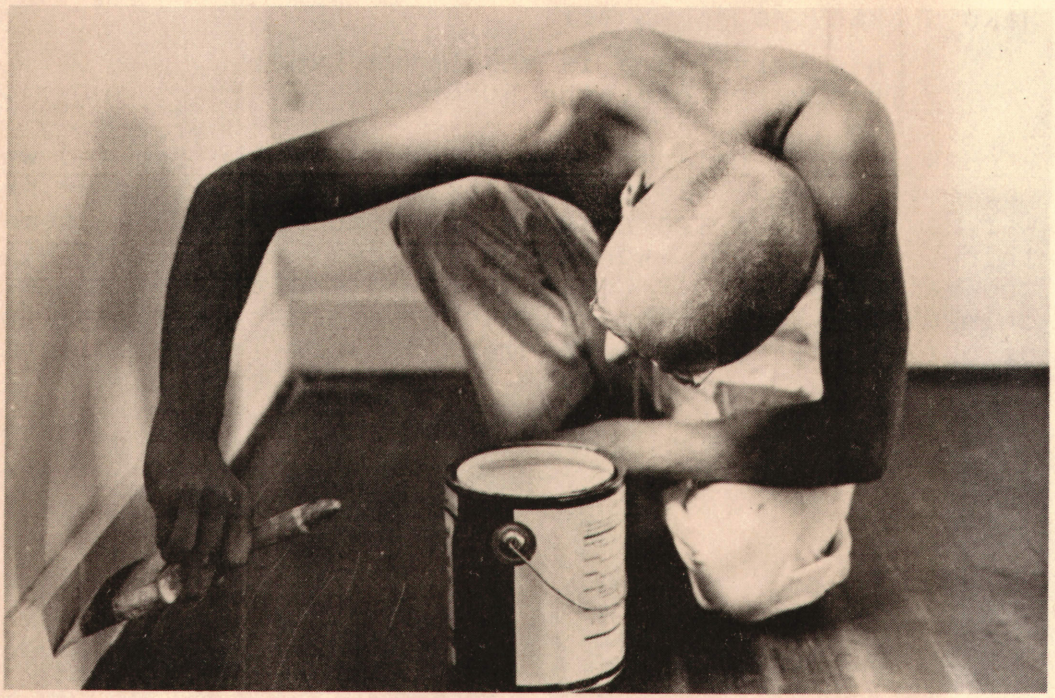
| | |
|---|---|
| Membership | $5.00 per month |
| Residence | $50.00 per month, plus food costs and utilities. |

Maui Zendō

| | |
|---|---|
| Membership | $5.00 per month |
| Residence | $75.00 per month |

Instruction by Correspondence

Private instruction is available by mail. Write to the Maui Zendō for information and fee schedule.



(Since February, when the Maui Zendō moved one mile up the road into new quarters, work has centered on fixing up the house and its grounds.) -- Photo by Joseph Liggett

# WHAT IS ZEN?

Zen is a stream of Buddhist tradition that may be traced back 2500 years or so to Śākyamuni Buddha in India. It is also a certain human attitude or spirit that may be found in a variety of cultures which have no formal relationship with Buddhism.

William Blake was pointing to the fact we call Zen when he wrote:

> To see the world in a grain of sand,
> And heaven in a wild flower;
> Hold infinity in the palm of your hand,
> And eternity in an hour.

But Zen practice takes us beyond Blake. Not only is the wild flower a heavenly metaphor, we ourselves, all creatures and things inhabit heaven as heavenly entities. Hakuin Ekaku Zenji wrote:

> This very place is the Lotus Land;
> This very body, the Buddha.

Hakuin does not deny the misery of pollution and war, nor our responsibility to alleviate it. Pollution and war develop from the human anxiety to prove "I" am something. In zazen, we forget the self in uniting with the matter at hand. We learn how transitory we and all things truly are. The release from grasping is the joy of our practice, and engagement in work is our delight.

