



NAME: Justin Parsons  
AGENDA ITEM: C - Subarea 4: Wailea  
DATE RECEIVED: 5/22/2023 via email

# SUNSTONE

HOTEL INVESTORS

May 22, 2023

ATTN: South Maui Community Plan Advisory Committee  
Department of Planning  
2200 Main Street, Suite 601  
Wailuku, Hawai'i 96793

Via email to: [wearesouthmaui@mauicounty.gov](mailto:wearesouthmaui@mauicounty.gov)

**SUBJECT: South Maui Community Plan Update and Proposed Land Use Designation for the Wailea Beach Marriott Parking Garage (Agenda Item: C. Develop Preferred Growth Alternative: Subarea 4: Wailea)**

Dear South Maui CPAC Members,

Aloha. Thank you for all the time and effort each one of you are putting in to support our community. As you know, Sunstone Hawai'i 3-0, LLC owns the Wailea Beach Marriott Resort and Spa (Resort) located off of Wailea Alanui Drive. The Resort is situated on two (2) parcels. The larger parcel, TMK (2)2-1-008:061 (Parcel 61), encompasses a majority of the Resort and its amenities. The smaller parcel, TMK (2)2-1-008:076 (Parcel 76), is the two (2) story parking garage for the Resort.

Parcel 61 is designated as Resort/Hotel (RH) in the South Maui Community Plan (SMCP), which provides consistency with the zoning of the property. However, Parcel 76, in this version of the SMCP, is designated as Small Town Center (STC). The STC designation of Parcel 76 is inconsistent with the parcel's zoning, which is B-R Resort Commercial District. We are concerned about this inconsistency. Please see **Exhibit "1"**.

According to the land use designation descriptions noted in the SMCP, and amended by the CPAC at the May 10, 2023 meeting, the RH land use designation is intended for transient accommodation properties and its accessory uses.

*The Resort/Hotel community plan designation is intended to provide for ~~existing and future~~ visitor-oriented development in appropriate areas. When developed, these areas are typically medium-to high-density with a broad range of uses primarily intended to serve visitors, ~~including transient accommodations, retail and commercial uses, and other visitor amenities.~~ Related*

200 Spectrum Center Drive, 21<sup>st</sup> Floor  
Irvine, CA 92618  
(T) 949-330-4000 / (F) 949-330-4090  
[www.sunstonehotels.com](http://www.sunstonehotels.com)



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~~and compatible uses include parks and other public/quasi-public uses. Public beach access must be provided as required by law and will not be discouraged.~~

## Permitted Uses

1. *Transient accommodations*
2. *Retail and commercial uses and other visitor amenities*
3. *Parks and other public/quasi-public uses*

Parcel 76 is a parking garage structure, providing parking strictly for the Resort's guests and public beach access.

The designation of Parcel 76 as RH will avoid creating an inconsistency between the current zoning and the community plan designation. As mentioned previously, Parcel 76 is zoned B-R, Resort Commercial District. In the draft SMCP, Appendix "F", it is noted that the Resort's existing zoning is most compatible within the RH land use designation and not in the STC designation. Please see **Exhibit "2"**.

It is important to note that during the community input process, Parcel 76 was always designated as STC across the four (4) growth alternative maps. This gave more of a "status quo" designation and did not allow the community to consider other land use designation alternatives that may be more appropriate for Parcel 76. In light of the aforementioned, we are kindly asking for the CPAC to consider changing the designation of Parcel 76 from STC to RH.

