**KAILUA VILLAGE DESIGN COMMISSION**
**COUNTY OF HAWAIʻI**

MINUTES

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| Meeting Date: | March 19, 2024 |
| Time: | 1:00 p.m. |
| Location: | Live-stream online meeting, with the Planning Department Conference Room, West Hawaiʻi Civic Center, Building E, 2nd Floor, 74-5044 Ane Keohokālole Highway, Kailua-Kona, Hawaiʻi, as the in-person meeting site |

## CALL TO ORDER

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| Commissioners present via Zoom: | Shaun Roth, Coleman Kaʻōpua, Tsing Young Alayna Kilkuskie, Palani Greenwell, Bronsten Kossow and Rebekah Lussiaa |
| Absent and excused: | |
| Office of the Corporation Counsel: | Jean Campbell, Esq. (Counsel to the Commission) |
| Planning Department: | Deanne Bugado (Planner), Rosalind Newlon (Planner) and Marie Hong (Planner) |
| Applicants/Representatives: | Reid Yamauchi, Ann Kutaka, Christopher Wadleigh (Agenda Item 1) |
| Public members: | None |

A quorum was present. Chairman Roth called the meeting to order at 1:09 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, and Commissioner Greenwell disclosed that his draftsperson Winter Anderson was nearby *[but all not participating in the meeting]*.

Staff Member Deanne Bugado introduced the Commission's new Corporation Counsel Jean Campbell, Esq. Jean Campbell stated that she was glad to meet the commission and would be attending the meeting occasionally and as needed, but would always be available for questions or concerns and could be accessed through the staff.

## APPROVAL OF MINUTES

Minutes of the Meeting of February 6, 2024 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, Reid Yamauchi, of Inform Design, is requesting a new design review of a new restaurant and drive-thru and new wall signs at the Niumalu Marketplace, located at TMK 7-5-004:007 to reconsider the revised design to address concerns expressed by the Commission at the February 6, 2024, meeting regarding compliance with the existing facility design and the existing master sign plan. The proposed restaurant would be located off the internal drive aisle on the 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 39-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: Reid Yamauchi, 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 changes made to the project based on the comments made during the February 6, 2024 meeting. Specifically the elevation, roof plan, changes to the material and coloring of the building and changes to sign plans. Ms. Newlon pointed out that the owners opted out of providing outdoor dining at the facility for safety considerations (for employees, customers and the general public). It was also pointed out that the signs appeared to still not be compliant with the Master Sign Plan for the Niumalu Marketplace per comment from the Building Division.

Chairman Roth led a discussion of the Master Sign Plan and how the proposed sign did not comply, the applicant stated that they would like a recommendation from the commission and that they would like to try for a variance for their signs. Ms. Newlon pointed out the possible variances needed for the sign (height and letter/icon size) and stated that the applicant would need to discuss the details with the Building Division for any variance application. Chairman Roth confirmed with staff that this would be an additional variance that would be sought (in addition to the Master Sign Plan) and staff confirmed that would be the case.

Commissioner Kilkuskie discussed concerns of the size and elevations of the signs – pointing out concerns of proportionality of the signs in relation to the size of the building and location. But it was also pointed out the discussions of the Master Sign Plan variances for the "interior tenants" of the facility. It was brought up for discussion purposes that a concern was that the proposed signs acted as "billboard signs" and those are not allowed in the islands.

The Commission asked for clarification of what is needed for the applicant. Ms. Bugado confirmed that the applicant would still need to go through the plan approval process and that whoever is processing that application will look at the recommendation letter of the Commission as well as compliance with the Zoning Code.

It was moved by Commissioner Alayna Kilkuskie and seconded by Commissioner Tsing Young that the approve application as proposed with the condition that the signage comply with the Master Sign Plan Variance for the Niumalu Center.

A roll call vote was taken, and the motion passed with six ayes (Greenwell, Kaʻōpua, Kilkuskie, Kossow, Lussiaa and Young).

## ANNOUNCEMENTS

There are no applications for the April 9th date so the next meeting is tentatively scheduled for April 23, 2024.

Commissioner Lussiaa requested clarification of discussion of revising the sign code, what was the status of process. Ms. Bugado confirmed that the process was being handled by the Deputy Managing Director Bobby Command and that request was made to include the KVDC in any actions or discussions. Commissioner Lussiaa requested that the commission discuss the sign code and what the process would entail. Chairman Roth and Ms. Bugado confirmed that that will be agendized when they received email confirmation from majority of the commission that the discussion would be needed. Chairman Roth and Commissioner Kilkuskie pointed out that personal comments and concerns for the revision could be turned in to the Deputy Managing Director.

**ADJOURNMENT**

There being no further business, Chairman Roth adjourned the meeting at 1:46 p.m.

Respectfully submitted,

Deanne Bugado, Planner

A T T E S T:

Shaun Roth, Chairman
Kailua Village Design Commission