

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

MINUTES

Meeting Date: November 28, 2023

Time: 1:00 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, Palani Greenwell, Coleman Ka‘ōpua, Tsing
Young and Alayna Kilkuskie

Absent and excused: Bronsten Kossow and Rebekah Lussiaa

Office of the Corporation Counsel: Michelle Ahn, Esq. and Suzanna Tiapula, Esq. (Counsel to
the Commission)

Planning Department: Deanne Bugado (Planner), Rosalind Newlon (Planner) and
Linh Lee (LUPC)

Applicants/Representatives: Peter Piper (Agenda Item 1) and Raini Castro (Agenda
Item 2)

Public members:

A quorum was present. Chairman Roth called the meeting to order at 1:13 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. Chair Roth disclosed that his wife Kari Kimura was in the next room, Commissioner Greenwell disclosed that his drafts person Winter Anderson was nearby and Commissioner Ka‘ōpua disclosed that his wife was in the next room *[but all not participating in the meeting]*.

APPROVAL OF MINUTES

Minutes of the Meeting of October 10, 2023 were circulated to the Commission prior to the meeting and 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-2023-000046:** The applicant, Peter J. of Piper Designs, representative for D & L Fujimoto LLC, is requesting a design review of new signs to be installed on an existing commercial building, located at the corner of Hanama Place and Kuakini Highway. The new signs include a main wall marquis sign, and four new tenant signs. The area of the proposed marquis sign is 19.2 sq.ft. with maximum letter height of 17 inches. The area of the new tenant signs is 9.5 sq.ft. with a maximum letter height of 9 inches. The sign colors match the exterior colors of the building with the use of tan, brown and green.

Applicant: Peter J. Piper of Piper Designs

Landowner: D & L Fujimoto LLC

TMK: (3) 7-5-007:033

Location: 75-5722 Hanama Place Kailua-Kona, HI 96740

Ms. Newlon gave a PowerPoint presentation on the proposed project, specifically locating various proposed signs on the parcel and pointed out that the sign located on the building does not meet the sign code according to the comment received from DPW Building and it appears the wall sign, as identified by DPW as a marquee sign, will need to a sign variance. Ms. Newlon also provided some historical information and background for the building and parcel.

The applicant Peter Piper agreed to discussion points that any clarification or variance applications will need to be done with DPW.

Commissioner Young requested clarification from the applicant regarding the parking in the far side of the parcel as there are issues with the parking requirement for public parking in this location, Ms. Bugado pointed out that the parking is not proposed to be revised during this project and therefore while Commissioner Young does have an important point it is not a part of this review.

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

2. **PL-KVD-2023-000048:** The applicant, Raini Castro, representative for John Allen Sign Company, is requesting a design review of new signs to be installed on an existing commercial building, located at the corner of Kuakini Highway and Hualalai Road. The new signs include a new canopy logo sign to replace an existing canopy sign logo, and two new ground signs to replace existing signs. The area of the proposed canopy sign logo is 16.75 inches diameter circle with maximum logo height of 9 inches. The area of the new tenant signs is 12 sq.ft. with a maximum letter height of 9 inches. The colors match the exterior colors of the building with the use of grey, orange, white and green in the signs.

Applicant: Raini Castro

Landowner: MDC Coast HI 1 LLC

TMK: (3) 7-5-008:014

Location: 75-5756 Kuakini Highway, Kailua-Kona, HI 96740

Ms. Newlon gave a PowerPoint presentation on the proposed project, specifically locating the signs on site and pointing out that there is a land use issue with the location of one of the signs proposed to be located within the front yard setbacks and provided some historical information for the site development. Ms. Newlon shared that no comments were received from DPW, however there appears to be some issues with the signs regarding compliance with the sign code and the applicant will need to work with DPW if a variance would be required.