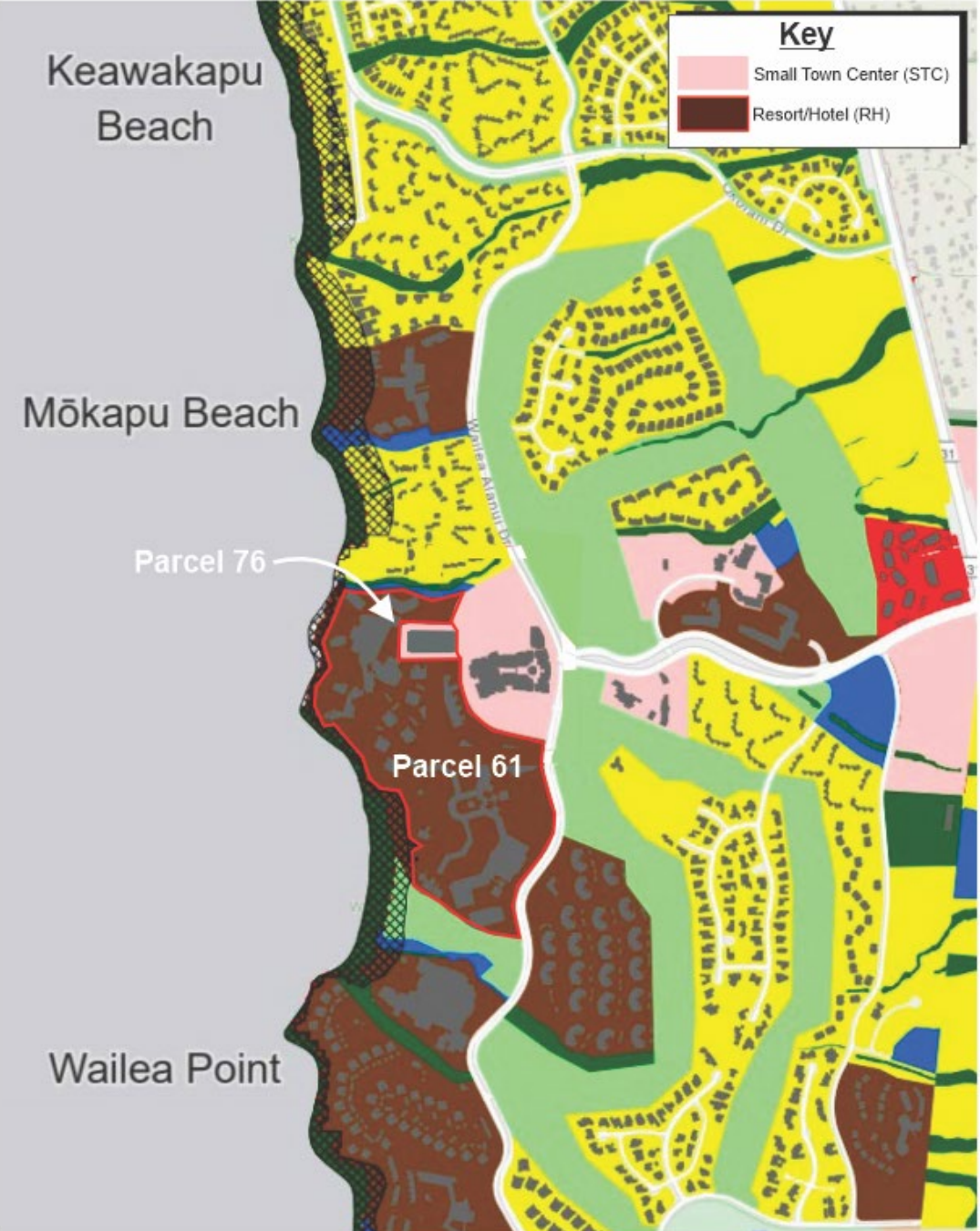
We appreciate your time and consideration of this request. Mahalo for your dedication to our community and island home.

