



Action

June 30 - Aug 14

Sked

Aug 5 '76

August 10, 1976

Mr. Edwin T. Okubo  
Office of the Federal Programs and  
Housing Coordinator  
200 South High Street  
Wailuku, Maui, Hawaii 96793

Dear Mr. Okubo:

The original of the attached letter is on file in the office of the Maui Planning Department, 200 South High Street, Wailuku, Maui.

Very truly yours,

AH SUNG LEONG  
Acting Executive Officer

ASL:yk  
Encls.

NOTED 8/10/76

EXCEL ERASE

by  
Fox River

August 10, 1976

Maui Planning Commission  
200 South High Street  
Wailuku, Maui, Hawaii 96793

Attention: Mr. Tosh Ishikawa, Planning Director

Gentlemen:

At its meeting on August 5, 1976, the Land Use Commission voted to approve a Special Permit submitted by Edwin T. Okubo for the County of Maui (SP76-244) to allow the construction of approximately 80 rental units for the elderly, together with accessory facilities such as recreational and community areas, parking, landscaping and community gardens within the State Land Use Agricultural District located at Kaunakakai, Molokai, identified by Tax Map Key 5-3-3: portion of 1; subject to the conditions imposed by the Maui County Planning Commission, and subject to the further condition that upon completion of the Molokai General Plan, the County of Maui will petition the Land Use Commission for a boundary amendment from Agricultural to Urban for this parcel.

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

Very truly yours,

AH SUNG LEONG  
Acting Executive Officer

ASL:yk  
Encls.

cc: Edwin T. Okubo, Federal Programs & Housing Coordinator  
Department of Taxation, Maui  
Tax Maps Recorder, Dept. of Taxation  
Property Technical Office, Dept. of Taxation  
Real Property Tax Assessor, Dept. of Taxation  
Dept. of Plan. & Econ. Development  
Office of Environmental Quality Control

K A U N A K A K A I



1" = 400'

STATE OF HAWAII  
LAND USE COMMISSION

Minutes of Meeting

Kahului Library  
Kahului, Maui

August 5, 1976 - 9:30 a.m.

*Approved*

SEP 24 1976

COMMISSIONERS PRESENT: Eddie Tangen, Chairman  
Stanley Sakahashi, Vice Chairman  
James Carras  
Charles Duke  
Shinsei Miyasato  
Mitsuo Oura  
Carol Whitesell  
Edward Yanai

COMMISSIONER ABSENT: Colette Machado

STAFF PRESENT: Ah Sung Leong, Acting Executive Officer  
Michael Marsh, Deputy Attorney General  
Benjamin Matsubara, Consultant  
Dora Horikawa, Clerk Reporter  
Ray Russell, Court Reporter

Chairman Tangen called the meeting to order and announced that the agenda will be rearranged to take action on the three Special Permits before the hearing on Docket A75-405.

ACTION

SP76-243 - MAUI ELECTRIC COMPANY, LTD.  
APPLICATION FOR A SPECIAL PERMIT TO ALLOW CONSTRUCTION AND OPERATION OF AN ELECTRIC GENERATION PLANT TOGETHER WITH ACCESSORY FACILITIES IN THE AGRICULTURAL DISTRICT AT MAALAEA, MAUI

The staff memo was presented by Mr. Ah Sung Leong (see copy on file) and the location of the property was described on the various maps and drawings.

To clarify a point which had been raised by Chairman Tangen regarding the exact location of the 2½-acre area, delineated in orange on the map, in which the proposed facility is to be accommodated, Mr. Colin Murdoch, President of Maui Electric, advised that the location had not been clearly defined by the Maui Planning Commission. However, he added that he would prefer the area not be exactly delineated to allow for more flexibility in locating the facility in an area not to exceed 2½ acres.

Deputy Attorney General Marsh advised Vice Chairman Sakahashi that the Commission was empowered to impose a condition with respect to clarification of the 2½-acre area within the 25 acres.

The motion was carried with the following votes:

Ayes: Commissioners Sakahashi, Oura, Miyasato, Carras, Duke, Yanai, Whitesell, Chairman Tangen

Absent: Commissioner Machado

✓ SP76-244 - EDWIN T. OKUBO FOR COUNTY OF MAUI  
APPLICATION FOR A SPECIAL PERMIT TO ALLOW CONSTRUCTION OF APPROXIMATELY 80 RENTAL UNITS FOR THE ELDERLY, TOGETHER WITH ACCESSORY FACILITIES IN THE AGRICULTURAL DISTRICT AT KAUNAKAKAI, MOLOKAI

Mr. Leong read the staff report and pointed to the location of the subject property on the various maps and drawings.

Responding to Commissioner Duke's query, it was explained by Mr. Okubo, petitioner, that the Special Permit route had been employed rather than a boundary amendment petition primarily for the sake of expediency, due to the critical need for elderly housing on Molokai.

Mr. Toshi Ishikawa, Maui Planning Director, confirmed that there were future plans for a general plan study for Molokai; however, he could not say whether this specific area would be recommended for urban designation.

The following information was elicited from Mr. Okubo in response to questions posed by the Commission:

1. Basically studios and 1-bedroom units are being considered. Applicants with children requesting 2/3-bedroom units will be accommodated in the subdivision where these are available.
2. Under the FHA program a maximum rent is permitted for each type of dwelling, and the tenant will pay approximately 25% of his income towards the rent, any difference being subsidized through the federal program.
3. A boundary amendment request would have required a general plan amendment involving a much longer process.

Mr. Ishikawa agreed that the general plan study was time consuming and would delay the housing project for which there was an urgent need.

It was brought out by Commissioner Whitesell that the subject request did not meet one of the Special Permit tests, i.e.

"such use shall not be contrary to the objectives sought to be accomplished by the Land Use Law . . ." She argued that a housing development in an Agricultural District was contrary to the objectives sought to be accomplished by the Land Use Law. Although it had been submitted that equivalent improved lands will be converted to agriculture, Commissioner Whitesell maintained that the concern here was not so much the replacement of lands to agriculture as meeting the Special Permit standards.

Mr. Okubo added that the petitioner had recently received a commitment from Molokai Ranch stating that a site will be made available for the elderly housing on a long-term lease at a dollar a year.

Mr. Howard Nakamura, Planning Consultant to the county on this project, provided further information to clarify some of the points which were raised. A survey had indicated that Kaunakakai was the people's choice for elderly housing. However, it was found that the only public lands in Kaunakakai were owned by the Hawaiian Homes Commission which agency did not consider the project an appropriate use for its lands. Since there were no other suitable urban land in Kaunakakai which would lend itself to economical development of elderly housing, petitioner necessarily had to look at other than urban lands.

Mr. Marsh counseled that the Commission should consider, in its deliberation, the five Special Permit guidelines in determining "unusual and reasonable use". He noted that the facts developed into the records so far did not seem to indicate support for the findings of the tests to be applied in approving a Special Permit.

Mr. Nakamura argued that petitioner had addressed all of the "unusual and reasonable" criteria and had met all of them.

Chairman Tangen suggested that the Commission could justify approval of the Special Permit on the basis that continued agricultural use of subject lands would have a deleterious effect on the adjacent school and community center, and that the request was reasonable inasmuch as additional agricultural lands are being made available. Moreover, the subject site was an ideal location for elderly housing in terms of land area, topography, proximity to shopping center, library, and community center.

Although it was the consensus of the Commission that the need for elderly housing on Molokai had been adequately substantiated, it was maintained that the proposed use more appropriately belonged in the Urban District and should have been resolved through a boundary amendment petition.

Mr. Nakamura emphasized that approximately a half a million dollars in federal grant could be jeopardized if petitioner could not demonstrate to HUD that they were proceeding expeditiously toward the implementation of this project. He reiterated that Molokai will be imminently faced with the housing problem due to

the phasing out of pineapple operations by Dole.

Chairman Tangen suggested that the Commission could approve the Special Permit with the added condition that the county come in for a boundary amendment. Mr. Ishikawa agreed, provided that this could take place subsequent to the completion of the Molokai General Plan.

Commissioner Duke moved to approve the Special Permit, subject to the conditions imposed by the Maui County Planning Commission, and the added condition that the county petition the Land Use Commission for a boundary amendment for this particular parcel upon completion of the Molokai General Plan. The motion was seconded by Vice Chairman Sakahashi.

Commissioner Whitesell maintained that although she agreed the project was a worthy one, the proper procedure should have been a boundary amendment petition. Moreover, it was her feeling that it was incumbent on government to set a good example for the private sector in seeking relief through proper channels.

The Special Permit was approved with the following votes:

Ayes: Commissioners Yanai, Carras, Duke, Sakahashi, Oura, Miyasato, Chairman Tangen

Nay: Commissioner Whitesell

Absent: Commissioner Machado

SP76-245 - HAWAIIAN CABLE VISION CORPORATION  
APPLICATION FOR A SPECIAL PERMIT TO CONSTRUCT A T.V. RECEPTION  
STATION IN THE AGRICULTURAL DISTRICT AT KANAPALI, LAHAINA, MAUI

The staff memo was presented by Mr. Leong and the location of the property duly noted on the maps.

Vice Chairman Sakahashi moved to approve the petition, subject to the conditions imposed by the Maui County Planning Commission, seconded by Commissioner Yanai. The motion was unanimously carried.

A recess was called at 11:30 a.m.

The meeting resumed at 1:08 p.m.

CONTINUATION OF HEARING

A75-405 - KULA ALII, LTD. (as amended)  
PETITION TO RECLASSIFY APPROXIMATELY 26.7 ACRES FROM AGRICULTURAL  
TO RURAL AT KULA, MAUI

Pursuant to a notice published in the Maui News and in the

STATE OF HAWAII  
LAND USE COMMISSION

VOTE RECORD

SP76-244 - EDWIN T. OKUBO

ITEM \_\_\_\_\_ FOR COUNTY OF MAUI

DATE August 5, 1976

PLACE Kahului Library  
Kahului, Maui

TIME 9:30 a.m.