Commissioner Greenwell requested clarification on whether the signs were replacing existing signs or brand new. Ms. Castro confirmed that the proposal was to replace the signs and none of the signs were brand new but that the size of the signs logo and fonts are proposed to be smaller than the existing signs. Chair Roth requested clarification for illumination of the signs and Ms. Castro confirmed that all the signs are presently illuminated and the proposed replacement signs will also be illuminated.

Commissioner Greenwell and Kilkuskie requested clarification of the existing ground signs and what possible variances may be needed. Ms Newlon pointed out that she could find no

indication that the signs had been reviewed by KVDC nor that there was any determination in Planning Department records for the location of the ground signs. It was pointed out by Ms. Newlon that a requirement of variance will be determined by DPW regarding the size of the logo and/or font but that the location of the ground sign would be determined by a variance with the Planning Department.

Ms. Castro indicated that she feels that the clients would be willing to relocate one of the ground signs to meet setback requirements.

It was moved by Commissioner Greenwell and seconded by Commissioner Kilkuskie that the Commission recommend their approval as submitted and recommend their approval of a variance for logo signs the same size or smaller of the existing signs, but reducing the height of one of the ground signs to 6 ft or move it within setbacks. There being no discussion on the motion, a roll call vote was taken, and the motion carried with five ayes (Greenwell, Ka'ōpua, Kilkuskie, Roth and Young) and two absent and excused (Kossow and Lussiaa).

OLD BUSINESS

- 1. PL-KVD-2023-000040:** The applicant, Randy Tamayo, of Arthur Mori & Associates, is requesting design review for the resubmitted plans addressing issues raised by the KVDC in the 9/12/2023 meeting for a new industrial warehouse and open parking structure at a base yard for Hawaiian Telcom located at 74-5547 Palani Road, just east of Queen Kaahumanu Highway. The exterior color theme for the warehouse is black, white, and grey, with a Mt. Hood White metal roof and siding with black window frames and slats, and various other trim elements, and the parking structure would have a Mt. Hood white standing seam metal roof. The proposed warehouse and parking structure would be located behind an existing central office building and parking area. Proposed landscaping has added along the front yard facing Palani Road and along a portion of the west property boundary facing Queen Kaahumanu Highway.

Applicant: Randy Tamayo, of Arthur Mori & Associates

Landowner: Hawaiian Telcom

TMK: (3) 7-4-008:020

Location: 74-5547 Palani Road, Kailua-Kona, HI 96740

Ms. Newlon gave a PowerPoint presentation on the proposed project, specifically locating and pointing out the changes that the applicant has made from the previous meeting on September 12, 2023, the landscaping and visuals of the parcel from the road.

Chair Roth discussed the proposed color scheme of the new building. Commissioner Greenwell requested clarification of what the applicant has done to address the issues brought up during the last meeting. Chair Roth identified that the applicant submitted a 3-D rendering which depicts the proposed building and proposed landscaping including the existing building, specifically pointing out that the proposed color scheme also affects the existing building. Commissioner Greenwell pointed out that one of the discussion points of the previous meeting was that the landscaping and parking be brought into compliance with the use of the parcel and not just the zoning of the parcel.

It was moved by Commissioner Kilkuskie and seconded by Commissioner Ka'ōpua that the Commission recommend their approval as proposed, with the condition that the same color scheme be applied for the existing building. There being no discussion on the motion, a roll

call vote was taken, and the motion carried with five ayes (Greenwell, Ka'ōpua, Kilkuskie, Roth and Young) and two absent and excused (Kossow and Lussiaa).

ADMINISTRATIVE MATTERS

Ms Bugado discussed that the schedule for the next year had been distributed for review, pointing out that because of some holidays there were some meetings very close together. The Commission had no issues with the schedule and cleared the schedule for publishing.

ANNOUNCEMENTS

The next meeting is tentatively scheduled for December 12, 2023.

ADJOURNMENT

There being no further business, Chairman Roth adjourned the meeting at 2:20 p.m.

Respectfully submitted,

Deanne Bugado, Planner

A T T E S T:

Shaun Roth, Chairman
Kailua Village Design Commission