

**HANA ADVISORY COMMITTEE
TO THE MAUI PLANNING COMMISSION
SITE INSPECTION OF MAY 18, 2006**

A. CALL TO ORDER

The site inspection was called to order by Joseph Alueta, Planning Department Staff, at 3:30 p.m., May 18, 2006, proposed Hana Wellness Village site, 4590 Hana Highway, Hana, Island of Maui, Hawaii.

B. SITE INSPECTION

Site inspection of the site relating to the following applications before the Hana Advisory Committee for the Hana Community Health and Wellness Village project:

- 1. MS. CHERYL VASCONCELLOS, of the HANA COMMUNITY HEALTH CENTER, INC., requesting a State Land Use District Boundary Reclassification from the State Agricultural District to the State Rural District for the Hana Community Health and Wellness Village project on approximately 12.106 acres of land at 4590 Hana Highway, TMK: 1-4-003: 022 and 024, Hana, Island of Maui. (DBA 2005/0005)**

- 2. HANA COMMUNITY HEALTH CENTER, INC. requesting a State Land Use District Boundary Reclassification from State Agricultural District and Rural District to State Urban District and a Change in Zoning from the Interim District to the P-1 Public /Quasi-Public District for the Hana Community Health and Wellness Village at 4590 Hana Highway, TMK: 1-4-003: 022 and 024, Hana, Island of Maui. (DBA 2003/0003) (CIZ 2003/0004) (J. Alueta) (Public hearing was conducted on March 10, 2005) (Matter last considered on April 21, 2005)**

Mr. Mich Hirano, of Munekiyo & Hiraga, Inc., planning consultant for the applicant, introduced himself and Mr. Richard Miyabara, who's the project architect. He then turned the site inspection over to Cheryl Vasconcellos, who's the Executive Director.

Ms. Vasconcellos introduced some of the board members for the health center. She then took the Committee members and those present into the existing Hana Community Health Center for a tour of the facility.

Ms. Vasconcellos pointed out what the proposed changes would be to the existing facility. They are anticipating that the entrance would stay the same but that they do have plans to double the size of the medical center, but until they have actual blue prints, they cannot be exact.

Mr. Hirano noted that the medical center building is approximately 4,000 square feet and the plan is to expand it to about 8,000 square feet. Ms. Vasconcellos also noted that the building would also be upgraded, things like utilities, electricity, plumbing.

Ms. Vasconcellos explained that there is x-ray on site and because of the way the x-ray section is built, there will probably be no change to that area. They have tele-radiology set up where x-rays are shot and transmitted electronically to a radiologist on Kauai but that's changing to a radiologist on Maui. She then pointed out the pharmacy that would be changing to high tech where they'll be initiating the tele-pharmacy system that she noted is almost ready to go. She also noted that they will probably add some additional exam rooms in the new plan. She then took the group through the rest of the facility pointing out where other changes will occur, such as adding maybe one or two additional dental offices, and that most of the existing rooms will be changed due to the age of the building, therefore, the size of the rooms will become larger with the expansion of the building and everything will become hi-tech. Central air will also be upgraded in the facility.

After completing the tour of the facility, Ms. Vasconcellos took the tour outside of the facility, to the back of the facility. She pointed out that because they have outgrown the existing facility, they have other services in trailers in the back of the facility, such as acupuncture and lomi massage. She also pointed out the ambulance personnel housing noting that the house would remain the same but that they anticipate there will be some kind of ambulance bay in the back of the new clinic so the ambulance could be parked there, under cover, where it would also be more accessible right from the medical facility. She also noted that they have records stored in the structures behind the medical facility, therefore, storage space will be included in the expanded medical facility so the records could be stored there. The nutrition staff and fitness staff are also located in the structures behind the existing facility and the fitness programs are held under tents, except when it rains, they get flooded out. She also mentioned that the administrative offices were scattered among the different structures and that they would like to have the offices all in one place because it was inconvenient to run back and forth, from one structure to another, to do their business but it will not be part of the expanded medical facility but that there would be separate spaces for administration outside of the facility, and behavioral health would probably be in sort of a traditional healing area.

Mr. Hirano explained where the group was standing in terms of the proposed project. He noted that the existing facility is on the two-acre parcel and that there is a ten-acre parcel that goes up behind the two-acre parcel.

Ms. Vasconcellos showed the group the farm space up towards the back of the property. She noted that they wanted to continue to have the farm space in between the facilities. She then took the group to the tent area where the farmers take their fresh produce to be rinsed and packaged, and which is also used for their meal program. She explained that

they employ people who are recovering from substance abuse problems. She also noted that what takes place under those tents should take place in a regular nutrition center facility. The area is not Department of Health approved because they don't process the fresh produce, but if they wanted to do anything else, they are limited by being under the tent, such as if they wanted to supply produce for school lunches, they are unable to because they are not in compliance, and that is one of the critical issues for them is they need to be able to do those things, but because of the site, they can't.

The group then moved into the nutrition center building. It was pointed out that the area outside under the tent is the kupuna dining room. Ms. Vasconcellos explained that when the weather is bad or it's windy or it's wet, it's horrible, and just by virtue of the ground being uneven, it's not the safest way to serve meals, but the kupuna don't complain unless it's cold and wet. The group toured the kitchen where 30,000 meals and snacks a year are prepared. The kitchen was small and it was noted that it becomes uncomfortable in there when the weather is warm because they only have window air conditioners but even with that on, it's in excess of ninety degrees in there during the summer and through the fall.

The group then gathered under the tent in the kupuna dining room where Mr. Hirano gave an overview, for orientation purposes, of the revised site plan pointing out to the group where structures of the proposed projects are to be built.

The group disbursed for the 4:00 p.m. public hearing being held at Helene Hall.

C. ADJOURNMENT

The site inspection was adjourned at 3:45 p.m.

Respectfully submitted by,

SUZETTE L. ESMERALDA
Secretary to Boards and Commissions I

RECORD OF ATTENDANCE

Present

Fawn Sherie Helekahi-Burns, Vice Chairperson
Mavis Oliveira-Medeiros
Melissa Mauliola
Shane Sinenci
Dawn Lono

Hana Advisory Committee
Minutes - 05/18/06 (Site Inspection)
Page 4

Excused

Kaui Kanakaole, Chairpers
Francine Tolentino

Others

Wayne Boteilho, Deputy Planning Director
Joseph Alueta, Planning Staff
James Giroux, Deputy Corporation Counsel