



County of Hawai'i

KAILUA VILLAGE DESIGN COMMISSION

74-5044 Ane Keohokālōle Highway, Kailua-Kona, Hawai'i 96740
Phone (808) 323-4770 • Fax (808) 327-3563

AGENDA

NOTICE IS HEREBY GIVEN of a meeting to be held by the Kailua Village Design Commission of the County of Hawai'i in accordance with the provision of Section 92-7, Hawai'i Revised Statutes (HRS). This meeting will be held in-person at the location listed in this notice and by Interactive Conference Technology (ICT) through Zoom..

NOTE: Pursuant to Act 220, Session Laws of Hawai'i 2021, which amended the Sunshine Law to allow meetings to be remotely conducted online, Kailua Village Design Commission meetings will be held online, and the physical meeting location listed below is also open to the public.

DATE: Tuesday, February 6, 2024

TIME: 12:30 p.m.

PHYSICAL MEETING LOCATION:

Planning Department Conference Room
West Hawai'i Civic Center, Building E, 2nd Floor
74-5044 Ane Keohokālōle Highway
Kailua-Kona, Hawai'i

NOTICE REGARDING INTERACTIVE CONFERENCE TECHNOLOGY (ICT):

A meeting held by ICT shall be automatically recessed for up to 30 minutes to restore communication when audiovisual communication cannot be maintained with all members participating in the meeting or with the in person location identified in this notice. The meeting may reconvene when either audiovisual communication is restored, or audio-only communication is established after an unsuccessful attempt to restore audiovisual communication. If it is not possible to reconvene the meeting as provided in this subsection within 30 minutes after an interruption to communication, the meeting will be automatically terminated.

NOTICE REGARDING PUBLIC TESTIMONY:

The public may provide oral testimony at the meeting by joining Zoom or attending in-person at the location listed herein. Although not required, to register in advance for oral testimony either at the physical location or via Zoom, please contact staff at whzplanning@hawaiiicounty.gov or (808) 323-4770. Pursuant to § 92-3, HRS, interested persons who want to provide oral testimony may do so either at the time the committee takes public statements on the agenda, or at the time the specific agenda item is called. Please note that public testimony may be limited to three (3) minutes in length per agenda item. In addition, although not required, to ensure timely delivery of written testimony to committee members, it is requested that written testimony be submitted by 4:30 p.m. at least two business days prior to the meeting via email to whzplanning@hawaiiicounty.gov. When submitting written testimony, please specify for which agenda item written testimony is

being submitted. All written testimony will be a part of the public record. Please use the link below to register for this meeting:

https://www.zoomgov.com/meeting/register/vJIsf-igpj8sErnMpkjWnMg8x_TFYz1ZokI

VIEW LIVE-STREAM VIDEO:

The public may view the meeting at the following site. In the case of technical difficulties with live-streaming, the meeting will proceed, but the recording will be posted at www.planning.hawaiicounty.gov no later than 24 hours after the conclusion of the meeting.

https://www.youtube.com/channel/UCAFoRMb3rfWLQMPd6TAkEGA?view_as=subscriber

Copies of the applications will be available via link on the event calendar on the County website. To find the County Calendar, please go to County Home Page > Our County > County Calendar > February 6, 2024, Kailua Village Design Commission Meeting. This will be available no later than January 30, 2024. This information can also be requested by sending an email to staff planner, Rosalind Newlon at Rosalind.Newlon@hawaiicounty.gov.

CALL TO ORDER

APPROVAL OF MINUTES

Minutes of the meeting of November 28, 2023.

STATEMENTS FROM THE PUBLIC ON AGENDA ITEMS

Members of the public may provide public testimony regarding any agenda item now or at the time the agenda item is called to order.

NEW BUSINESS

- 1. PL-KVD-2023-000049:** The applicant, Russel Echiverri, of Inform Design, are requesting design review of a new restaurant and drive-thru and new wall signs at the Niumalu Marketplace, located at TMK 7-5-004:007. The proposed restaurant is approximately 2,928 square feet and would be located off the internal drive aisle on west side of the Niumalu Marketplace and is proposed as a Wendy's restaurant and drive-thru. The building materials consist of a standing seam metal roof, metal siding with wood design, a main accent tower, and lava rock veneer. The exterior colors are a mix of Granite Grey, Natural Linen (tan), Extruded Aluminum Knotwood "Kwila" Veneer", Brite Red, Stormy Grey, with clear and dark bronze anodized aluminum windows and fascia. The new wall signs would be illuminated A) with white letters and B) with red letters, a maximum height of 42 inches with Wendy's logo with a height of 38 and 5/8 inches. The Niumalu Marketplace was built in 2020 and was previously reviewed by the KVDC.

