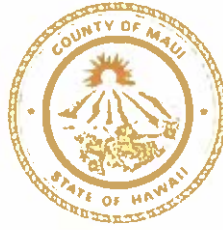


RICHARD T. BISSEN JR.
Mayor

KATHLEEN ROSS AOKI
Director

GARRETT E. SMITH
Deputy Director



DEPARTMENT OF PLANNING
COUNTY OF MAUI
ONE MAIN PLAZA
2200 MAIN STREET, SUITE 315
WAILUKU, MAUI, HAWAI'I 96793

November 9, 2023

CERTIFIED MAIL - # 7019 2970 0001 1970 5217

Mr. Monte Heaton
Waiehu Housing, LP
330 West Victoria Street
Gardena, California 90248

Dear Mr. Heaton:

SUBJECT: RECOMMENDATION OF APPROVAL OF A DISTRICT BOUNDARY AMENDMENT (DBA) FROM 'AGRICULTURAL' TO 'URBAN' FOR THE HALE MAHAOLU KE KAHUA AFFORDABLE HOUSING COMMUNITY LOCATED ON APPROXIMATELY 11.476 ACRES OF LAND IN WAIEHU, MAUI, HAWAII; TMK: (2) 3-3-001:106 (POR.) (ZPA2023-00002)

At its regular meeting on October 24, 2023, the Maui Planning Commission (Commission) took public testimony, reviewed the above requests, and after due deliberation voted to recommend approval of the DBA (ZPA2023-00002) to the Maui County Council (Council).

The Commission recommended approval of the DBA subject to the following two conditions:

1. That the Applicant shall work in concert with the State Department of Transportation to inspect the existing drainage culvert for blockage and request that they clear it.
2. That the ginger, heliconia, fern tree, tropha, golden glory, and the Singapore plumeria shall be replaced with natives, fruit trees, or non-invasive lei plants. The Koai'a shall be substituted for the fern tree.

We highly stress that you consider the following recommendations:

1. The Applicant shall aspire to increase the size of the proposed drainage system to accommodate pre-construction flow and post-development flow.

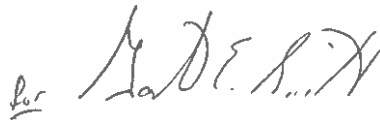
Mr. Monte Heaton
November 9, 2023
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2. Priority of the units shall be given to those who have lived here longer and those affected by the wildfire to the extent allowed by law.
3. The Applicant shall attempt to offset energy use by 50 percent with renewable energy.

The Commission also adopted the Report and Recommendation prepared by the Department for the October 24, 2023 meeting as its Findings of Fact and Conclusions of Law, and authorized the Planning Director to transmit the Commission's recommendation to the Council on its behalf.

Thank you for your cooperation. If additional clarification is required, please contact Staff Planner Tara Furukawa at tara.furukawa@mauicounty.gov or at (808) 270-7520.

Sincerely,

A handwritten signature in black ink, appearing to read "Kathleen Ross Aoki". To the left of the signature is a small, stylized mark that looks like "for".

KATHLEEN ROSS AOKI
Planning Director

xc: Ann T. Cua, Planning Program Administrator (PDF)
Jordan E. Hart, Planning Program Administrator (PDF)
Tara K. Furukawa, Staff Planner (PDF)
Department of Housing and Human Concerns (PDF)

KRA:TKF:th

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