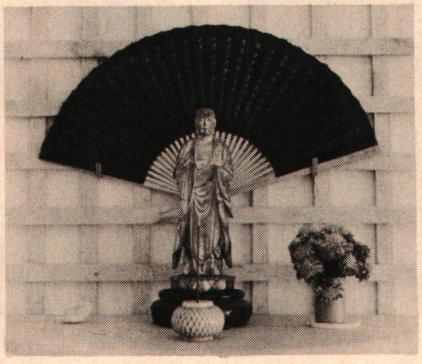


Photo above, Robert Aitken; cover photo, Joseph Liggett

## DAILY SCHEDULE OF THE MAUI ZENDO

| | | | |
|---|---|---|---|
| 5:00 AM | Rise | 1:30 PM | Work |
| 5:10 | Zazen | 4:30 | Zazen |
| 5:50 | Study | 5:20 | Supper |
| 6:30 | Breakfast | 7:10 | Class |
| 7:00 | Work | 8:00 | Zazen |
| 11:10 | Zazen | 9:00 | Lights out |
| 12:00 | Dinner | | |

Sundays we have zazen all day.
Wednesdays we are free after breakfast.

---

To reach the Maui Zendo, take Highway 36 (the Hana Highway) 9.3 miles past Paia to Highway 40 (Makawao Avenue). Turn right and watch for the Zendo sign after 1.2 miles. Phone 828-163.
57

---

The Maui Zendo of the Diamond Sangha, Inc., is incorporated under the laws of the State of Hawaii as a non-profit,religious organization. Its establishment was made possible,partially, through a grant from the Juliette M. Atherton Trust. Contributions are deductible from income taxes in the usual manner. Checks should be made out to Diamond Sangha. Mailing address is: R. R. 1, Box 220, Haiku, Hi 96708.

---

Officers of the Maui Zendo are:

| | |
|---|---|
| Katsuki Sekida | Advisor |
| Robert Aitken | Chairman |
| Anne Aitken | Secretary |
| Brian Baron | Treasurer |

# THE MAUI ZENDO

## Introduction

The Maui Zendo is a community of people interested in working and meditating together.

## Our Work

We do carpentry, gardening, cooking, sewing and housekeeping, and we are laying the foundation of a crafts program as well. We consider our work to be "positive samadhi," or applied meditation, a counterpart to our inner training, and a test of our inner achievement.

## Our Meditation

The meditation is zazen, training in samadhi, a condition of unity and concentration which provides a base for realization experience. Each regular day we sit in the conventional Buddhist pose on cushions, following inner exercises of Zen practice,for three periods of 40 minutes and two periods of 25 minutes. Each Sunday we sit all day in periods of 25 minutes, and periodically we have a two-day retreat.

## Our Purpose

Like the IWW, we seek to build our new society within the shell of the old. We live in the world and use its technology to the extent that technology can simplify our lives. At the same time, we seek a cooperative, not a competitive way to build a microcosm of world peace through love in a human family. Our work is as creative and satisfying as possible, and our meditation gives us strength, insight and renewal.

## Participation from the Community

Friends living in the community of Maui may participate in our program by joining the meditation meetings, and by taking part in the work program.

Counseling and referrals are available any time. Young people who are worried about after-effects of drug experiences; men facing questions about the draft; persons with health problems, interpersonal problems, or dilemmas of motivation, -- all will find us ready to listen, at least, or perhaps to make suggestions.

## Residence at the Zendo

Friends wishing to live at the Maui Zendo are also welcome on a space-available basis.

(1) Anyone needing a place to stay overnight is accepted so long as we have room. This free-crash arrangement need not involve participation in our program, but such visitors may meditate and work with us if they wish.

(2) Anyone interested in trying out our program may come for a few days, if we have room. We prefer that such applicants participate in our evening and Sunday meetings for a while before coming to stay, but this is not always possible. Bring sleeping bag, rain gear, and warm, comfortable clothing when you do come.

(3) Persons who live with us for three or four days and decide they would like to stay on may consult one of the senior members with the following points in mind:

## Residence at the Zendo (contd.)

(a) Admission depends upon the space available.

