

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

MINUTES

Meeting Date: February 6, 2024
Time: 12:30 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, Coleman Ka‘ōpua, Tsing Young
Alayna Kilkuskie, Palani Greenwell (came in fully 12:38)
and Rebekah Lussiaa (came in at 12:38)
Absent and excused: Bronsten Kossow
Office of the Corporation Counsel: Michelle Ahn, Esq. (Counsel to the Commission)
Planning Department: Deanne Bugado (Planner), Rosalind Newlon (Planner) and
Linh Lee (LUPC)
Applicants/Representatives: Reid Yamauchi, Jimmy Goodwyn, Christopher
Wadleigh (Agenda Item 1); Tietjen Hynes, Nathalie
Carisey, Jeffrey Lee, Ed Mihara, Carmela Arcenas
(Agenda Item 2); William McCowatt (Agenda Item 3) and
Raini Castro (Agenda Item 4)
Public members: None

A quorum was present. Chairman Roth called the meeting to order at 12.33 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.

APPROVAL OF MINUTES

Minutes of the Meeting of November 28, 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-2023-000049:** 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

Ms. Newlon gave a PowerPoint presentation on the proposed project, highlighting the project's location within the facility, parking next to the new building, landscaping around the building/new parking/travel route of the drive-thru and signage. Ms. Newlon noted that the proposed color-scheme of the building does appear to be consistent with the facility. The signage was noted, but disclosed to not have received comment from DPW-Building for consistency with the Master Sign Plan.

Jimmy Goodwyn representing Cotti Foods Hawaii, introduced Reid Yamauchi of Inform Design to provide the commission with comments. Mr. Yamauchi stated that the staff presentation of the proposal was complete but did say that when designing the building they tried to integrate the facility's color scheme and basic design elements (such as the rock façade on a portion of the building).

Chair Roth pointed out that the Niumalu facility as a whole has not been built/developed to conform to what was presented to the commission and the existing Niumalu Master Design Plan that was reviewed and approved by KVDC. So concerns were pointed out of the project's non-compliance with the existing Niumalu Master Design Plan and the Master Sign Plan specifically in regards to the building roof construction (the flat roof design), the building design (lack of trellis, lack of shadow areas resulting from different roofline, and the lack of outdoor seating/visibility of the view) and the proposed signage (especially with the prominence of the location of the proposed new building in the facility). Commissioner Lussiaa agreed with the concerns raised, especially with regard to the size and illumination of the signage.

Christopher Wadleigh from Cotti Foods Hawaii asked the commission for a sketch of the pitched roof being discussed. Chair Roth explained that this was not a mansard roof and directed the applicants to review the presentations made by the initial developers of the Niumalu Marketplace to see the expected roof designs and the shadow areas expected. Mr. Wadleigh stated that it is their intent to meet the expectations discussed and checked with Mr. Yamauchi regarding what he would need to revise the application.

Commissioner Greenwell directed the applicant to check out the Jack-in-the-Box restaurant accross Henry Street for an example of a plantation like building design with pitched roofs that still had have flat roof area for equipment. Staff member Deanne Bugado advised Mr. Yamauchi to check with the Department of Public Works – Building Division for the Master Sign Plan which was approved by the County Council for the appropriate parameters for signs. Mr Wadleigh shared his screen to present an option for the signage and it was a favorable discussion point but it was pointed out that the sign would still need to meet the Master Sign Plan parameters for the size and location on the building.

It was moved by Commissioner Palani Greenwell and seconded by Commissioner Rebekah Lussiaa that the Commission defer the application to allow the applicant time to revise the application to address concerns raised during the meeting regarding compliance to the existing facility design and the existing master sign plan.

A roll call vote was taken, and the motion passed with five ayes (Greenwell, Ka'ōpua, Kilkuskie, Lussiaa and Young) and one absent and excused (Kossow).

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

Ms. Newlon gave a PowerPoint presentation on the proposed project, highlighting the proposed project and identifying the restaurant's proposed improvements, new parking (close to the restaurant) and changes to landscaping (close to the restaurant). Ms Newlon confirmed for Commissioner Lussiaa of the extent of the proposed improvements and changes to the entry to the restaurant. Ms. Newlon also clarified for Chair Roth that this application did not include any new signage.

