

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

MINUTES

Meeting Date: February 18, 2025
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: Coleman Ka‘ōpua, Tsing Young Alayna Kilkuskie,
Palani Greenwell, Ken Hoyle and Bronsten Kossow
Absent and excused:
Office of the Corporation Counsel: Jean Campbell, Esq. (Counsel to the Commission)
available for consultation
Planning Department: Deanne Bugado (Planner), Rosalind Newlon (Planner) and
Marie Hong (Planner)
Dept. of Public Works – Building: Chris Domino (Building Plans Examiner)
Applicants/Representatives: Wayne De Luz (Agenda Item 1)
Public members: None

A quorum was present. Vice-Chairman Kilkuskie called the meeting to order at 1:03 p.m.

Vice-Chairman Kilkuskie introduced the Commissioners. She explained the Commission’s duties and meeting procedure and reminded the Commissioners to keep their cameras on. No Commissioners gave notice of other individuals in the each room.

APPROVAL OF MINUTES

Minutes of the Meeting of March 19, 2024 were circulated to the Commission prior to the meeting and Vice-Chairman Kilkuskie 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

Vice-Chairman Kilkuskie confirmed with staff that there were no statements from the public.

NEW BUSINESS

1. **PL-KVD-2024-000055:** The applicant, Wayne K. De Luz, representative for Kona Hyundai, is requesting a design review for renovations to an existing commercial building located along Kuakini Highway, south of Hualalai Road, across from Coconut Grove Marketplace. The proposed exterior colors include Sherwin Williams “Antler Velvet,” a sandblast finish, and “Pueblo Tan” around the columns, with the use of “Vertical Green” for inclined columns. Additionally, flat bronze ACM panels and black panels are proposed along the front-facing wall area above the storefront windows. Replacement signs are also proposed, pending a sign permit determination.

Applicant: Wayne K. De Luz, of Kona Hyundai
Landowner: Zoom Properties, LLC
TMK: (3) 7-5-009:048
Location: 75-5793 Kuakini Hwy., Kailua-Kona, HI 96740

Ms. Newlon gave a PowerPoint presentation on the proposed project, highlighting changes proposed under this project (proposed project will be renovations made to existing structures & replacements for existing signs). It was pointed out that the proposed signs may need a variance from the zoning code if it's location is confirmed to be within the setback as it appears to exceed 6 feet in height also regarding the signs the letter and logo appears to also exceed the size allowance of 9 inches which would require a variance from the DPW – Chapter 3 Sign Code. DPW-Staff Member Chris Domino provided Chapter 3 – references for consideration (highlighting the size of the lettering and logo, 9 inches, height, ground signs not allowed over 6 feet, and also Section 3-60(a) number of signs, 1 per business/road) and but stated that the project did not have enough information to render judgement.

Mr De Luz let the Commission know that the proposed work was at the behalf of Corporate Hyundai and their directives. They have insisted on putting their proposed renovations forwards to see what comments and concerns would come about. Mr. De Luz let the Commission know that the facility was originally built 25 years ago and was built in compliance to the KVDC master plan and comments from the Commission at that time and he has tried to recommend compliance with the master plan with whom ever has come into the facility. He welcomes a letter detailing the concerns of the plans that can assist in his communications with Hyundai.

Concerns were raised for the lack of compliance with plan approval landscaping requirements, sign code compliance and lack of master plan compliance. Specifically, lack of landscaping along the frontage of the property, the size/height/letter & logo size/land number of signs from the sign code/ location of the ground sign/height in terms of zoning code and the flat roof proposal that is not in compliance with the master plan.

It was moved by Commissioner Palani Greenwell and seconded by Commissioner Colman Ka'ōpua that a recommendation to forward to the Planning Director & the Public Works Director a recommendation to deny building and sign applications based on projects lack of compliance to the Kailua Village Master Plan Guidelines including but not limited to roof design, sign height, size, location, and sign letter & logo size, also project's lack of conformance with the existing Plan Approval requirements for landscaping, and to recommends that the applicant redesign project to comply with Kailua Village Master Plan requirements and the existing plan approval landscaping.

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

2. ELECTION OF OFFICERS FOR 2025

Commissioner Greenwell nominated Commissioner Kilkuskie for Chairman and Commissioner Ka'ōpua seconded, no other nominations were made.

Commissioner Kilkuskie nominated Commissioner Greenwell for Vice-Chairman and Commissioner Hoyle seconded, no other nominations were make.

A roll call vote was taken for both nominations, and passed with six ayes (Greenwell, Hoyle, Ka'ōpua, Kilkuskie, Kossow, and Young).

ANNOUNCEMENTS

There were no applications turned in for the March 4th meeting so the next meeting is tentatively scheduled for March 18th, 2025.

ADJOURNMENT

There being no further business, Chairman Kilkuskie adjourned the meeting at 1:55 p.m.

Respectfully submitted,

Deanne Bugado, Planner

A T T E S T:

Chairman Kilkuskie,
Kailua Village Design Commission