M

S

NAME	YES	NO	ABSTAIN	ABSENT
YANAI, EDWARD	X			
CARRAS, JAMES	X			
DUKE, CHARLES	X			
WHITESELL, CAROL		X		
SAKAHASHI, STANLEY	X			
OURA, MITSUO	X			
MIYASATO, SHINSEI	X			
MACHADO, COLETTE				X
TANGEN, EDDIE	X			

Comments:

I move that we approve this application, subject to the conditions imposed by the Maui County Planning Commission, and subject to the further condition that upon completion of Molokai General Plan, the County of Maui will petition the Land Use Commission for a boundary amendment for this parcel.

STATE OF HAWAII  
LAND USE COMMISSION

MEMORANDUM

August 5, 1976  
9:30 a.m.

TO: Land Use Commission

FROM: Staff

SUBJECT: SP76-244 - Edwin T. Okubo for County of Maui

Mr. Edwin T. Okubo, Federal Programs and Housing Coordinator of the County of Maui requests a Special Permit to construct approximately 80 rental units for the elderly, together with accessory facilities such as recreational and community areas, parking, landscaping and community gardens, on approximately 10 acres of land in the Agricultural District at Kaunakakai, Molokai. The parcel is identified as Tax Map Key 5-3-3: portion of 1 and is owned by Molokai Ranch, Ltd. By letter dated February 1, 1976, the landowner has authorized the County to file the Special Permit but with the understanding that it does not commit Molokai Ranch to the project or to transfer the subject land. The property is located to the east of the Molokai Community Center at a distance of approximately 350 feet. It directly abuts the Kaunakakai Urban District along its mauka boundary.

In substantiation of the request, the petitioner has submitted a 16 page preliminary report entitled "Molokai Elderly Housing" dated December 29, 1975 which indicates the following:

1. The need for elderly and low and moderate income housing is apparent, not only in Maui County but on a Statewide basis. Due to the phase-out of Dole's pineapple operation in 1975 and the potential phase-out of Del Monte in 1978, the housing situation on Molokai is of particular concern. A major problem in implementing housing projects has been the lack of long term mortgage financing. However, the Farmers Home Administration and Federal Housing Administration's Sec. 202 Housing Program would now provide adequate financing. Seed money in the amount of \$500,000 has been appropriated by the County for various housing projects for FY 1975-76. In addition, rental subsidies from HUD will be used to reduce rentals for qualifying families. The County has also received a \$485,000 grant from HUD for the Molokai elderly housing project. Together with the 88-unit Puu Hauoli subdivision in Kaunakakai, this development will have a major impact on housing in Molokai.
2. A survey by Maui's Commission on Aging, involving Mr. Louis Hao (Executive Assistant to the Mayor for Molokai), the Molokai Community Action Council and Neei Imua (a senior citizens group), showed that of 119 respondents:
  - a) 61% now live at Mauna Loa or Kualapuu.

- b) 29% are age 70 or older and 65% are between ages 60-69.
  - c) 62% are married, and 36% of the potential occupants are single.
  - d) 32% of the respondents live in households with three or more persons.
  - e) 62% of the wives are less than 60 years of age.
  - f) 69% are presently in a rental situation; 12% own their own homes; 15% are on Hawaiian Home Lands leases; and 5% live with relatives.
  - g) 40% have incomes of \$3,000 to \$4,000; 29% have incomes of \$4,000 to \$6,000 and only 4% have incomes of over \$8,000.
  - h) 68.9% preferred to live in Kaunakakai or "Central" area.
  - i) 39% desire 1-bedroom units; 34% desire 2-bedrooms; and 23% desire 3-bedrooms.
3. Since the survey indicated a strong preference for a project site in Kaunakakai, several sites in the vicinity were evaluated, utilizing the criteria of zoning and General Plan, existing use, proximity to required utilities, slope and drainage, ease of development, convenience to facilities and amenities, and development costs. It became apparent that the site now under petition is most suitable and most preferred by the community. It is in close proximity to water and sewer lines, and level and non-stony, thereby reducing development costs; it is convenient to shopping, medical, recreational and community facilities; designated Residential on the General Plan and is a logical extension of the Urban District.
4. Problems with the site and anticipated solutions are:
- a) The present use of the property by Hawaiian Research, Ltd. for seed corn production is a problem that can be resolved since both Molokai Ranch and the County have offered suitable replacement lands.
  - b) Dust and chemical spray from the seed corn operation can be alleviated by a buffer strip, suitably planted. The Department of Agriculture should be requested to monitor aerial spraying in view of past complaints from the area.
  - c) A large drainage swale adjacent to the Community Center from the mauka residential area "will probably not be a major problem", although careful engineering is required. The present flow may ultimately be diverted to a proposed flood control project a short distance to the east.
5. The project has received substantial support and input from the Molokai community including the Molokai Task Force Housing Sub-committee and Neei Imua Special Committee.
6. It was concluded that the subject site should be acquired as soon as possible; that 80 one-bedroom and studio units

be constructed for the elderly and adequate land be set aside for expansion; that the project be coordinated with construction of the new Molokai Community Center; that the County assist the relocation of the seed corn operation; that it would not be desirable to include families with young children but that these families be accommodated in the Puu Hauoli Project now under development above Manila Camp, or develop additional lots nearby for single family rentals; and that the County should continue to work with the community on this project.

On March 22, 1976, the Molokai Advisory Committee conducted a public hearing on this Special Permit. It was anticipated by the petitioner that the use of Federal programs will allow the elderly to pay only 25% of the rent and the project would be started this year. Further, Mr. Louis Hao, Chairman of the Molokai Task Force, indicated that the agency is in support of the project.

Records transmitted included a letter dated January 29, 1976 from Mr. Howard Nakamura, project consultant, to Mr. Louis Hao, Chairman of the Molokai Task Force, inquiring whether the agricultural subdivision proposed by the Task Force could accommodate the seed corn operation. Mr. Hao's letter of reply confirmed that the Agricultural Park lands in Hoolehua would be available.

#### COUNTY RECOMMENDATIONS

At its meeting on June 23, 1976 the Maui County Planning Commission voted unanimously to recommend approval of the Special Permit and concurred with the Molokai Advisory Committee:

- "a. That the desired use would not adversely affect the surrounding properties.
- b. Such use would not unusually burden public agencies to provide undue services and utility improvements.
- c. The proposed use will make the highest and best use of the land involved for the public welfare."

It also agreed that there is a definite need for elderly housing on Molokai, and that the proposed project would not substantially alter the existing character of the area nor would it create any adverse impacts on the environment.

Recommendation for approval was made with the following conditions:

- "1. All State and County requirements be met.
2. Construction for the proposed project be initiated within one year upon approval of the request.
3. The detailed site development plans be reviewed and approved by the Planning Department."

STATE OF HAWAII  
LAND USE COMMISSION  
Suite 1795  
Pacific Trade Center  
190 S. King Street  
Honolulu, Hawaii 96813

July 26, 1976

Mr. Tosh Ishikawa  
Planning Director  
Planning Department  
County of Maui  
200 South High Street  
Wailuku, Maui 96793

Dear Mr. Ishikawa:

Enclosed is a Notice of Land Use Commission meeting  
and the Agenda for the meeting.

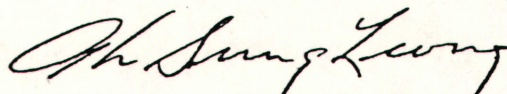
Please note that petition

SP76-244 - Edwin T. Okubo for County of Maui

will be \_\_\_\_\_ Acted on \_\_\_\_\_ at that time.

Should you have any questions on this matter, please  
contact this office.

Very truly yours,



AH SUNG LEONG  
Acting Executive Officer

Enclosure - Agenda

STATE OF HAWAII  
LAND USE COMMISSION  
Suite 1795  
Pacific Trade Center  
190 S. King Street  
Honolulu, Hawaii 96813

July 26, 1976

Mr. Hideto Kono, Director  
Dept. of Planning & Economic  
Development  
State of Hawaii  
Kamamalu Building  
250 South King Street  
Honolulu, Hawaii 96813

Att: Mr. Tatsuo Fujimoto, Head

Dear Mr. Kono:

Enclosed is a Notice of Land Use Commission meeting  
and the Agenda for the meeting.


Please note that petition  
SP76-244 - Edwin T. Okubo for County of Maui

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will be \_\_\_\_\_ Acted on \_\_\_\_\_ at that time.

Should you have any questions on this matter, please  
contact this office.

Very truly yours,



AH SUNG LEONG  
Acting Executive Officer

Enclosure - Agenda

STATE OF HAWAII  
LAND USE COMMISSION  
Suite 1795  
Pacific Trade Center  
190 S. King Street  
Honolulu, Hawaii 96813

July 26, 1976

Mr. Arthur Ueoka  
County Attorney  
Office of County Attorney  
County of Maui  
200 South High Street  
Wailuku, Maui 96793

Dear Mr. Ueoka:

Enclosed is a Notice of Land Use Commission meeting  
and the Agenda for the meeting.

Please note that petition

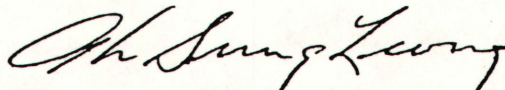
SP76-244 - Edwin T. Okubo for County of Maui

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Very truly yours,



AH SUNG LEONG  
Acting Executive Officer

Enclosure - Agenda

STATE OF HAWAII  
LAND USE COMMISSION  
Suite 1795  
Pacific Trade Center  
190 S. King Street  
Honolulu, Hawaii 96813

July 26, 1976

Mr. Gilbert Lee  
Deputy Attorney General  
Department of Attorney General  
State Capitol  
Honolulu, Hawaii 96813

Dear Mr. Lee:

Enclosed is a Notice of Land Use Commission meeting  
and the Agenda for the meeting.