Sincerely,

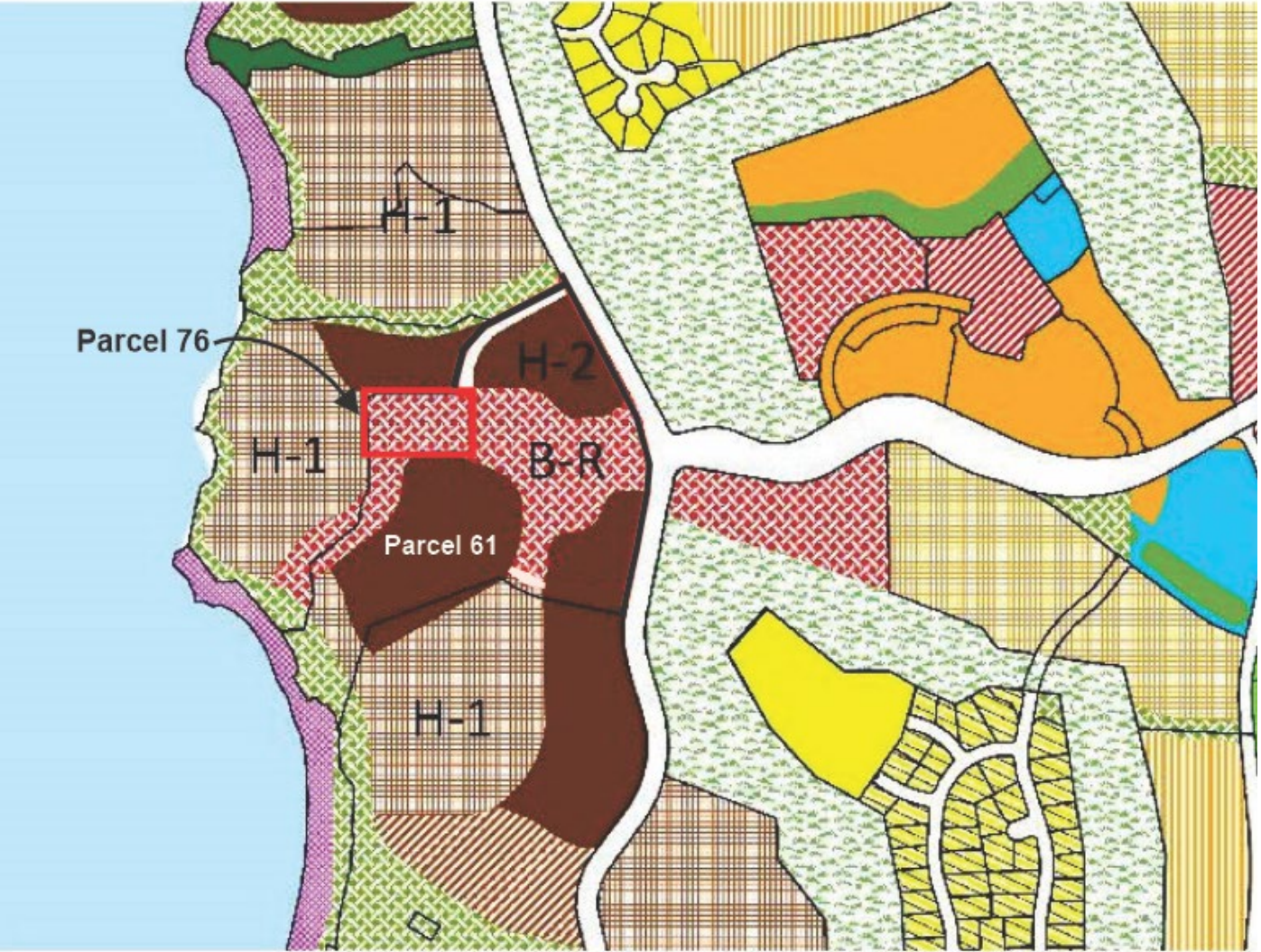
Justin Parsons, Director Project  
Management  
Sunstone Hawai'i 3-0, LLC

# **Exhibit “1”**

# Draft SMCP - Wailea Subarea



# Zoning Map



## **Exhibit “2”**

## Appendix F, Draft SMCP

Existing Community Plan Designations	Updated Community Plan Designations	Most Compatible Zoning Districts for Updated Community Plan Designations
Rural (R)	Rural Residential (RR)	Rural, RU-0.5, RU-1.0, RU-2.0, RU-5.0, RU-10.0, PK, OS-1, OS-2
Rural (R)	Rural Village (RV)	B-CT, B-1, P-1, P-2, PK, OS-1, OS-2
Single-Family (SF)	Residential (RES)	R-0, R-1, R-2, R-3, D-1, D-2, A-1, A-2, B1, B-CT, P-1, P-2, PK, OS-1, OS-2
Multi-Family (MF)	Residential (RES)	R-0, R-1, R-2, R-3, D-1, D-2, A-1, A-2, B-1 B-CT, P-1, P-2, PK, OS-1, OS-2
Business/Commercial (B)	Neighborhood Center (NC)	B-1, B-2, B-CT, SBR, R-0, R-1, R-2, A-1, D-1, D-2, P-1, P-2, PK, OS-1, OS-2
Service Business/Single Family Residential (SBR)	Neighborhood Center (NC)	B-1, B-2, B-CT, SBR, R-0, R-1, R-2, A-1, D-1, D-2, P-1, P-2, PK, OS-1, OS-2
Business/Multi-Family (BMF)	Small Town Center (STC)	B-2, B-CT, B-1, A-1, SBR, P-1, P-2, PK, PKGC, OS-1, OS-2
Business/Industrial (BI)	Transit Oriented Corridor (TOC)	B-3, B-2, SBR, A-1, A-2, M-1, P-1, P-2, PK, PKGC, OS-1, OS-2
Hotel (H)	Resort/Hotel (RH)	B-R, B-1, H-1, H-2, H-M, A-1, A-2, PK, PKGC, OS-1, OS-2