

August 3, 2020

Testimony by Joseph D Pluta, CPAC Member:

Testimony on Agenda Item Section 2, Policy Framework.

Aloha Planning commission members:

Last week I submitted testimony for a Section that will be discussed on August 11th and therefore would like to re-state it for that meeting as well as another concern. Policy 2.4.2 as stated in the draft report has language that should not be in there as it clearly failed to pass as stated in the Minutes of March 3, 2020 page 4 of 12. Surprisingly, the policy still appears in the draft plan as a CPAC recommendation which is incorrect and a grossly misleading travesty.

As I'm sure some of the commission members realize who attended many of our CPAC meetings, the deliberations and decisions arrived at by the CPAC were not necessarily representative of what the community stakeholders stated they wanted in break out community meetings. One example of that is found in Section 2, Policy Framework 2.5.16 where the draft states: Increase the inventory of long-term housing units, whether owner-occupied or long term rental, and whether single-family or multi-family, by phasing out and converting existing vacation rentals to long term occupancy.

It was the Staff planners; whose recommendations in accordance with the community wishes, stated that certain properties such at the Papakea and the Kapalua Bay Villas, (where over 80% were rented short term) should have their zoning reflect that permitted use moving forward. When that came up for discussion, I stated that any of these expensive properties where there was a super majority of over 65% should be added to that list of authorized permanently to be allowed short term vacation use also.

CPAC chair Kai Nishiki instead went against the staff planners' recommendations and had the language in 2.6.16 inserted instead. This wholly disregards the real input from community stakeholders whose desires were recognized by the staff and who had previously included that as such in their draft to the CPAC.

This was not the wishes of the community stakeholders nor the staff planners but passed by one vote in the CPAC instead which I believe needs to be corrected. These properties averaging close to \$1 Million or more, will never be logically converted to long term rentals for the community.

Respectfully submitted,

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