Please note that petition  
SP76-244 - Edwin T. Okubo for County of Maui

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will be \_\_\_\_\_ Acted on \_\_\_\_\_ at that time.

Should you have any questions on this matter, please  
contact this office.

Very truly yours,



AH SUNG LEONG  
Acting Executive Officer

Enclosure - Agenda

STATE OF HAWAII  
LAND USE COMMISSION  
Suite 1795  
Pacific Trade Center  
190 S. King Street  
Honolulu, Hawaii 96813

July 26, 1976

Mr. V. Gordon Lent  
Manager - Land Department  
Molokai Ranch, Limited  
P. O. Box 8  
Kaunakakai, Molokai 96748

Dear Mr. Lent:

Enclosed is a Notice of Land Use Commission meeting  
and the Agenda for the meeting.

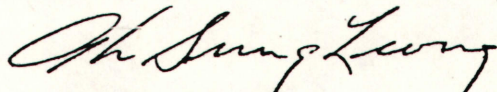
Please note that petition

SP76-244 - EDWIN T. OKUBO FOR COUNTY OF MAUI

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Should you have any questions on this matter, please  
contact this office.

Very truly yours,



AH SUNG LEONG  
Acting Executive Officer

Enclosure - Agenda

STATE OF HAWAII  
LAND USE COMMISSION  
Suite 1795  
Pacific Trade Center  
190 S. King Street  
Honolulu, Hawaii 96813

July 26, 1976

Mr. Louis Hao, Chairman  
Molokai Task Force  
Kaunakakai, Molokai 96748

Dear Mr. Hao:

Enclosed is a Notice of Land Use Commission meeting  
and the Agenda for the meeting.

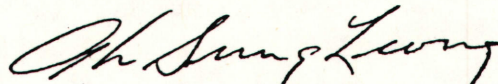
Please note that petition  
SP76-244 - EDWIN T. OKUBO FOR COUNTY OF MAUI

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Should you have any questions on this matter, please  
contact this office.

Very truly yours,



AH SUNG LEONG  
Acting Executive Officer

Enclosure - Agenda

STATE OF HAWAII  
LAND USE COMMISSION  
Suite 1795  
Pacific Trade Center  
190 S. King Street  
Honolulu, Hawaii 96813

July 26, 1976

Mr. Edwin T. Okubo  
Federal Programs and  
Housing Coordinator  
County of Maui  
200 South High Street  
Wailuku, Maui 96793

Dear Mr. Okubo:

Enclosed is a Notice of Land Use Commission meeting  
and the Agenda for the meeting.

Please note that petition

SP76-244 - EDWIN T. OKUBO FOR COUNTY OF MAUI

will be \_\_\_\_\_ Acted on \_\_\_\_\_ at that time.

Should you have any questions on this matter, please  
contact this office.

Very truly yours,



AH SUNG LEONG  
Acting Executive Officer

Enclosure - Agenda

A COPY OF THIS AGENDA WAS ALSO MAILED TO THE FOLLOWING PERSONS AND ORGANIZATIONS  
ON 7/26/76.

1. Kula Alii, Ltd.
2. Maui Electric Company, Ltd.
3. ✓ Edwin T. Okubo for County of Maui
4. Hawaiian Cable Vision Corporation
5. \_\_\_\_\_
6. \_\_\_\_\_

STATE OF HAWAII  
LAND USE COMMISSION

NOTIFICATION OF LAND USE COMMISSION MEETING

DATE, TIME, & PLACE

August 5, 1976 - 9:30 a.m.  
Kahului Library  
Kahului, Maui 96732

A G E N D A

I. CONTINUATION OF HEARING

1. A75-405 - Kula Alii, Ltd. (as amended)

To incorporate approximately 26.7 acres presently in the Agricultural District into the Rural District at Kula, Maui for low density residential use. The property lies 1 mile north of Keokea town.

II. ACTION ON SPECIAL PERMIT

1. SP76-243 - Maui Electric Company, Ltd.

Special Permit to allow construction and operation of an electric generation plant together with accessory facilities on approximately 39.5 acres of land in the Agricultural District at Maalaea, Maui. The property lies approximately 4,000 feet east of the Maalaea Urban District.

2. SP76-244 - Edwin T. Okubo for County of Maui

Special Permit to allow construction of approximately 80 rental units for the elderly, together with accessory facilities on approximately 10 acres of land in the Agricultural District at Kaunakakai, Molokai. The property lies to the east of Kaunakakai School.

3. SP76-245 - Hawaiian Cable Vision Corporation

Special permit to construct a T.V. reception station on approximately 600 square feet of land in the Agricultural District at Kaanapali, Lahaina, Maui. The property is located approximately 4,000 feet mauka of Honoapiilani Highway in the Kaanapali resort area.

III. MISCELLANEOUS

1. Adoption of Minutes

2. Meeting Schedule

\* A COPY OF THIS AGENDA WAS MAILED TO ALL PERSONS AND ORGANIZATIONS ON THE ATTACHED MAILING LISTS. 7/26/76

1. All islands      2. Maui      3. Molokai

MAUI PLANNING COMMISSION  
REGULAR MEETING  
June 23, 1976

The regular meeting of the Maui Planning Commission was called to order by Chairman Leo Polo at 1:30 p.m. on Wednesday, June 23, 1976, in the 6th Floor, Hearing Room, Room 614, County Building, Wailuku, Maui.

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

A. PUBLIC HEARINGS

1. MRS. JAN DAPITAN, Director, Department of Parks and Recreation, requesting a Special Management Area Permit for development of Kanaha Beach Park, Phase II, consisting of paved access drives and parking areas, picnic tables, barbeques, trash receptacles, irrigation and minimal grading. The project site is located at TMK 3-8-01:119, Kahului, Maui, and consists of approximately one acre.
2. MR. RUDOLPH M. BALINBIN, Treasurer, Coconut Grove Restaurant, Inc. requesting a Special Management Area Permit for reconstruction of the Coconut Grove Restaurant, a proposed one-story masonry building with wood roof, consisting of 2,216 sq. ft. of floor area. Fifteen (15) parking stalls will be provided onsite and seven (7) additional paved parking stalls are proposed makai of Front Street as non-contiguous parking. The project is located at the intersection of Kapunakea and Front Streets, TMK 4-5-12:16, Lahaina, Maui (the parcel area is 11,088 sq. ft.)
3. MR. KUSUO AZEKA, Vice President of Azeka Building Corporation, requesting a change in zoning from A-1 Apartment District to B-2 Business District for properties located westerly (makai) of Kihei Road immediately adjacent to the existing Azeka Store and U.S. Post Office facility in Kihei, Maui, TMK 3-9-8:12, 28 & 29. Said parcels contain approximately 2.7 acres.

Transcripts of the proceedings are on file in the Department of Planning.

B. MINUTES OF THE REGULAR MEETING OF JUNE 2, 1976.

Mr. Polo requested that the minutes be corrected on page 2, Maui Electric SMA approval, item 9, to read as follows: (add: when it is constructed).

9. That significant additional landscape planting subject to approval by the Planning Department staff shall be provided along northerly boundary of the existing development as a visual and sound buffer along the master planned highway when it is constructed.

The minutes were approved as corrected.

C. COMMUNICATIONS:

1. MAC LOWSON of Dyck & Lowson, Inc., requesting approval for compact car parking stalls in conjunction with the proposed condominium project at Napili, Maui, TMK 4-3-2: parcel 17.

Mr. Hart explained the request to the Commission. The project was approved in October 1975. The plan as presented conforms to the parking criteria.

Mr. Ishikawa: What is the present status of this project?

Mr. Lowson: ...we expect to apply for building permit within a few days and commence construction 30 to 45 days.

Mr. Hart: Actually it was referred to us when construction plans were being reviewed. Staff recommends approval of the project 1) provided that each stall would be identified with the word "compact" on the wheel stop. 2) all other County and State requirements are to be met.

Minutes, meeting of 6/23/76 - 2  
Maui Planning Commission

It was moved by Mr. Hokama, seconded by Mr. Kawano and unanimously

VOTED: to approve the request as recommended by staff.

2. HIROSHI BEPPU Requesting approval for an extension of the conditional permit for property located at TMK 3-4-11:5, Wailuku, Maui

Mr. Matsui explained the request from the staff report.

Mr. Hokama questioned the delay in reapplying for the conditional permit as the expiration date was in March.

Mr. Ishikawa: The letter came in earlier but by the time we got it on the agenda it was this date.

It was moved by Mr. Wright, seconded by Mr. Kawano and unanimously

VOTED: to approve the request for conditional permit extension to March 31, 1977 with further extension upon approval by the Maui Planning Commission.

3. BOB DUFFER, Pastor, Kihei Baptist Church, requesting approval for a special use in order to operate a preschool childcare center at Kihei, Maui, TMK 3-9-27:06.

Mr. Matsui explained the request from the staff report.

Mr. Ishikawa: How many children will they be having?

Mr. Duffer: We anticipate maximum of 22.

Mr. Ishikawa: That will be within the State DSS?

Mr. Duffer: This will comply with all building and DSS regulations. We are in the license process.

Mr. Ishikawa indicated that normal paved parking may be required in the review of the plan and suggested that the applicant meet with the Planning Department to work out the proper parking layout.

It was moved by Mr. Hokama, seconded by Mr. Kawano and unanimously

VOTED: to approve the request as follows:

1. All State and County requirements be met including but not limited to the requirements for off-street parking and appropriate licensing approval by the State.
2. The site plans for parking be submitted to the Planning Department for approval.
3. That the applicant meet with the Planning Department Staff to work out the proper parking layout.
4. DAVID HYUN requesting approval for Step III of the Planned Development Ordinance for Phase I of the Kapalua Hotel Project at Kapalua, Maui.

Mr. Masuda explained the request from the staff report.

