

**KAILUA VILLAGE DESIGN COMMISSION
COUNTY OF HAWAI‘I**

MINUTES

Meeting Date: May 23, 2023
Time: 1:03 p.m.
Location: Live-stream online meeting, with the Planning Department Conference Room, West Hawai‘i Civic Center, Building E, 2nd Floor, 74-5044 Ane Keohokālōle Highway, Kailua-Kona, Hawai‘i, as the in-person meeting site

CALL TO ORDER

Commissioners present via Zoom: Shaun Roth, Alayna Kilkuskie, Palani Greenwell, Coleman Ka‘ōpua, , Rebekah Lussiaa, and Tsing Young (in 1:05)
Absent and excused: Bronsten Kossow
Office of the Corporation Counsel: Suzanna Tiapula, Esq. (Counsel to the Commission)
Planning Department: Deanne Bugado (Planner) and Noriko Sauer (Commission Secretary)
Applicants/Representatives: Chris Shake, Gregory Quinn
Public member in person: None

A quorum was present. Chairman Roth called the meeting to order at 1:03 p.m.

Chairman Roth introduced the Commissioners. He explained the Commission’s duties and meeting procedure and reminded the Commissioners to keep their cameras on. Chairman Roth made a disclosure that Ms. Kari Kimura might be in the room next door *[but not participating in the meeting]*. Commissioner Greenwell also disclosed that his drafts person Winter Anderson was nearby *[but not participating in the meeting]*.

APPROVAL OF MINUTES

Differed the Minutes of the Meetings of April 25, 2023 and May 9, 2023

STATEMENTS FROM THE PUBLIC ON AGENDA ITEMS

Chairman Roth confirmed with staff that there were no statements from the public.

NEW BUSINESS

- 1. PL-KVD-2023-000034: The applicant, William McCowatt, is requesting design review for alterations to the second floor for three apartments and the addition of a third floor to include three apartments, for six apartments in total in the building, above the existing Fish Hopper Restaurant located at 75-5683 Ali‘i Drive, Kailua-Kona, across from the seawall. The exterior colors include brown and bronze finishes, with a corrugated metal red roof, with bronze aluminum windows and doors to match the first-floor restaurant.**

**Applicant: William McCowatt
Landowner: Fishhopper LLC
TMK: (3) 7-5-006:014**

Location: 75-5683 Ali'i Drive, Kailua-Kona, HI 96740

Ms. Bugado gave a PowerPoint presentation on the proposed project. She noted that the project is to renovate the existing second floor and add a third floor. She stated that there are no changes proposed to the existing landscaping, existing walls and parking but it will be reviewed during plan approval for compliance. But she did note that the use of the second and third floors as dwelling usage will adjust the parking requirements. There are three proposed units on the second floor and three proposed units on the new third floor. The proposed elevation of the structure is staggered as the structure goes up which is the design element supported by the KVDC Master Plan and the Kona Community Development Plan.

Commissioner Lussiaa requested information on the type of rental units this would be. Ms. Bugado stated that there was no information regarding that in the application and that the applicant may be able to answer.

Ms. Bugado noted for record that the applicant was not present.

Chair Roth noted for record previous submission of Fish Hopper regarding the addition of a third floor – that the original proposal would have been for the expansion of the restaurant seating to all floors. He further noted that this new proposed plan seems to be more reasonable. The addition of six residential units in the core of Kailua would be a good thing. He also pointed out that while there are many issues regarding use of residential units for short or long term rentals, it would not be this commissions roll to comment on. The use of the staggering of the levels also fits in with the village concept. He does note that he prefers the color scheme that is presently utilized, which is green on the top and brown on the bottom rather than the all brown depicted in their color rendering. The two-toned with the lighter color on top gives the impression of a less massive building and it fits with the sort of eclectic nature of the area.

Commissioner Greenwell requested clarification of the amounts of units being proposed. Ms. Bugado confirmed the proposal of three units on the second floor and three units on the third floor. Further clarification was requested regarding the parking needs. Ms. Bugado pointed out that the existing plan approval has a mixture of uses on the second floor that will be adjusted with the change to all dwelling usage on the second and third floors.

Both Commissioners Greenwell and Kilkuskie disclosed that they have worked with the applicant in the past and have current projects with him as well however they are not involved in this project and have no personal knowledge of the project.

Commissioner Ka'ōpua indicated that he is in favor of this project and feels that this project and the design provides an important link into Kailua and how the community has developed.

Commissioner Young questioned the height of the proposed third floor for this zone. Ms. Bugado confirmed that the height requirement for parcels in the resort zoned district (V) is forty-five feet. She also indicated that the height is determined by the design of the structure and because the structure appears to be built on a slope that will also be taken into consideration during plan approval review. Chair Roth also pointed out that the roof of the structure is of a gabled design which also meets the look of the area.

