

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

MINUTES

Meeting Date: April 25, 2023
Time: 2:34 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 Keohokālole 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, Bronsten Kossow, Rebekah Lussiaa, and Tsing Young
Absent and excused: Ann Kern
Office of the Corporation Counsel: Suzanna Tiapula, Esq. (Counsel to the Commission)
Planning Department: Deanne Bugado (Planner), Rosalind Newlon (Planner), and Noriko Sauer (Commission Secretary)
Applicants/Representatives: Stan Haanio (Item 1), Mark Krzyzanowski (Item 2), and William McCowatt, Mark Leong and Loch Soderquist (Item 3)
Public member in person: None

A quorum was present. Chairman Roth called the meeting to order at 2:34 p.m.

Chairman Roth introduced the Commissioners and welcomed new members. 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

Minutes of the Meeting of March 7, 2023.

Chairman Roth asked if there were any corrections to the minutes. No corrections were offered, and the minutes were approved as circulated.

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-2022-000021: The applicant, Stanley Haanio, is requesting design review for two new wall signs at the new Grace Parish Center on the same property as St. Michael’s Church, located at TMK 7-5-008:006. The project includes installing a wall sign facing Ali‘i Drive with an area of 19.5 square feet and letter height of 10 inches and 15 inches, with letters made of stainless-steel standoff metal, painted black to match the storefront, at an elevation of approximately 20 feet. The second wall sign faces the**

interior courtyard with an area of 12 square feet with maximum letter height of 8 inches tall, with letters made of stainless-steel standoff metal, painted white/off-white for contrast, at an elevation of approximately 9 feet.

Applicant: Stanley Haanio

Landowner: Roman Catholic Church

TMK: (3) 7-5-008:006

Location: 75-5769 Alii Drive, Kailua-Kona, HI 96740

Ms. Newlon gave a PowerPoint presentation on the proposed two wall signs. She noted that the one facing the interior courtyard would meet the Sign Code, but that the other facing Ali'i Drive would exceed the maximum sign area and letter height allowed under the Sign Code. She said that the applicant would have to work with the Department of Public Works ("DPW"), Building Division, to see if a variance application would be required. She noted that the applicant pointed out that the sign location would be set back 170 feet from the roadway, which they could bring up as a justification for the variance. There were no questions from the Commissioners.

Chairman Roth called upon the applicant. Mr. Haanio clarified that although the application indicated the color of the courtyard sign being white, their intent was to make it the same as the color of the other sign, which would be bronze. He stated that in addition to the 170-foot setback, there are many trees in the front, through which people might not even be able to see the building itself from Ali'i Drive once they become fuller. He added that the church landscaping crew do a great job, and the well-maintained landscape is adding to the aesthetics of the Kailua Village in his opinion. He concluded his presentation by saying that the letter size as recommended by their architect, though exceeding the Sign Code allowance, would look good and would not be overwhelming.

When asked by Chairman Roth if there is another sign along Ali'i Drive near the entrance, Mr. Haanio said that there is a small sign inside the gates, about 3 feet by 3 feet, displaying their Mass schedule.

Commissioner Young asked for clarification on why the applicant would need a variance. Ms. Newlon explained that they would need a variance from the Sign Code, approved by the Director of DPW, for the letter height and overall size of the front sign that exceed the limit of 9 inches and 12 square feet, respectively. She further explained that in this particular case, the setback distance from the roadway and mitigation by trees, as Mr. Haanio had noted, would support their grounds for a variance allowing exceptions from the code requirements. Commissioner Lussiaa asked if those code requirements are set regardless of setbacks or wall sizes. Chairman Roth responded that in some cases, a variance is justified because of those conditions of the site. Ms. Newlon also responded that regardless of setback distance or wall size, the Sign Code sets the maximum letter height to 9 inches and the sign area to 12 square feet within the Kailua Village Core section, and there is another section in the Kailua Village where larger signs are allowed. Chairman Roth informed the new members that in the past the Commission had had a lot of discussions in reviewing signs that required a variance and recommended disapproval in some cases, and that the Commission had also recommended approval in other cases where the colors were acceptable, the size was proportional to the building, and/or the distance from the roadway was far. He added that there are some

developments that already have a variance covering the entire complex because of their setback distance.

Commissioner Young expressed her concern about potential reflection of the metal material because of the close proximity of Ali'i Drive and farmers' market. Mr. Haanio responded that the bronze metal material is the same as the existing railings in dark brown and would become like a flat finish that is non-reflective.