Mr. Ishikawa: The last time Commission looked at the project, the drainage question was raised. Has that been resolved?

Mr. Masuda: We have resolved it. The main reason why it was changed from Namalu to Kapalua Bay was because of the discharge and of the effect it will have on the coral and disturb the ecological balance of Namalu Bay. They were afraid that the nutrients might affect the coral growth there, whereas

LAND USE COMMISSION  
STATE OF HAWAII

JUL 8 11 20 AM '76

Kapalua Bay is the discharge point ... we have reached with the applicant compromise. You might say the applicant will monitor the flow through this discharge point into Kapalua Bay and they have agreed that if storm water discharge does adversely affect Kapalua Beach and Bay itself, the site will be changed, with County approval.

Mr. Ishikawa: Is that arrangement satisfactory to LUCA?

Mr. Masuda: Yes.

Mr. Polo: Did you say that the memorandum from the Land Use and Codes, you worked that out already?

Mr. Masuda: One through 5 - I believe LUCA is working with Belt Collins and #6 applicant is doing the study.

Mr. Hyun: I would like to say that we have worked very hard with Ralph and Ed Kagehiro to go over the detail plans. We have met all the requirements. I think we have brought it to the point that you can approve it satisfactorily.

Mr. Ishikawa: Under #6, LUCA, are you familiar with that?

Mr. Hyun: We have met with Ed and Ralph and before we bring in any further proposals we are going to resolve that adequately for storm runoff consideration. We have actively initiated studies on this two weeks ago and will continue to work on it.

It was moved by Mr. Hokama, seconded by Mr. Romme and unanimously

VOTED: To approve the request as follows:

1. That the applicant monitor the storm water discharge into Kapalua Bay, and should Kapalua Bay be adversely affected by said discharge a new storm water discharge point will be installed at another location, subject to County approval.
2. That the applicant meet the requirements of the Land Use and Codes Division as listed on the attached memorandum.
3. That all State and County requirements be met.

OLD BUSINESS

- ✓ 1. EDWIN OKUBO requesting approval for a LUC Special Permit in conjunction with the Molokai Elderly Housing Project.

Mr. Matsui explained the request from the staff report.

It was moved by Mr. Kawano, seconded by Mr. Hokama and unanimously

VOTED: to approve the request as follows:

1. All State and County requirements be met.
2. Construction for the proposed project be initiated within one year upon approval of the request.
3. The detailed site development plans be reviewed and approved by the Maui Planning Department.
2. Action on request from Juergen D. Denecke, Hawaiian Cable Vision Corporation.

Mr. Chang explained the request from the staff report.

It was moved by Mr. Wright, seconded by Mr. Hokama and unaimously

VOTED: to approve the request as follows:

1. That the construction be initiated within one year of final approval by the State Land Use Commission.
2. That the subject use be limited to those structures indicated in the application, and further, that they be painted a suitable color to blend with the surrounding environment.
3. That all other State and County requirements be met.

E. DIRECTOR'S REPORT

1. Communication from the County Attorney on amendment to the Sunshine Law.

The communication was placed on file.

F. NEW BUSINESS

G. ACTION ON REQUESTS

1. JAN DAPITAN

It was moved by Mr. Hokama, seconded by Mr. Wright and unanimously

VOTED: to approve the request as follows:

1. That construction of the proposed project shall be initiated within twelve (12) months from the date of the granting of the Special Management Area Permit.
2. That appropriate measures shall be taken during construction to mitigate the short-term impact of the project relative to air and water quality and ambient noise levels.
3. That a detailed soil erosion plan shall be prepared.
4. That the permit shall be valid for a period not to exceed twenty-five (25) years from the date of approval. (Said permit may be extended for "good cause" provided that no changes in the plans and specifications have been made.)
5. That full compliance with all Federal, State and County requirements shall be rendered.

2. RUDOLPH BALINBIN

It was moved by Mr. Wright, seconded by Mr. Hokama and unanimously

VOTED: to approve the request as follows:

1. That construction of the proposed project shall be initiated within six (6) months from the date of the granting of the Special Management Area Permit.
2. That appropriate measures shall be taken during construction to mitigate the short-term impact of the project relative to air and water quality and ambient noise levels.
3. That the seven (7) car non-contiguous parking area shall be available for public use for beach access during non-operating hours.
4. That a loading stall measuring 12 feet by 35 feet shall be provided for deliveries fronting Kapunakea Street.

5. That a trash enclosure shall be provided.
6. That the roof pitch on the east elevation shall be redefined in order to conceal the roof vents.
7. That the coconut palm trees at the intersection of Kapunakea and Front Streets shall be retained.
8. That the concrete curb and sidewalk shall be returned from Front Street to Kapunakea Street.
9. That a copy of the revised plans shall be submitted for review by the Planning Department.
10. That full compliance with the standard comments of the Informal Urban Design Review Board shall be rendered.
11. That general grading of the lot shall not adversely affect any of the adjoining properties and that appropriate measures shall be taken to mitigate the existing on site flooding conditions.
12. That an onsite storm drain system shall be provided in order to transmit parking and roof runoff into the existing public system at the intersection of Front Street.
13. That the proposed non-contiguous parking lot pavement shall be pitched toward the ocean and that adequate ground cover shall be provided to control erosion in the improved areas.
14. That the proposed trellis area shall not be used for dining unless four (4) additional parking stalls are provided.
15. That adequate fire protection shall be provided.
16. That measures shall be established to mitigate the ambient noise levels resulting from mechanical equipment, entertainment and kitchen activities relative to the adjacent residential district.
17. That the Special Management Area Permit shall be valid for a period of five (5) years from the date of approval. (Said permit may be extended for "good cause" where no changes have been made in the original plans and specifications).
18. That full compliance with all Federal, State and County requirements shall be rendered.
19. That the seven (7) offsite parking stalls be approved.

3. KUSUO AZEKA

It was moved by Mr. Hokama, seconded by Mr. Romme and unanimously

VOTED: to approve the request for change in zoning based on the following reasons:

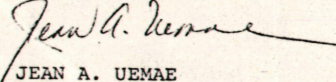
1. The proposed change in zoning and subsequent development conforms to the Kihei General Plan.
2. The proposed development would help to satisfy the need for more commercial facilities as expressed by the Kihei residents and business community.
3. The proposal is centrally located with direct access from Kihei and Uluniu Road.
4. The surrounding areas would not be adversely affected due

to the present general plan and zoning designations for the area, and inasmuch as the project is substantially below allowable density maximums.

5. A large portion of the Azeka property is presently zoned and used for business and consequently, the subject request does not introduce a new business use in the area.

ADJOURNMENT: There being no further business to come before the Commission the meeting was adjourned at 3:35 p.m.

Respectfully submitted,

  
JEAN A. UEMAE  
Private Secretary

RECORD OF ATTENDANCE

Present:	L. Polo	
	S. Hokama	
	H. Wright	S. Scott
	P. Kawano	M. Murayama
	M. Romme	E. Kagehiro
Excused:	G. Murashige	
	C. Ota	
Others:	T. Ishikawa	
	C. Hart	
	P. Matsui	
	J. Chang	
	R. Masuda	
	S. Gima	
	D. Hyun	
	R. Balinbin	
	C. Bourne	
	R. Vaught	
	B. Azeka	
	30 people	

PLANNING COMMISSION  
Leo Polo, Jr., Chairman  
Shiro Hokama, Vice Chairman  
George Murashige  
Patrick Kawano  
Charles Ota  
Marvin Romme  
Harlow Wright  
Wayne Uemae, Ex-Officio  
Shigeto Murayama, Ex-Officio



LAND USE COMMISSION  
STATE OF HAWAII

Elmer F. Cravalho  
Mayor

JUN 30 10 35 AM '76

Tosh Ishikawa  
Planning Director

Yoshikazu "Zuke" Matsui  
Deputy Planning Director

7428

COUNTY OF MAUI  
PLANNING DEPARTMENT

200 S. HIGH STREET  
WAILUKU, MAUI, HAWAII 96793

June 25, 1976

SP76-244

Mr. Ah Sung Leong  
Acting Executive Officer  
Land Use Commission  
Suite 1795, Pacific Trade Center  
190 South King Street  
Honolulu, Hawaii 96813

Dear Mr. Leong:

SUBJECT: Request by Edwin Okubo, Federal Programs and Housing Coordinator, County of Maui for a Special Permit to construct approximately 80 rental units for the elderly, together with related accessory facilities at Kaunakakai, Molokai, TMK 5-3-03:01 (portion of)

The Maui Planning Commission at its meeting of June 23, 1976, voted unanimously to recommend approval of the above request for a LUC Special Permit.

On March 22, 1976, the Molokai Advisory Committee conducted a public hearing on the subject request. Testimony in favor of the project was presented with a majority of the people present indicating their support for the project. No testimony was presented against the request. In addition, no letters of protest or support have been received to date.

The Commission concurred with the recommendations of the Molokai Advisory Committee that the request meets the following LUC Special Permit guidelines:

- a. That the desired use would not adversely affect the surrounding properties.
- b. Such use would not unusually burden public agencies to provide undue services and utility improvements.
- c. The proposed use will make the highest and best use of the land involved for the public welfare.

They also agreed that there is a definite need for elderly housing on Molokai, and that the proposed project would not substantially alter the existing character of the area nor would it create any adverse impacts on the environment.

Recommendation for approval was made with the following conditions:

1. All State and County requirements be met.
2. Construction for the proposed project be initiated within one year upon approval of the request.
3. The detailed site development plans be reviewed and approved by the Planning Department.

Enclosed for your information and review are the application and other pertinent data.

Should there be any questions please feel free to contact our office.