Commissioner Lussiaa also indicated that she is in favor of any renovation of these existing structures to bring these buildings back to life.

It was moved by Commissioner Lussiaa and seconded by Commissioner Ka'ōpua that the Commission recommend approval of the application as submitted, with a suggestion that a two-toned color scheme be used. There being no discussion on the motion, a roll call vote was taken, and the motion carried with five ayes (Greenwell, Kilkuskie, Ka'ōpua, Lussiaa and Roth), on abstention (Young) and one absent and excused (Kossow).

2. **PL-KVD-2023-000035: Gregory A. Quinn, architect, and Shifeng Zhang doing business as Rock-N-Crab, are requesting design review for two new illuminated wall signs for a new restaurant located at TMK 7-5-004:010, off Palani Road, at the Lanihau Shopping Center. The new wall signs will read “Rock’N Crab”. Letters will be 3/16-inch-thick aluminum returns with acrylic faces and black returns, with the colors of the individual letters be red, and black, on the tan building background. The maximum letter height is 16-inches, with logo height of 30-inches and the area of each sign is approximately 32 square feet. The elevation of each new wall sign is approximately 9 feet 2 inches.**

Applicant: Gregory A. Quinn and Shifeng Zhang

Landowner: Alexander & Baldwin Inc. and McBryde Sugar Company, LLC

Lessee: Rock-N-Crab Cajun Restaurant, Inc.

TMK: (3) 7-5-004:010

Location: 75-5595 Palani Road, Kailua-Kona, HI 96740

Ms. Bugado gave a PowerPoint presentation on the proposed two new illuminated wall signs. She noted that the proposed signs would require a variance because of the sign height, lettering and symbol size but that the proposed signs will face the Longs and the Sack n Save but not Palani Road. There is an existing master sign plan for the Lanihau Center and Ms. Bugado went through the differences of the sign code, existing master sign plan and the proposed sign.

Chair Roth requested to view the exterior mock-up of the signs.

Commissioner Young requested clarification if the proposed signs meet the code. Ms. Bugado confirmed that the proposed signs exceed the sign code and the existing master sign plan variance for Lanihau Center. Ms. Bugado also confirmed that the master sign plan variance was issued by the Planning Commission in 1987 however she pointed out that any current sign variance applications would be determined by the Department of Public Works Director.

Chair Roth requested clarification on the sign reviews done for the recent signs for the building, the IHOP and Famous Footwear. Ms. Bugado stated that the sign review for the Famous Footwear stated that the sign should comply with the existing sign variance but that there is a note on the sign permit for the IHOP sign that sign review was not required.

Gregory Quinn stated that the application was complete.

Commissioner Young requested clarification of how the proposed sign compares to the existing signs of the building. Chair Roth pointed out that the proposed signs do not meet the existing sign code or the master sign plan variance. He also pointed out that the former IHOP sign was also too large but the Famous Footwear sign appears to be compliant to the sign variance but that they installed signs/posters in the windows and illuminated them from inside that exceed the size.

Commissioner Kilkuskie pointed out that the proposed sign appears to be consistent with the Footwear signs in comparing the signs to Google Earth depictions.

Commissioner Greenwell questioned a portion of the master sign plan variance regarding the allowable size if two lines were used, he proposed the symbol utilize the larger size of the two lines but the words comply with the one line. Ms. Bugado pointed out the commission could make that recommendation but that the Director of Public Works would make the final determination and that could be that the sign would require a new variance application because that proposed would not comply with existing sign plan variance.

Mr. Quinn requested that a copy of the master sign plan variance and Ms Bugado informed the applicant that a copy has been uploaded into the application materials for this meeting is available for download.

Commissioner Ka'ōpua indicated that he was generally okay with the concept of the signs but that he agreed with the variance comments made that the signs need to comply with the master sign plan variance.

It was moved by Commissioner Greenwell and seconded by Commissioner Lussiaa that the Commission recommend approval of concept of the signs but recommend approval if the size of the signs are adjusted to comply with Sign Variance 635. There being no discussion on the motion, a roll call vote was taken, and the motion carried with five ayes (Greenwell, Kilkuskie, Ka'ōpua, , Lussiaa and Roth), on abstention (Young) and one absent and excused (Kossow).

ADMINISTRATIVE MATTERS

Chair Roth reminded the commission that he needs to recognize the request to speak first before comments/questions are posed.

ANNOUNCEMENTS

The next meeting is tentatively scheduled for June 20, 2023 and Chair Roth informed Vice-Chair Kilkuskie that if that meeting occurs that she will need to Chair.

ADJOURNMENT

There being no further business, Chairman Roth adjourned the meeting at 1:54 p.m.

Respectfully submitted,

Deanne Bugado, Planner

A T T E S T:

Shaun Roth, Chairman
Kailua Village Design Commission