Commissioner Lussiaa asked if the code requirements only apply to permanent signage. She noted that the Courtyard King Kamehameha's Kona Beach Hotel lights up the wall with its name in large letters at night, although their front sign is small. Chairman Roth responded that it is likely that that particular sign is not permitted, and that there are many signs in the Kailua Village that are not permitted. He said that the issue often comes up with the Commission is that enforcing the Sign Code is difficult, which creates unfairness. He further said that he was happy that this applicant is doing it right, and that another reason why he would support applicants is when they are doing it right.

Upon being asked by Commissioner Young, Mr. Haanio confirmed that neither signs would be illuminated.

Commissioner Kilkuskie suggested to the applicant that for resubmittal, the elevation sheets should be revised as well to reflect the color change for both signs from white and black to bronze.

It was moved by Commissioner Greenwell and seconded by Commissioner Kilkuskie that the Commission recommend approval of the application, including the lettering height and sign area that exceed the Sign Code allowance, with the change of letter color to a dark non-reflective bronze for both signs as described by the applicant at the meeting. There being no discussion on the motion, a roll call vote was taken, and the motion carried with six ayes (Greenwell, Kilkuskie, Ka'ōpua, Kossow, Lussiaa and Young), and one absent and excused (Kern).

2. **PL-KVD-2023-000031: The applicant, Mark Krzyzanowski of MK Planning, is requesting design review for a new duplex, located at 75-196 Alakai Street, in the Lono Kona Subdivision. The proposed duplex is a two-story building that consists of two 4-bedroom/4-bath units, each with 2 bedrooms/2 baths upstairs and 2 bedrooms/2 baths downstairs, with six off-street parking spaces, landscaping, and associated improvements. The proposed exterior colors include tan/gray tones with black/charcoal fascia and gutters, white trim, with white vinyl windows.**

Applicant: Mark Krzyzanowski, MK Planning

Landowner: Viktor Kocharov, Avik Construction

TMK: (3) 7-5-022:084

Location: 75-196 Alakai Street, Kailua-Kona, HI 96740

Ms. Newlon gave a PowerPoint presentation on the application. She noted that the proposed project is a new two-story duplex, with the proposed landscaping is from the Master Plan. Each unit will have four bedrooms, two upstairs and 2 downstairs, with exterior stairs to access the downstairs bedrooms of each unit. Ms. Newlon noted to the commission that the owner is a contractor and has built a similar duplex next door to this property.

Commissioner Young requested clarification of the project and Ms. Newlon confirmed that the duplex would be new construction. That the next steps for the applicant would be plan approval. Ms. Bugado clarified to the commission that the applicant has submitted a plan approval application, but it is on hold for some corrective information and for the project to have a KVDC recommendation.

Commissioner Young requested clarification of how the duplex would be operated, if it will be a rental property, such as a short-term vacation rental. Chair Roth pointed out that the question would be better answered by the applicant later on in the review.

Commissioner Ka'ōpua questioned if there was a requirement for there to be a certain percentage of grass in the project. Ms. Newlon provided explanation of Planning Department Rule 17, Landscaping Requirements for the Double-Family Residential District (RD) that the project is in. At the request of Commissioner Young Ms. Newlon also clarified that parking could be located in the setback.

Mr. Krzyzanowski provided the commission with some clarification of the issues that had been discussed. Grass would be located on the property, it is a part of the drainage for the property. The owner is from Ukraine and will primarily utilize the duplex to provide housing for families immigrating to the island.

Commissioner Young requested clarification of the existing flood channel in the area goes through this property. Ms. Newlon pointed out that this property is located in zone X so would not be located in the flood channel.

Chair Roth pointed out that the property next door (who was built by the current applicant) appears to have been built with high quality and if this property is built the same it will elevate the area. It is also nice that the proposed plan includes more landscaping than is required as well as additional parking on-site.

It was moved by Commissioner Young and seconded by Commissioner Lussiaa that the Commission recommend approval of the application as submitted. There being no discussion on the motion, a roll call vote was taken, and the motion carried with six ayes (Greenwell, Kilkuskie, Ka'ōpua, Kossow, Lussiaa and Young), and one absent and excused (Kern).

- 3. PL-KVD-2023-000033: The applicant, William McCowatt, is requesting design review for a new Lex Brodies lube and carwash facility off of Alahou Street at Henry Street, located at TMK 7-5-004:013. The new lube and carwash facility is proposed as a two-story building, with a wash tunnel and equipment area, and connected to a fast lube area with glass roll up doors, an administration/break room area, with off-street parking and landscaping improvements. The building exterior includes lava rock veneer with stucco siding (color: "warm stone") and standing seam metal roof (color: "country red"), along with CMU walls (color: "black mountain") and metal trim (color: "Charcoal"). There are two approved easements onsite for archaeological site preservation purposes with lava rock enclosures.**

Applicant: William McCowatt

Landowner: Hawaii Lube Company LLC

TMK: (3) 7-5-004:013

Location: 75-5697 Alahou Street, Kailua-Kona, HI 96740

Ms. Newlon gave a PowerPoint presentation on the application. She noted that the project will be the new location for Lex Brodies Car Wash and Lube Station. Ms. Newlon pointed out the archeological easement on-site and how the applicant has adjusted their project to accommodate compliance. Ms. Newlon pointed out the requirements from the zoning code for the General Commercial (CG) zoning district to operate a car wash. The project will also be required to apply for a plan approval before they are able to get a building permit.