Applicant: Russel Echiverri, of Inform Design

Landowner: WPC Niumalu LLC

TMK: (3) 7-5-004:007

Location: 75-971 Henry Street, Kailua-Kona, HI 96740

- 2. PL-KVD-2023-000050:** The applicant, Edward Mihara of Imata & Associates, is requesting design review of exterior and interior renovations to an existing restaurant, Kona Brewing Company Brewpub, located at TMK 7-4- 010:001, at the south end of Pawai Place, Kailua Kona, HI. Exterior improvements include a new food and beverage cooler wrapped with metal cladding and a shaded canopy, which incorporates reclaimed ohia wood posts and an exposed painted metal ceiling to align with their industrial look. Other exterior modifications

include new planter boxes, landscaping, and ambient lighting to enhance the new outdoor features and safely connect to the existing structure. Improvements to the existing facade include a new wood finish storefront entry and large glazed garage doors which will remain open to create the indoor/outdoor atmosphere. The interior renovations incorporate finishes and colors similar to the existing dining area.

Applicant: Edward Mihara of Imata & Associates
Landowner: Liliuokalani Trust Estate
TMK: (3) 7-4-010:001
Location: 74-5617 Pawai Place, Kailua-Kona, HI 96740

3. **PL-KVD-2023-000051:** The applicant, William McCowatt, is requesting design review of exterior renovations to an existing building, the Brew Mauka Building “B” at Kona Brewing Company site location with an existing restaurant (Agenda Item #2) located at the end of Pawai Place, in Kailua Kona, Hi. The proposed exterior renovations include removing the existing siding on Bays A through F and adding new 2-Story Retail Space in Bays A, B and C. Bays D, E and F would be a new open space and landscaped area with pathways, and parking stalls added under roof, along with the addition of a new open air courtyard and café kitchen and offices in the upper level.

Applicant: William McCowatt
Landowner: Liliuokalani Trust Estate
TMK: (3) 7-4-010:001
Location: 74-5617 Pawai Place, Kailua-Kona, HI 96740

4. **PL-KVD-2024-000052:** The applicant, Raini Castro, of John Allen Sign Company, is requesting design review of a new sign to replace the sign at Sally Beauty located at Kona Coast Shopping Center, at 74-5588 Palani Road, Unit #23. The sign would have illuminated channel letters with red letters at 18 inch tall, for “Sally”, and black letters at 6 and ¼ inch tall, for “Beauty”. The square footage of the sign is 12 square feet. The elevation of the sign is approximately 12 feet 4 inches above ground at the storefront. Sign Variance No. 14, approved on November 5, 1999, is in effect for this shopping center, for exceptions to Chapter 3, Signs.

Applicant: Raini Castro of John Allen Sign Company
Landowner: Liliuokalani Trust Estate
TMK: (3) 7-4-015:001
Location: 74-5588 Palani Road #23, Kailua-Kona, HI 96740

ANNOUNCEMENTS

Next meeting is tentatively scheduled for February 20, 2024.

ADJOURNMENT

Submitting Testimony: A person desiring to submit written testimony shall indicate her/his name; address; and whether the testimony is on her/his behalf or as a representative of an organization or individual. If testimony is being submitted on behalf of an organization, documentation showing membership ratification should accompany the testimony. Written testimony may be submitted to the Kailua Village Design Commission by email at whzplanning@hawaiicounty.gov or by mail or in person at the Planning Department office addresses in Kona or Hilo listed below under Board Packet, and is requested by 4:30 p.m., two business days prior to the meeting, to allow for time for review and consideration by the Commissioners.

Notice to Lobbyists: If you are a lobbyist, you must register with the Hawai‘i County Clerk within five days of becoming a lobbyist {Article 15, Section 2-91.3(b), Hawai‘i County Code}. A lobbyist means “any individual engaged for pay or other consideration who spends more than five hours in any month or \$275 in any six-month period for the purpose of attempting to influence legislative or administrative action by communicating or urging others to communicate with public officials.” {Article 15, Section 2-91.3(a)(6), Hawai‘i County Code} Registration forms and expenditure report documents are available at the Office of the County Clerk, 25 Aupuni Street, Room 1402, Hilo, Hawai‘i 96720.

Board Packet. Copies of the applications are on file and open to inspection during office hours at the Kona office of the Planning Department, West Hawai‘i Civic Center, 74-5044 Ane Keohokālole Highway, Building E, 2nd Floor, Kailua-Kona, Hawai‘i 96740 or at the Hilo office of the Planning Department, Aupuni Center, 101 Pauahi Street, Suite 3, Hilo, Hawai‘i 96720.

Anyone who requires an auxiliary aid or service, other reasonable modification, or language interpretation to access this meeting, please contact the Planning Department at 961-8288 as soon as possible, but no later than five working days prior to the meeting date, to arrange for accommodation. If a request is received later, we will try to obtain the requested accommodation but cannot guarantee that the request will be fulfilled. “Other reasonable modification” refers to communication methods or devices for people with disabilities who are mentally and/or physically challenged.

Upon request, this notice is available in alternate formats such as large print, Braille, or electronic copy.

Hawai‘i County is an Equal Opportunity Provider and Employer

SHAUN ROTH, CHAIRMAN
KAILUA VILLAGE DESIGN COMMISSION