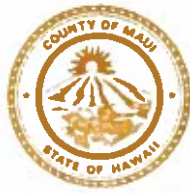


MICHAEL P. VICTORINO  
Mayor  
MICHELE CHOUTEAU MCLEAN, AICP  
Director  
JORDAN E. HART  
Deputy Director



**DEPARTMENT OF PLANNING**  
COUNTY OF MAUI  
ONE MAIN PLAZA  
2200 MAIN STREET, SUITE 315  
WAILUKU, MAUI, HAWAII 96793

January 5, 2021



Mr. Daniel E. Orodenker  
Executive Officer  
State Land Use Commission  
Post Office Box 2359  
Honolulu, Hawaii 96804

Dear Mr. Orodenker:

**SUBJECT: 2020 ANNUAL REPORT FOR THE STATE LAND USE COMMISSION – DOCKET NO. A07-772/A&B PROPERTIES, INC., KAMALANI (FORMERLY KIHEI RESIDENTIAL) (A07-772)**

The Department of Planning (Department) has reviewed the 2020 Annual Report (Report) dated October 22, 2020, for the A&B Properties, Inc., Kihei Residential Project, Docket No. A 07-772. The Department acknowledges this Report as continuing fulfillment of Condition No. 25 Annual Reports. The project is now known as Kamalani.

The Department again notes that substantial project work has been completed with the construction and occupancy of homes in Increment One along with completion of some internal roadways, water and sewer facilities, and other infrastructure. As stated in the Report, work on the project requires the completion of additional agreements, especially concerning water supply, and the Department looks forward to working with A&B Properties to continue work in Increment Two as these issues are resolved.

The Department acknowledges that 2020 has been an extraordinary year with the pandemic and recognizes the lengthy entitlement process for the community plan and zoning approvals from the County of Maui that significantly affected A&B Properties' ability to comply with backbone infrastructure timelines imposed by conditions of the Decision & Order (D&O). The Department also acknowledges A&B Properties' request that the State Land Use Commission (LUC) recognize the material facts regarding lengthy project review and approval processes and construction timing.

Towards a resolution regarding D&O Conditions No. 22 and 23 in their specificity for the completion of the backbone infrastructure, the Department notes that A&B Properties filed with the LUC a Motion for Order Granting Time Extension on November 17, 2020. The request seeks

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Mr. Daniel E. Orodenker  
January 5, 2021  
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an extension of the infrastructure deadline to February 20, 2029. An LUC meeting will be likely held to decide this matter in early 2021. At this time the Department is recommending a time extension for Kamalani.

Thank you for the opportunity to review. Should further comment be necessary, please contact Staff Planner Kurt Wollenhaupt by email at [kurt.wollenhaupt@mauicounty.gov](mailto:kurt.wollenhaupt@mauicounty.gov) or by phone at (808) 270-1789.

Sincerely, .



MICHELE MCLEAN, AICP  
Planning Director

xc: Clayton I. Yoshida, AICP, Planning Program Administrator (PDF)  
John S. Rapacz, Planning Program Administrator (PDF)  
Kurt F. Wollenhaupt, Staff Planner (PDF)  
Department of Public Works (PDF)  
Department of Water Supply (PDF)  
State Land Use Commission (PDF)  
Dawn Apuna, Esq., Deputy Corporation Counsel, State Office of Planning (PDF)  
Riley K. Hokoda, Land Use Commission (PDF)  
Natalie Kiehm, Vice President, A&B Properties, Inc. (PDF)  
Daniel Y. Yasui, AICP, Vice President, A&B Properties, Inc. (PDF)  
Project File

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