Yours very truly,



TOSH ISHIKAWA  
Planning Director

Encl.

cc E. Okubo  
cc LUCA



# MOLOKAI RANCH LIMITED

POST OFFICE BOX 8, KAUNAKAKAI, MOLOKAI, HAWAII 96748 / PHONE 553-5115

February 1, 1976

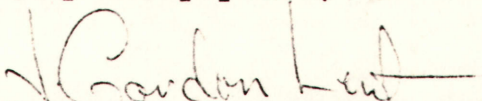
Mr. Edwin T. Okubo  
Federal Programs and  
Housing Coordinator  
County of Maui  
200 S. High Street  
Wailuku, Maui 96793

Dear Mr. Okubo:

Molokai Ranch, Limited is the fee owner of that certain parcel of land in Kaunakakai, Molokai identified as TMK 5-3-03: parcel 1. Discussions have recently been initiated with the County of Maui relative to the proposed construction of an elderly housing project on a portion of the site. The proposed location consists of approximately ten acres of land located to the east of the Molokai Community Center.

Molokai Ranch, Limited hereby authorizes the County of Maui to file the necessary application for a Land Use Commission special permit for this project, together with any other approvals which may be necessary. It is understood that this authorization does not commit Molokai Ranch, Limited, to an elderly housing project or to transfer the subject land to the County.

Very truly yours,

  
Manager - Land Department  
Molokai Ranch, Limited

January 29, 1976

Mr. Louis Hao, Chairman  
Molokai Task Force  
Kaunakakai, Molokai 96748

Dear Mr. Hao:

We have been retained by the County of Maui in a consultant capacity to work on a proposed elderly housing project for Molokai.

Based upon our needs survey and a preliminary site study, we have identified a parcel of land in Kaunakakai which we believe to be well suited for this purpose. The area is identified as TMK 5-3-03: portion of parcel 1. Although the exact lot configuration has not yet been determined, we are proposing utilizing between 7-10 acres of land to the east of the Molokai Community Center (see attached sketch). The land has been previously cleared, and is presently being used for the cultivation of seed corn.

Regarding the current use of the land by Hawaiian Research Ltd., some concern has been expressed relative to the conversion of productive agricultural land for housing purposes. However, it is our feeling that suitable agricultural lands are available on Molokai to more than compensate for the proposed project.

One of the possible areas is the agricultural subdivision currently being planned in Hoolehua by the Molokai Task Force and the County of Maui. Therefore, we would like to inquire as to whether lands within the proposed agricultural subdivision could reasonably be considered as a potential alternative location for portions of the seed corn operation.

Since we are anxious to move ahead with the elderly housing project as quickly as possible, your early reply would be appreciated. Please contact us if you have any questions.

Very truly yours,

*Howard K. Nakamura*

Howard K. Nakamura

HKM:rt

cc: Edwin Okubo  
Pat Matsui ✓  
Mariano Acoba

FEB 27 1976

DEPT. OF PLANNING  
COUNTY OF MAUI

Kaunakakai ~~XXXXXXXXXXXXXXXXXXXX~~ Molokai  
~~XXXXXXXX~~ 553-5323

February 12, 1976

ZUKE	Copy File
CHRIS	ED OKUBO
RALPH	
JEFF	Copy Forward
PAT	
JEAN	to PAT
JUNG	
<input type="checkbox"/> Please handle <input type="checkbox"/> Please see me <input type="checkbox"/> Please file <input type="checkbox"/> Please return <input type="checkbox"/> Circulate	

Mr. Howard Nakamura  
Planning Consultant  
Suite 609, 2180 Main St.  
Wailuku, Maui 96793

RE: LETTER OF JANUARY 29, 1976

Dear Howard:

Received your letter concerning your Proposal in utilizing 7-10 acres of land east of the Molokai Community Center now in use by Hawaiian Research, Ltd.

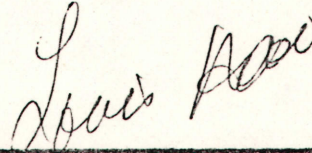
For the past three (3) years, the residents of the area including the school children and teachers of Kaunakakai School have expressed some concern about the field dust and chemicals used by Hawaiian Research, Ltd. for the cultivation of seed corn. Other suitable lands such as the present Ag. Park lands in Hoolehua would be available to Hawaiian Research, Ltd.

On August 22, 1975, a letter from the Molokai Task Force to Mr. Kay Waldorf of Hawaiian Research authorized a right-of-entree to lots Nos. 11, 12, and 18. No response was received from Mr. Waldorf perhaps because further land clearing needed to be completed before actual planting could occur. At this time, however, the lots are still available for consideration by Hawaiian Research and we of the Task Force would be most happy to work with them in acquiring more land for their operations.

This letter is an assurance that the Molokai Task Force is addressing itself to fulfill the needs of the Elderly Housing Program, as well as the Hawaii Research Seed Corn Operation.

Please contact me at 553-5323 if you have any questions.

Sincerely,

A handwritten signature in cursive script, appearing to read "Louis Hao", written over a horizontal line.

Louis Hao

LH:fjd

NOTICE OF PUBLIC HEARING  
LUC SPECIAL USE PERMIT

NOTICE IS HEREBY given of a public hearing to be held by the Molokai Advisory Committee to the Maui Planning Commission on Monday, March 22, 1976, at the Molokai Elementary School Cafetorium at 7:00 p.m. or as soon thereafter as those interested may be heard to consider the following requests for SPECIAL USE PERMIT under provisions of SECTION 205-6 of the HAWAII REVISED STATUTES:

1. Department of Hawaiian Home Lands by Mrs. Billie Beamer, Chairman, requesting special permit to allow continued quarrying of cinder from Hawaiian Home Lands, Puu Maniniholo Cinder Hill at Kapaakea, Molokai (TMK 5-4-3:14)
2. EDWIN T. OKUBO, Federal Programs and Housing Coordinator, County of Maui, requesting approval of a State Land Use Commission Special Permit in order to construct and operate a housing project for the elderly in Kaunakakai, Molokai, TMK 5-3-3:1 (portion of). The said site is approximately 10 acres.

Information pertaining to the above requests are on file in the office of the County of Maui Planning Department, 200 S. High Street, Wailuku, Maui, Hawaii, and the County Agent's Office at Kaunakakai, Molokai and are open to the public for inspection during office hours.

All testimony regarding the SPECIAL USE PERMIT should be filed in writing to the Planning Department, County of Maui, 200 S. High Street, Wailuku, Maui 96793, before the date of the hearing or presented in person at the time of the hearing.

MAUI PLANNING COMMISSION  
By Toshio Ishikawa  
County Planning Director

(MN--March 1, 1976)

# L 2490

MOLOKAI ADVISORY COMMITTEE  
PUBLIC HEARING  
MARCH 22, 1976

The Public Hearing on the following request was called to order by Chairman E. Loy Cluney, at 7:15 p.m., in the Kaunakakai School Cafetorium, Kaunakakai, Molokai.

A. PUBLIC HEARING

2. EDWIN T. OKUBO, Federal Programs and Housing Coordinator, County of Maui, requesting approval of a State Land Use Commission Special Permit in order to construct and operate a housing project for the elderly in Kaunakakai, Molokai, TMK 5-3-3:1 (Portion of). The said site is approximately 10 acres.

The letter of application was circulated and recorded as being read.

Mr. Figueiroa read the Notice of Public Hearing, which was published in the Maui News on March 1, 1976.

Mr. Matsui explained the request from the staff report, a copy of which is attached hereto and made a part hereof.

Mr. Okubo: The staff report covers everything, but I would like to add one thing. We anticipate utilizing federal programs so that the elderly pay only 25% rent which is very minimal.

Ms. Lingle: How soon do they expect to start this project?

Mr. Okubo: We hope some time this year. As soon as the County gets the special use permit.

Mr. Hao: I would like to testify on behalf of the project. As Chairman of the Molokai Task Force, it has been our goal to provide housing for the elderly. Since the survey was done, I would like to go on the record for the Molokai Task Force to go for the elderly housing project. On behalf of Mr. Acoba, I would like to see the project proceed on schedule.

Mr. Nakamura: As has been discussed, a survey did show the need for elderly housing on Molokai. The 80 units are not really enough but the kind of facilities we are looking for is one where the elderly are able to take care of themselves. Area is to provide landscaped pathways. It is going to be an attractive project. There is no detailed plans yet but as soon as there is indication that the project will go through, we would like to start construction at the end of the year.

Ms. Lingle: Why does the site need a special permit?

Mr. Nakamura: What we did when we looked at the proposed site was look for an area located in or around Kaunakakai. Secondly, we recognized the use of government land so we would not have any acquisition problems. There is no suitable government land in Kaunakakai and we were going into agricultural land which would require a special permit. The site we chose is general planned by the County urban. We felt that it was the best solution, bounded on two sides by the urban district.

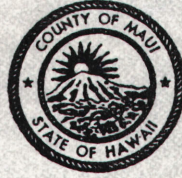
Mr. Green: Why isn't there any government land in Kaunakakai?

Mr. Nakamura: It is mostly Hawaiian Home Lands and if we are looking for land in Kaunakakai, the answer is no.

No one spoke against the granting of the request.

The Chair closed the public hearing.

ELMER F. CRAVALHO  
Mayor  
Telephone 244-7855



EDWIN T. OKUBO  
Coordinator  
Telephone 244-7752

OFFICE OF THE  
**Federal Programs and Housing Coordinator**

200 SOUTH HIGH STREET  
WAILUKU, MAUI, HAWAII 96793  
February 19, 1976

	ZUKE	
	CHRIS	
	DALPH	
	FAT	
	JEAN	
	JUNE	
<input type="checkbox"/>	Please handle	<input type="checkbox"/> Please see me
<input type="checkbox"/>	Please file	<input type="checkbox"/> Please return
<input type="checkbox"/>	Circulate	
Signed		Date

RECEIVED  
FEB 19 1976  
DEPT. OF PLANNING  
COUNTY OF MAUI

Mr. Toshio Ishikawa  
Director  
Department of Planning  
County of Maui  
Wailuku, Maui, Hawaii

Dear Mr. Ishikawa:

The County of Maui is currently in the process of planning the development of an elderly housing project for the island of Molokai. In this regard, transmitted herewith for the Planning Commission's consideration are three (3) copies of a Special Permit application along with supporting documents.

