



ALEXANDER & BALDWIN
PARTNERS FOR HAWAII

September 23, 2022

Ms. Tamara Paltin, Chair
Planning & Sustainable Use Committee
MAUI COUNTY COUNCIL
200 S. High Street
Wailuku, Maui, Hawaii 96793

Email: pslu.committee@mauicounty.us

Dear Chairwoman Paltin:

SUBJECT: ANNUAL COMPLIANCE REPORT ON THE CONDITIONS OF
ZONING FOR KAMALANI SUBDIVISION IN KIHEI (Ordinance
4146)
PSLU-54(8)

Thank you for your patience with response to your request for information letter dated September 12, 2002. As we previously conveyed to Mr. Leauanae, we received your request to Mr. Daniel Yasui on September 22. Mr. Yasui retired late last year, so we were unaware of any of the committee's requests on this matter.

Future correspondence can be made to the undersigned.

Your questions and responses are noted below:

1. **Please define the terms "stacked flats" and "motor court homes" referenced on page one.**

A **stacked flat** refers to dwelling units that are constructed above or below other units in a building, "stacked". A total 170 units were provided in Increment 1 of Kamalani, which included 17 separate 8-plex buildings (4 units stacked onto 4 units). The remaining 34 units were developed as town homes.

Motor court homes can be described as small "pods" of detached single-family homes, sharing a common driveway. Motor courts homes are planned for subsequent increments of the Project.

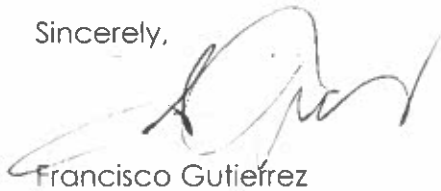
2. Please provide the status of Condition Number one and whether the condition has been met.

In satisfaction of Condition 1 of Ordinance No. 4146, it is understood that compliance would be relative to each increment of the Kamalani Project, as such:

- Condition 1 has been satisfied for Increment 1. Pedestrian walkways and bicycle pathways were constructed with the subdivision improvements (Pulehunui Plains Subdivision, Subdivision File No. 3.2351) and subsequently dedicated to the County as part of Kamahiwa Parkway.
- A recorded Park Assessment Agreement, between Kamalani Ventures, LLC and the County of Maui, address the future provision of active and passive parks, as well as open space connectivity to Waiakoa Gulch. A Park Assessment Fee Bond is in effect to cover all applicable park assessment fees related to subdivision and building permit requirements to date.

Please direct any questions or concerns to me. Thank you.

Sincerely,



Francisco Gutierrez
Senior Vice President, Development

PSLU Committee

From: Melanie Takushi <mtakushi@abhi.com>
Sent: Tuesday, September 27, 2022 10:04 AM
To: PSLU Committee
Cc: Francisco Gutierrez
Subject: PSLU-54 (8), Annual Compliance Report on the Conditions of Zoning for Kamalani Subdivision in Kihei (Ord. 4146),
Attachments: Annual Compliance Report to Tamara Paltin.pdf; Kamalani Annual Report.pdf

You don't often get email from mtakushi@abhi.com. [Learn why this is important](#)

Aloha,

Per request of the Planning and Sustainable Land Use Committee, attached is an electronic copy of A&B's response to the Committee's September 12 letter on the subject topic.

Future correspondence regarding the Kamalani Project may be directed to:

Francisco Gutierrez | Senior Vice President, Development

Phone: (808) 525-6626

Email: fgutierrez@abhi.com

Mail: 822 Bishop Street, Honolulu, Hawai'i 96813

Mahalo,



Melanie M. Takushi | Planner

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