



## PLANNING COMMISSION

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**KAAINA S. HULL**, CLERK OF COMMISSION

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**HELEN COX**, VICE CHAIR  
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**MELVIN CHIBA**, MEMBER  
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**GLENDA NOGAMI-STREUFERT**, MEMBER  
**LORI OTSUKA**, MEMBER

### MEMORANDUM

**DATE:** December 13, 2021  
**TO:** Subdivision Committee  
**FROM:** Clerk of the Commission  
**SUBJECT:** 1<sup>st</sup> Addition to the 10/12/2021 Subdivision Committee Agenda

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**I. NEW BUSINESS (For Action)**

**1. Tentative Subdivision Map Approval**

- a. Subdivision Application No. S-2022-2
  1. Supplement #1 to Subdivision Report

**DEPARTMENT OF PLANNING**

KA'ĀINA HULL, DIRECTOR

JODI A. HIGUCHI SAYEGUSA, DEPUTY DIRECTOR



DEREK S.K. KAWAKAMI, MAYOR  
MICHAEL A. DAHLIG, MANAGING DIRECTOR

**SUPPLEMENT #1 TO**  
**SUBDIVISION REPORT**

RE: Subdivision Application No. S-2022-2

APPLICANT: Kukui'ula Vistas, LLC.

**ADDITIONAL FINDINGS**

Attached for the Planning Commission's reference is supplemental information as follows:

- Communication from Alex Stoddards received December 12, 2021.
- Communication from Elizabeth Okinaka received December 13, 2021.
- Communication from Karla Saperstein received December 13, 2021.

By   
Kenneth A. Estes  
Staff Planner

Date: 12.13.2021

I.1.a.1.

December 14, 2021

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**From:** Alex Stoddards <alexkstoddards@gmail.com>  
**Sent:** Sunday, December 12, 2021 8:51 PM  
**To:** Planning Department; Mayor; Kaaina Hull; Adam Roversi  
**Subject:** Subdivision App S-2022-2 - OPPOSE Request for Drainage Variance at Kukui'ula

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

### **Aloha Planning Commission**

I am writing re: Dec 14th subdivision committee agenda to Oppose the application that would grant the applicant, Kukui'ula Vistas LLC, leeway in Subdivision requirements at Kukui'ula.

**There is no reason to allow deviation to the drainage requirement to construct curbs, gutters and sidewalks along the roadway - simply to enable the building of more luxury, probably spec, homes in Poipu/Koloa.**

For several years now we have heard from friends in Pāhoā that this person who builds shopping malls, is a bad egg. One of the FB messages I got when we asked said, 'He's your problem now, watch out he'll try to destroy Kauai'.

This developer we all realize has his hands in the Carpenters Union so lots of folks caving. What good is he bringing to Kauai, the community? Zero.

**Instead, he is actively trying to use this island as his personal investment strategy.**

Also, he's hiding behind a suitcase full of clever-named LLCs, but is the same developer who is trying to build 280 tourist condos on sensitive land in Poipu.

Land where there are lava tubes and endangered species. Of course, you know all this.

And this is the same person signing letters of new ownership at the Waikomo Green Apartments ('Koloa Apartments LLC') and **raising the rents on local tenants, forcing some to leave because they needed repairs** to their apartments.

And instead of repairing, forced them out, permanently.

So much for 'Affordable Housing'!

He is not working For Kauai but actively working Against Kauai.

Kukui'ula as an Opportunity Zone - for years has been almost a 'don't touch' area as far as Planning.

There are endangered species there, burials there, there is no justification to ignore and give exemptions so wealthy folks can get (more) tax breaks.

You all live here, you should know.

Many have eyes on this.

It's time for the Planning Commission to disallow these types of exceptions and these types of bad eggs from taking advantage of the island. Time to send a clear message, we're not open for shady business.

Sincerely,  
Alex Stoddards

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**From:** Elizabeth Okinaka <elizabeth.eolakakouhawaii@gmail.com>  
**Sent:** Monday, December 13, 2021 11:07 AM  
**To:** Planning Department  
**Subject:** Oppose S-2022-2

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## **Aloha Planning Commission**

I am writing this testimony in opposition of subdivision agenda item S-2022-2.  
Firstly will the portion of LCA 7714-B be subdivided and left undeveloped?

Applicant Kukui'ula Vistas LLC one the many LLC's owned by Gary Pinkston.

This developer has recently given an interview describing his plans to invest \$400 million dollars into kauai. In the next 5 years he plans to build an additional 380 units of million dollar condos, plus these additional Kukui'ula homes.

What we need to point out is the pure conflict of interest between this developer and the county of Kauai.

We now have multiple ex county attorneys and ex county employees working for Gary Pinkston.

Including the prior housing director/development manager who left her position in June with the county for this developer.

Why do we continue to allow these greedy developers to come in, exploit the island and leave. Koloa/poipu with an additional 400 families is unimaginable. The county and planning commission need to start standing up to these developers. This developer is actively displacing local families in affordable units near koloa big save. We are at a point we're local housing is at it lowest, local families are struggling to survive. And here we are allowing a man like Gary Pinkston to further worsen the problem.

At what point do we say enough is enough.

At this rate I truly wonder what each of you Planning Commission members and see for a future of Kauai? Do you really think letting developers like this exploit our natural resources while pushing out the local community is going to benefit us or future generations - what are we leaving behind?

Mahalo for your time

Elizabeth Okinaka  
E Ola Kakou Hawaii

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**From:** Karla Saperstein <teacherpet9@gmail.com>  
**Sent:** Monday, December 13, 2021 9:01 AM  
**To:** Planning Department  
**Subject:** Oppose S-2022-2

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

- 1.) Pinkston has numerous developments planned for Kauai, NONE include local housing
- 2.) Pinkston purchased local affordable housing units across koloa big save, he has evicted numerous families
- 3.) Pinkston's projects will further worsen housing and traffic issues. Can you imagine poipu/koloa with an additional 400 condo units + numerous new homes? NO DRAINAGE PLAN, TRAFFIC, EIS.
- 4.) Pinkston now has numerous ex county employees working for him, including 2 ex county attorneys and the ex housing/development manager
- 5.) Pinkston has purchased numerous LCA(Land Commission Awards) in Koloa. This is stolen land with rightful heirs.

**NO ONE WANTS THIS MONSTER DEVELOPER TAKING OVER THE SOUTH SIDE. RUINING OUR AINA LIKE HE HAS CALIFORNIA, UTAH, AND OTHER HI ISLANDS.**