If you have any questions, please contact me as soon as possible.

Very truly yours,

EDWIN T. OKUBO  
Federal Programs and  
Housing Coordinator

ETO:ec

Encls. 3

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. TMK 5-3-03: parcel 1 <sup>portion of</sup>  
 (2) Lot Area + 10 acres <sup>See</sup> (3) Location Kaunakakai, Molokai (Exhibit "A")

B. Ownership: (1) Owner's name Molokai Ranch, Ltd.  
 (2) Lessee's name None recorded (3) Unexpired term -- years

C. Request: (1) State request briefly and exactly: To construct  
approximately 80 rental units for the elderly, together with  
accessory facilities such as recreational and community areas,  
parking, landscaping, and community gardens.

(2) Reasons justifying granting of request: \_\_\_\_\_  
 (a) There presently exists, on the island of Molokai, a sig-  
nificant and unmet need for elderly housing (see attached report -  
Exhibit "B")  
 (b) The proposed location is the most desirable site for the  
project (see Exhibit "B" for site selection analysis)

D. Applicant: (1) Name County of Maui: by Edwin T. Okubo, Housing Coordinator <sup>Federal Programs &</sup>  
200 S. High Street <sup>Housing Coordinator</sup>  
 (2) Address Wailuku, Maui, Hawaii (3) Telephone 244-7849  
 (4) Signature Edwin T. Okubo

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 \_\_\_\_\_

December 29, 1975

PRELIMINARY REPORT  
MOLOKAI ELDERLY HOUSING

INTRODUCTION

In recent years, the County of Maui has been involved in an effective and innovative program for providing elderly and low and moderate income housing within the community. Among the most successful has been the Hale Mahaolu Elderly Housing Project in Kahului, developed through a non-profit housing corporation.

It has become apparent that additional housing for the elderly is required, throughout the entire County. This concern, on a state-wide basis, was also expressed during the 1975 Legislature, through the report of the House Interim Committee on Elderly Housing.

The housing situation on Molokai is of particular concern, due to the phase-out of Dole's pineapple plantation in September, 1975, and the potential phase-out by Del Monte in 1978. Since large numbers of Dole and Del Monte employees currently reside in the plantation camps at Maunaloa and Kualapuu, the demand for housing may become even more pronounced when union-negotiated housing agreements expire in 1980.

One of the major problems to date in implementing housing projects has been the lack of financing, primarily long-term mortgage financing. The County of Maui has been successful in obtaining interim, or short-term

financing, through the judicious use of the County's credit. Until recently, however, it has been difficult to obtain the necessary long-term financing, particularly from federal agencies.

It now appears that adequate financing is available, primarily through the Farmers Home Administration and Federal Housing Administration's Section 202 Housing Program, to aggressively pursue an accelerated housing program. Recently, the County of Maui provided a \$500,000 appropriation for fiscal year 1975-1976, to be used as seed money for various housing projects, including the elderly project on Molokai. The County also anticipates receiving from HUD substantial rental subsidy funds, which will be used to reduce rentals for qualifying low-income individuals and families.

In addition, the County of Maui was recently awarded \$484,000 through HUD's Community Development Block Grant Program, to be used for implementation of the Molokai Elderly Housing Project.

Based upon current projections, it is now anticipated that construction of the project can be initiated by mid-1976, and together with the 88-unit Puu Hauoli Subdivision in Kaunakakai, will create a major impact in meeting the housing needs of the island of Molokai.

## NEEDS SURVEY

As the initial step towards implementation of the Molokai Elderly Housing Project, a needs survey was conducted. The survey was prepared by the County of Maui's Commission on Aging. Distribution and completion of the forms was coordinated by Mr. Louis Hao, Executive Assistant to the Mayor for Molokai, with the assistance of the Molokai Community Action Council and Neei Imua (island-wide senior citizens organization).

To date, 119 responses to the survey have been received. Pertinent information is as follows:

### a) Present location of residence

Maunaloa	49	(41%)
Kualapuu & Kipu	23	(20%)
Hoolehua	12	(10%)
Kaunakakai	31	(26%)
Kamiloloa & East Molokai	<u>4</u>	( 3%)
Total	119	

Persons currently residing in Maunaloa and Kualapuu are almost exclusively in plantation-owned homes. Almost all of the Hoolehua residents are presently located on Hawaiian Homes Commission Lands.

b) Age of respondent (head of household)

<u>Age</u>	<u>Male</u>	<u>Female</u>
50-59	4 ( 4%)	1 ( 5%)
60-69	69 (71%)	8 (36%)
70 and over	24 (25%)	11 (50%)
No response	_____	<u>2</u> ( 9%)
Total	97	22

97  
22  
119

Of some significance here is the relatively large number of respondents (35 or 29.4%), who are age 70 or over. Also, there are approximately 21 heads of household who have not yet attained the age of 62, which is the minimum age to qualify for elderly housing. However, by the time the project is ready for occupancy, it is likely that more of these persons will be qualified.

69  
8  
77

c) Marital Status

Married	74	(62%)
Single Males (widowed or divorced)	21	(18%)
Single Females (widowed or divorced)	22	(18%)
No response	<u>2</u>	( 2%)
Total	119	

Approximately 1/3 of the potential occupants are either single males or single females. The remainder are married couples, with a household size of two or more.

d) Family Size

No. of members		
1	34	(28%)
2	44	(37%)
3	16	(13%)
4	14	(12%)
5	6	( 5%)
6	0	( 0%)
7	1	( 1%)
8	1	( 1%)
Not known	<u>3</u>	( 3%)
Total	119	

Of particular significance is the fact that a relatively large number of households (38 or 32%) have 3 or more persons. This is most particularly found in the Maunaloa area, where there are a number of households with an elderly head, relatively young spouse and young children.

e) Age of Spouse (Wife)

20-29	4	( 5%)
30-39	16	(22%)
40-49	6	( 8%)
50-59	20	(27%)
60-69	21	(28%)
70-79	<u>7</u>	(10%)
Total	74	

These figures indicate that over half of the wives, 46 or 62%, are less than 60 years of age. Of the 119 total responses, these 46 families represent approximately 39%, or slightly over 1/3.

wives (?)  
respondents (?)

f) Present Living Arrangements

Ownership	14	(12%)
Hawaiian Home Lands	18	(15%)
Rental	82	(69%)
Apartment	3	
Rooming House	1	
House	78	
Live with Relatives	<u>5</u>	( 4%)
Total	119	

At this time, it is questionable whether all of the 14 respondents who currently own their own homes would actually decide to move into the project. This is also probably true, to a lesser degree, of respondents currently on Hawaiian Home Lands leases, since most of the HHL respondents are single females who are more likely to find the project a desirable alternative.

g) Income

Accurate income figures are traditionally difficult to obtain, for a variety of reasons. Therefore, the figures cited may establish some guidelines for the project, but will have to be updated at the time of selection and occupancy.

Less than \$3,000	13	(11%)
\$3,000-4,000	48	(40%)
\$4,000-6,000	34	(29%)
\$6,000-8,000	6	( 5%)
Over \$8,000	5	( 4%)
No Response	<u>13</u>	(11%)
Total	119	

The median income appears to be approximately \$4,000. This must be considered in determining the number of units to be initially constructed, since the rental subsidy available from the Federal government will be limited.

h) Desired place of residence

Kaunakakai	77	(64.7%)
"Central"	5	( 4.2%)
Kalamaula	2	( 1.7%)
Hoolehua	2	( 1.7%)
Kualapuu	9	( 7.6%)
Maunaloa	10	( 8.4%)
Other	3	( 2.5%)
No Preference	5	( 4.2%)
No Response	<u>6</u>	( 5.0%)
Total	119	

Of particular significance is the large number of respondents (82 or 68.9%) who indicate a preference that the project be located in the Kaunakakai (or "Central") area. This is ever more significant since only 26% of the respondents presently live in Kaunakakai. If the 11 respondents indicating either "No Preference" or "No Response", are subtracted, the percentage of persons favoring Kaunakakai among those expressing a preference rises to 75.9% (82 out of 108).

i) Preferred living arrangements

Efficiency (Studio) Apartment	1	( 1%)
1-Bedroom	47	(39%)
2-Bedrooms	40	(34%)
3-Bedrooms	27	(23%)
No Response	<u>4</u>	( 3%)
Total	119	

The relatively large number of respondents desiring larger accommodations is understandable in view of the number of households containing 3 or more members. However, although there are 78 households with either one or two members, only 48 respondents indicated a preference for 1-bedroom or efficiency (studio) apartments. This is an area where the need to achieve an economically viable project will make it difficult to provide the larger accommodations desired.

## SITE SELECTION

The responses received through the questionnaire indicated a strong preference, on the part of the respondents, that the project be located in Kaunakakai. This coincides with our recommendation, since such a location would be close to desired services and amenities, and would probably be the least costly to develop due to the proximity to required utilities, particularly water.

Therefore, our search for a suitable site was confined to the area in and around Kaunakakai. Initially, several sites were selected for analysis, including two in Kalamaula and one in Kapaakea. All of the sites in Kalamaula and Kapaakea are under the jurisdiction of the Department of Hawaiian Homes Lands. Following preliminary studies, including initial discussions with HHL, it was concluded that the problems of land acquisition, cost of providing off-site improvements and distance from desired services were significant enough to eliminate these sites from further consideration.

Although government-owned lands would be most desirable, since acquisition would not be a problem, it was not possible to locate a suitable publicly-owned site within the study area.