Tietjen Hynes, Director of Engineering for Kona Brewing Hawaii, stated to the commission that the brewery production has moved operations down the street and this proposal is to change brewery production areas into usable areas for the restaurant, a face-lift for the area. She pointed out the food truck will provide the food for the outdoor dining, but that the restaurant would still be available. She also confirmed that this would allow more flexibility for entertainment opportunities.

Jeffrey Lee, architect for the project pointed out that they wanted to improve the entry and make it easier to identify, bring in warmth with the color scheme, bring cohesive design to the brewery block and beautify the area.

Commissioner Lussiaa and Chair Roth expressed their support of the project and pointed out that these are needed improvements to the area. Commissioner Greenwell requested clarification of the parking for the project and Mr William McCowatt pointed out that the next application actually proposes parking changes that will address his concerns and also clarified that there is an existing parking agreement for the three parcels that make up the brewery block. Ms. Bugado confirmed that this project does have some parking changes, close to the restaurant, but that there are significant changes that will be seen in the following presentation. Ms. Bugado also confirmed that there is a plan approval that has been submitted for both projects that will review the parking requirements.

It was moved by Commissioner Kilkuskie and seconded by Commissioner Lussiaa that the Commission recommend to approve the application as proposed.

A roll call vote was taken, and the motion passed with five ayes (Greenwell, Ka'ōpua, Kilkuskie, Lussiaa and Young) and one absent and excused (Kossow).

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

Ms. Newlon gave a PowerPoint presentation on the proposed project, highlighting the Building B and identifying the proposed project (the area of the building that is being renovated and the new under roof parking area)

Commissioners Lussiaa and Young requested clarification of the under roof walking park and parking changes. Ms. Newlon pointed out the walking path area and explained that it is under roof and the area will be open from the ground to the 2-story roof line.

Mr. McCowatt verbally walked around the building to identify where the proposed improvements will be done and where the new parking will be located. Mr McCowatt also clarified for Commissioners Young and Lussiaa what is happening to the existing parking/path on the “back” side of the building. Mr McCowatt confirmed for Chair Roth, that the “back” of the building will be painted the same color as the front with the proposed renovation.

It was moved by Commissioner Greenwell and seconded by Commissioner Lussiaa that the Commission recommend to approve the application as proposed.

A roll call vote was taken, and the motion passed with five ayes (Greenwell, Ka'ōpua, Kilkuskie, Lussiaa and Young) and one absent and excused (Kossow).

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

Ms. Newlon gave a PowerPoint presentation on the proposed project, highlighting where the Sally Beauty store is located in the Kona Coast Shopping Center and noted this is a replacement sign to bring the sign up-to-date with the new logo and signage for the Sally

Beauty stores. Ms. Newlon pointed out that the sign lettering exceeds the allowances of the Master Sign Variance that was issued for the facility and so they will either need to reduce the lettering to 12 inches or apply for a variance from the Department of Public Works, Building Division to get this sign.

Commissioner Lussiaa requested clarification regarding the signage (she referenced the proposed sign rendering and the existing sign rendering). Ms. Newlon pointed out that signs issued must meet the requirements of the sign code or as in this case the allowances of a variance regardless of the parameters of existing signage.

Chair Roth requested clarification regarding the comments from the Department of Public Works and the dates noted within. Ms. Newlon clarified that the complex had a number of sign variances issued over a 9 year period and the comment referenced the original sign variance approval date and the latest approval permit number (issued 9 years later).

Raini Castro, of John Allen Signs, expressed that they will work with Sally Beauty to reduce the letter height as they are not in favor of submitting a variance. She also clarified that the sign rendering of the existing sign colors shows the color fade due to time because the color of the new sign is proposed to be the same as the existing sign.

It was moved by Commissioner Young and seconded by Commissioner Ka'ōpua that the Commission recommend to approve the sign as submitted and further recommend approval of variance application for the height and size of the sign.

A roll call vote was taken, and the motion passed with five ayes (Greenwell, Ka'ōpua, Kilkuskie, Lussiaa and Young) and one absent and excused (Kossow).

ANNOUNCEMENTS

There are no applications for the February 20th date so the next meeting is tentatively scheduled for March 5, 2024.

ADJOURNMENT

There being no further business, Chairman Roth adjourned the meeting at 2:33 p.m.

Respectfully submitted,

Deanne Bugado, Planner

A T T E S T:

Shaun Roth, Chairman
Kailua Village Design Commission