Commissioner Young requested clarification from staff of the location of the parcel. Ms. Newlon pointed out the location of the parcel – the corner of Alahou Street and Henry Street, across from the new Safeway Store in the Niumalu Commercial Center. Commissioner Young also asked to see the proposed landscaping plan again and Ms. Newlon pointed out that the applicant is utilizing the recommendations from the Master Plan in the proposed landscape plan. Chair Roth requested confirmation that the landscape plan would need buffer landscaping between the CG district and Residential zoned parcels and Ms. Newlon confirmed that requirement.

Commissioner Young requested clarification of the entry access to the parcel. Ms. Newlon pointed out the access points from easement roadways that extends to Henry Street and Alahou Street, there is no direct access of this parcel onto Henry Street. Commissioner Young also requested clarification of connection to the sewer line but was directed to follow that up with the applicant.

William McCowatt introduced himself as well as the owner, Mark Leong and the architect Loch Soderquist. Mr. McCowatt reiterated the entry and exists of the project and how the project has tried to comply with the requirements of the archeological easements on the property as well position the buildings and entry/exit points of the car wash to mitigate the noise.

Commissioner Young requested the hours of operation. Mr. Leong stated that the hours would be from seven to five, Monday to Saturday and eight to five on Sundays. Mr. Leong also discussed the challenges that has been faced to comply with the shared access easements, the design of the traffic signal, trash at the archeological easement and the homeless.

Chair Roth requested clarification on the landscape plan regarding an area that the Architect Mr. Soderquist identified as the buffer area, that will be a hedge and rock wall of varying heights along the property line (this is between the parcel and residential zoning). Mr. Soderquist did acknowledge that there needs to be trees along this buffer but that they are trying to identify trees that will meet the requirements but still allow the residential views toward the ocean to be impacted minimally. Before the application is submitted for Plan Approval it will be decided.

Mr. McCowatt and Mr. Soderquist also confirmed the building placement, construction and entry/exit points have been made to mitigate the noise and site of the business activity to the surrounding residents. Mr. Soderquist also discussed the innovation of the car wash system and the differences between this system and the one that the existing Lex Brodies operates.

Commissioner Lussiaa requested clarification of what will be built above this proposed project. Mr. Leong pointed out that that would be the proposed hotel.

Commissioner Ka'ōpua requested information on the requirements of the archeological easement. Mr. Leong provided that they had been meeting with the lineal descendants and have been referencing the updated burial treatment plan as the development plans have been made.

Commissioner Young requested some clarification on proposed parking plan and possible impact of the stalls on the residential community. Both Mr. McCowatt and Mr. Leong provided some more information of the sound and noise impacts are mitigated by how the buildings are placed and the parking is situated.

Commissioner Greenwell stated that he needed to recuse himself as he has been in discussion to be the civil engineer for this project.

Commissioner Young requested clarification on certain areas of the site plan. Mr. McCowatt provided clarification and identification of the site plan. He identified the archeological areas and the boundary areas that are indicated on the site plan. Mr. Leong provided that the site is approximately 2.3 acres but that only approximately 77,000 s.f. (1/3 of the area) are usable.

It was moved by Commissioner Lussiaa and seconded by Commissioner Ka'ōpua that the Commission recommend approval of the application as submitted. There being no discussion on the motion, a roll call vote was taken, and the motion carried with five ayes (Kilkuskie, Ka'ōpua, Kossow, Lussiaa and Roth), one absent and excused (Kern), one abstain (Young) and one recused (Greenwell)

ANNOUNCEMENTS

The next meeting is tentatively scheduled for May 9, 2023

Commissioner Lussiaa questioned when the Commission could discuss the time of the Commission meeting, Ms. Bugado and the Chair confirmed that discussion of the time of the Commission meeting would be on the next agenda.

ADJOURNMENT

There being no further business, Chairman Roth adjourned the meeting at 4:01 p.m.

Respectfully submitted,

Deanne Bugado, Planner

A T T E S T:

Shaun Roth, Chairman
Kailua Village Design Commission