Detailed consideration was then given to the following sites:

A) TMK 5-3-05: parcel 3 (below Manila Camp)

Owner: Molokai Ranch

Present Use: Agriculture (Seed corn)

B) TMK 5-3-09: parcel 17 and TMK 5-3-03: parcel 1

Owner: Molokai General Hospital and Molokai Ranch

Present Use: A portion of the site is occupied by  
the Molokai General Hospital

C) TMK 5-3-03: parcel 1 (East of the present "Ranch Camp"  
subdivision, in the vicinity of the  
slaughterhouse)

Owner: Molokai Ranch

Present Use: Grazing

D) TMK 5-3-03: parcel 1 (Adjacent to the Molokai Com-  
munity Center)

Owner: Molokai Ranch

Present Use: Agriculture (Seed corn)

E) TMK 5-3-05: parcel 3 (between Kaunakakai Stream and  
the County Baseyard)

Owner: Molokai Ranch

Present Use: Vacant

The sites were evaluated, utilizing the following criteria:

- 1) Zoning and General Plan
- 2) Existing Use
- 3) Proximity to required utilities, primarily water  
and sewer
- 4) Slope and drainage

- 5) Ease or difficulty of development
- 6) Convenience to desired facilities and amenities  
(shopping, health and hospital, recreation, etc.)
- 7) On-site and off-site development costs

A primary consideration was to select a site where development costs could be kept as low as possible, since the majority of the potential residents are on limited, fixed incomes. Although it is intended that a rental subsidy program be utilized to reduce rental payments for qualified occupants, the project must still fall within established cost limits in order to qualify for loan assistance from the federal government.

Based upon the evaluation criteria, it became very apparent that site (D) was the most suitable and desirable. Additionally, in meetings with various individuals and groups within the community, this site was by far, the most preferred. Major advantages are as follows:

- a) Water and sewer lines suitable for connection are in very close proximity, thereby substantially reducing off-site development costs.
- b) The site is relatively level and non-stony, thereby substantially reducing on-site development costs.
- c) The site is convenient and within safe walking distance to shopping, medical and recreational facilities.

- d) Joint utilization of certain facilities at the adjacent Molokai Community Center can be programmed. Plans are presently being prepared for new facilities at the Community Center.
- e) The area is designated Residential on the County's adopted General Plan for Kaunakakai, and is a logical extension of the present Urban District.

There are, however, some problems associated with the site. These include the presently productive agricultural use (seed corn) of the site; dust and chemical spray drift from the seed corn operation; and potential drainage problems (a large swale runs adjacent to the Community Center from mauka subdivisions).

However, it is anticipated that all of these problems can be adequately resolved, as follows:

- a) Present agricultural use -- The lands in question are leased by Hawaiian Research Ltd. from Molokai Ranch, together with similar leases on other parts of the island. Both Molokai Ranch and the County of Maui (presently in the process of developing an agricultural subdivision at Hoolehua) have indicated willingness to provide Hawaiian Research with suitable replacement lands.
- b) Dust and spray drift -- It is recommended that a buffer strip be established between the project and remaining

corn fields. This area should be planted with a suitable cover crop to reduce dust, together with bordering trees to provide both a windbreak and further buffer. Additionally, the State Department of Agriculture should be requested to monitor aerial spraying practices, in view of frequent complaints from area residents and Kaunakakai Elementary School.

- c) Drainage -- This will probably not be a major problem, although care must be taken to have the site suitably engineered. Ultimately, it may be possible to divert the present flow to the proposed Kapaakea Flood Control project, which is a short distance to the east.

## COMMUNITY INPUT

Community participation and input has been accomplished in several ways, including public meetings; meetings with concerned organizations; and meetings with individuals and small groups. Coordination has been achieved through the Housing Sub-Committee of the Molokai Task Force, working together with a special committee of Neei Imua, the island-wide Senior Citizens organization.

The proposed Elderly Housing project has been received with great enthusiasm and support within the community, and it is anticipated that substantial input will continue to be received during the detailed planning and implementation of the project.

### Molokai Task Force Housing Sub-Committee

Mariano Acoba, Chairman  
Zelie Sherwood  
Pat Kawano  
A.P. Lum  
James Lindo  
Toku Arakaki  
Victoria Chung  
James Field  
Hattie Mahiai

### Neei Imua Special Committee

Elizabeth Dwight  
Marian Peters  
Rose Pitta  
Grace Apo  
Estanisalo Rapanot  
Charles Kawano

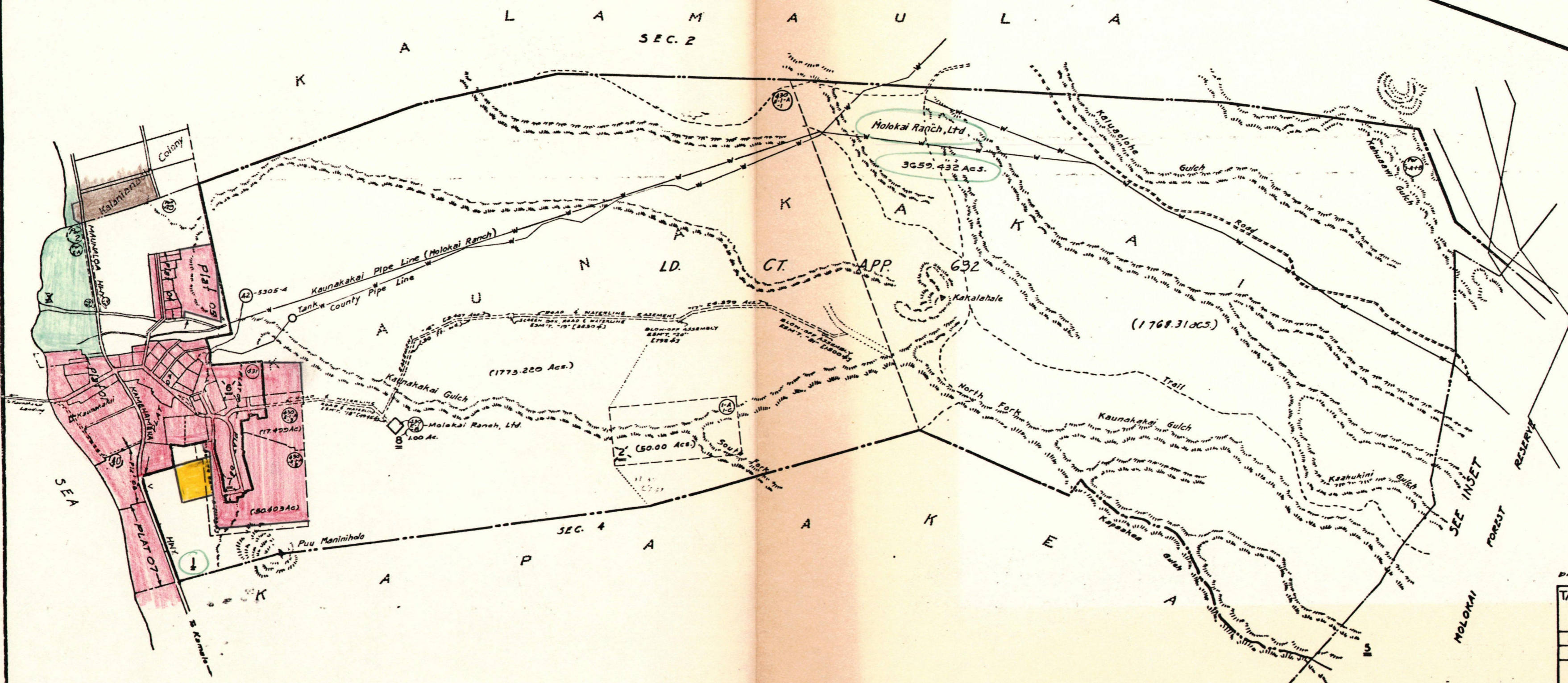
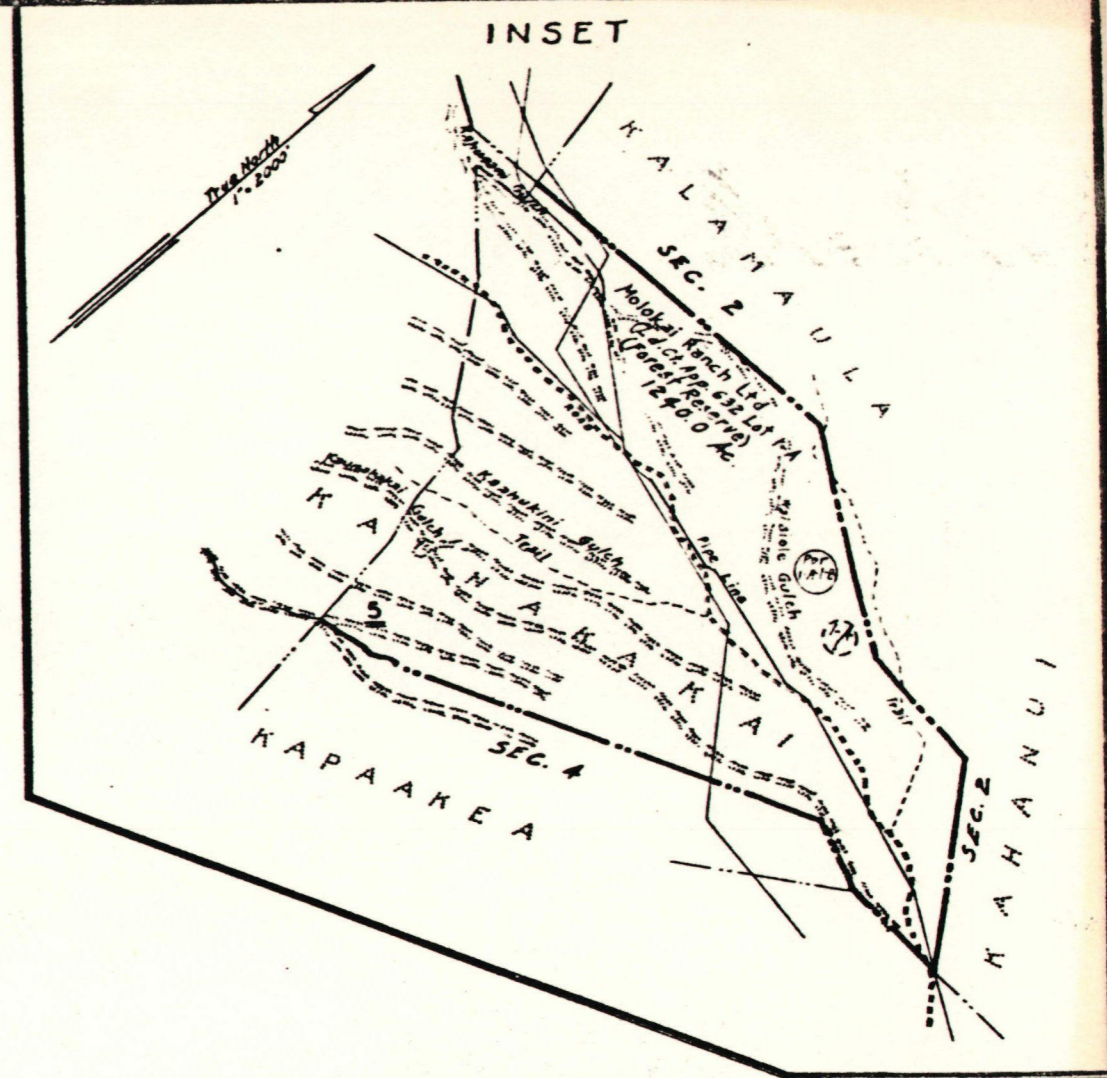
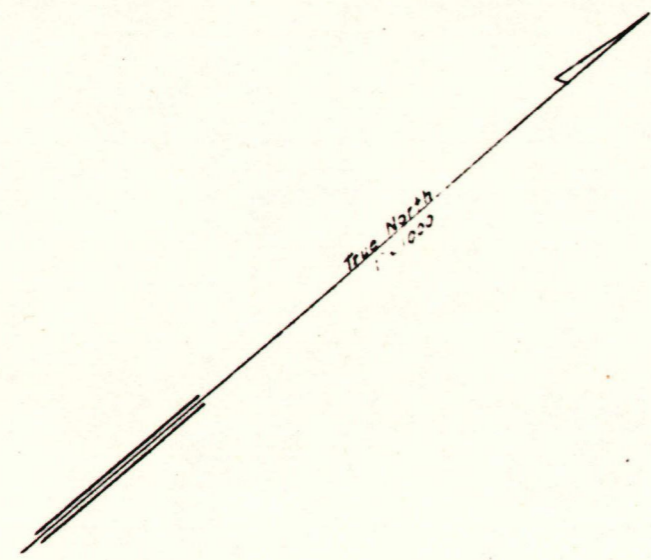
## SUMMARY