(b) It is best not to try to mix religious disciplines, though occasional Yoga stretching is fine.

(c) We have no rules about fasting,but we ask everyone to regulate his diet so that he will have the strength that he needs for full participation.

(d) We operate on an estimated cost per resident of $12.50 per week. Arrangements can sometimes be worked out for earnest students who have no money.

(e) We cultivate sensitive respect for each other, and keep silence at certain specific times.

## Hints for Your Meditation

(1) The Purpose. Zazen provides the foundation for realization. It is training in climbing the ultimate mountain to give you a vision from the top which you can retain and apply in everyday living. In the process, it gives you a progressively sounder understanding of the oneness of life,which you can apply as you continue to train.

(2) Where, When, and with Whom. Any clean quiet place will do, but it should be at a regular place set aside for that purpose, and at a specific time. In theory, we can meditate at any time or in any

place, but in practice, very little meditation is done in this way. It is also difficult to meditate alone, and a like-minded Zen friend can make the difference between giving up and continuing.

(3) How to Sit. Sit on a soft pad, with your seat elevated with one or more pillows. Take the Buddhist pose, with one or more feet in the lap. If this is too difficult, then straddle the pillows. It is even okay to sit in a chair, but don't try to sit tailor-fashion, as it is too difficult to keep the back erect in that position.

Your backbone should be bent forward toward your belly at your belt-line. Your belt should be loose, your chest relaxed, your head level,or inclined just a little forward. Your eyes should be lowered, but not closed.

(4) How to Breathe. Breathe all the air from your lungs in a long exhalation, through your nose, making no sound. This is the basic exercise. You are quieting your roof-brain,your cortex, and settling your energy in your tanden, the area just below your navel.

To keep yourself focussed on this exercise, try interrupting the long exhalation at intervals in its course, and renewing your effort with each pause.

Breathe out all your air with each exhalation, and inhale only what you need. Gradually you will find that your

inhalations become shorter, until you are taking very brief and occasional breaths from the bottom of your lungs.

This is the condition of deep samadhi, and may take a lot of practice. Deeper still, in absolute samadhi, body and mind fall away altogether, and you are in the condition of oneness itself. Perfect oneness is complete, and there is no room for feedback at the time, but later, when we emerge from our zazen, we may realize the nature of samadhi in an experience called kensho, or satori.

(5) How to Hold Your Mind. You can slow down all that buzzing in your roof-brain by counting your exhalations from one to ten, giving one count to each out-breath. If you are practicing intermittent exhalation, then break your count accordingly, as "One--nn--nn--nn, two--oo--oo," and so forth.

If thoughts are too persistent to allow you to count, then try monitoring them, watching them go by, but not permitting them to capture you and carry you away. Soon they will quiet down and you may resume the counting.

(6) Your Koan Practice. When you have trained yourself to direct your energy away from your cortex and into your tanden through this breath-counting exercise, then you will be ready to begin your koan practice.

The koan is the theme of zazen, and is

## Hints for Your Meditation (contd.)

always a question. The first koan is mu, a word that means "no" or "nothingness" in Sino-Japanese, and which we may understand as the nothingness that contains everything. At the level of mu, all is one, but this is an intellectual explanation, and we must experience it, once and for all, or it will have no more significance than any other word.

Breathe out all your reserve air with this mu. Repeat "Mu--uu--uu--uu" as you exhale. Keep this up with all your questioning spirit, the spirit that demands to know, "What is mu?" Mu is something; it is not vacuum, and the joy that is ours when we have it is the delight of the man who has come forth into a full realization of the truth which he has known from the beginning.

## Nothing to Believe

Zazen does not demand any belief, ordination or commitment,except the will to give it a good try. Five or ten minutes a day is all you need to begin, -- gradually you will want to extend this to longer periods. Don't try to sit too long at first, or you may become discouraged and give up completely.

## Pure Light

Gradually, diligently,develop your zazen. Little symptoms will give you great encouragement. One day, as Mumon promised, you will light a candle and illuminate the universe.

---

Cover design by Jerry Schmick