Based upon this preliminary study, together with the recommendations of the Housing Sub-Committee (supplemented by representatives of Neei Imua), it is concluded as follows:

- (1) That the site adjacent to the Molokai Community Center be selected, and aquisition proceedings initiated as soon as possible.
- (2) That 80 one-bedroom and studio units be constructed at the present time, for elderly only, with adequate land set aside for future expansion, if needed. Approximately eight to ten acres should be aquired or committed for this purpose.
- (3) That the project be coordinated with the construction of new facilities at the Molokai Community Center, in order to achieve maximum joint utilization.
- (4) That the County of Maui assist Hawaiian Research in locating and developing suitable replacement lands for the existing seed corn operation.
- (5) It would not be desirable to include families with young children within the elderly housing project, primarily because of the differing needs and life-styles of the respective groups. Families with young children will be much more suited to a single-family residential environment, together with other family groups. Therefore, the County of Maui should simultaneously provide approximately

15-20 single-family rental dwellings for families with children (and an elderly head of household) who cannot be accomodated within the Elderly Housing Project. The Puu Hauoli project presently being developed above Manila Camp by the County of Maui, would appear to be the most suitable location. Other alternatives would be to obtain finished lots from Molokai Ranch for development of a house and lot package, or to develop additional lots nearby which could be used for single-family rentals.

- (6) The County of Maui should continue to work closely with the Housing Sub-Committee of the Molokai Task Force, together with the representatives of Neei Imua, in order to insure a continuing process of community input for the project.



Dwg. No. 2024  
 By: W.C.H. 6/20/34  
 Source: Tax Maps Bureau  
 Revised to June, 1940 L.H. & G.S.

Ld. Ct. App. 632, POR. KAUNAKAKAI, MOLOKAI

SUBJECT TO CHANGE

**3361**  
Dropped Parcels 2, 3, 4, 5, 7

TAXATION MAPS BUREAU  
TERRITORY OF HAWAII  
**TAX MAP**

SECOND	DIVISION	
ZONE	SEC.	PLAT
5	3	03
CONTAINING		PARCELS
SCALE 1 in. = 1000 ft.		

PRINTED \_\_\_\_\_

K A U N A K A K A I



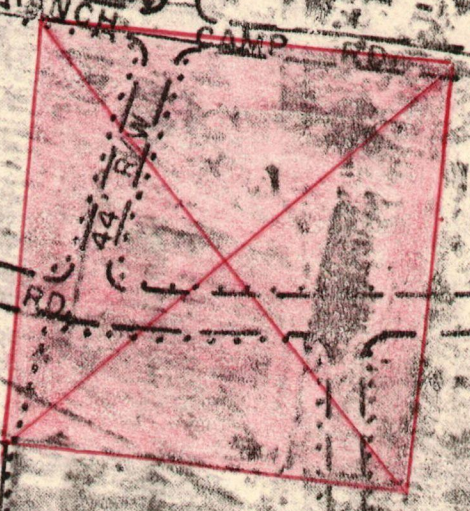
HOSPITAL

MILITARY

COMMUNITY CENTER

SCHOOL

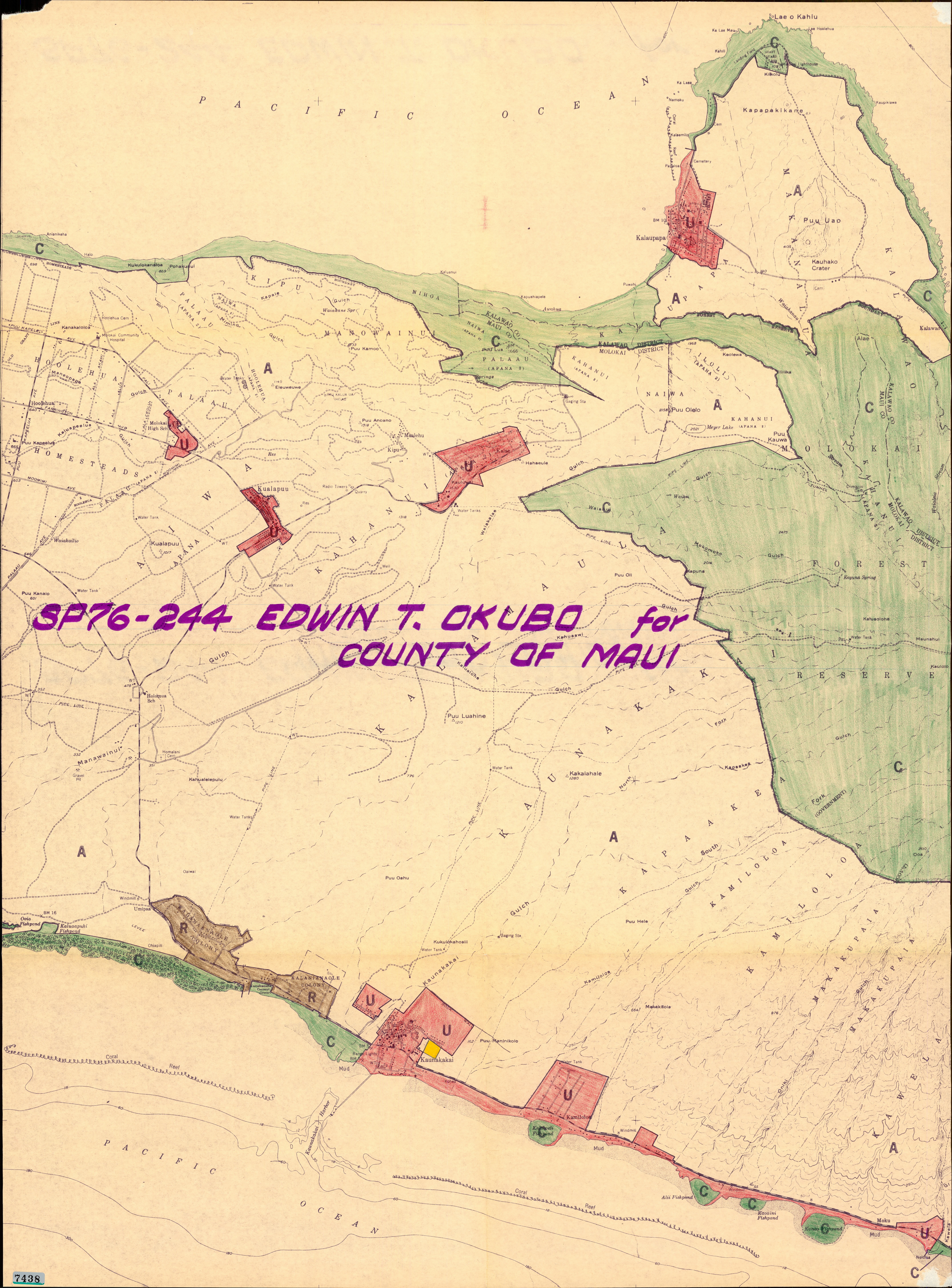
CIVIC CENTER



1" = 400'

EXHIBIT

P A C I F I C O C E A N



**SP76-244 EDWIN T. OKUBO for COUNTY OF MAUI**