

– REFERRAL of SIGN PERMIT APPLICATION for KVDC REVIEW –

To: KAILUA VILLAGE DESIGN COMMISSION, c/o PLANNING DEPARTMENT

From: DEPARTMENT OF PUBLIC WORKS, BUILDING DIVISION

SITE TAX MAP KEY NO.: 750040390000

STREET ADDRESS: 75-5597 PALANI ROAD KAILUA-KONA, HAWAII

NAME OF APPLICANT: John Allen Sign Company

SIGNATURE: [Signature] DATE: 09.09.24

MAILING ADDRESS: PO Box 44708, Kamuela, HI, 96743

TELEPHONE NUMBER: 808.882.8244

APPLICANT'S INTEREST, if not owner of business related to sign: Sign installer

BUSINESS RELATED TO REQUESTED SIGN:

NAME OF OWNER (if same as Applicant, write "Same"): Zubair Kazi / Kazi Foods

SIGNATURE: [Signature] DATE: 11/04/24

MAILING ADDRESS: 1431 S. Beretania Street 2nd Fl. Honolulu, HI 96814

* NATURE/TYPE OF BUSINESS: Restaurant TELEPHONE NUMBER: (808) 550-4100

OWNER OF MASTER LEASEHOLD INTEREST (Master Lessee), if land ownership is not fee simple:

NAME OF MASTER LESSEE: Zubair Kazi / Kazi Foods

SIGNATURE: [Signature] DATE: 11/04/24

Print name of signator if not same as titled Master Lessee: _____

MAILING ADDRESS: 1431 S. Beretania Street 2nd Fl. Honolulu, HI 96814

TELEPHONE NUMBER: (808) 550-4100

RECORDED LAND OWNER: KAILUA KONA 1031 LLC

(Fee Land Title Holder)

OWNER'S SIGNATURE: [Signature] DATE: November 5, 2024

Print name of signator if not same as title holder: Trevor Smith

MAILING ADDRESS: 530 B Street Suite 2050 San Diego, CA 92101-4496

TELEPHONE NUMBER: (858) 379-6583

Please include the original plus ten copies (eleven (11) sets total) of the following documents for KVDC review:

- (1) this Referral form with all signatures;
- (2) the attached Checklist completed and signed by both the Applicant and Business Owner; and
- (3) the sign permit application form with its required submittals.

FOR OFFICIAL USE ONLY:

DPW Comments: Proposed sign meets basic Sign Code requirements for placement in Kailua Village
(type and number of signs, letter/logo height, sign area, placement elevation)

Confirmed by: _____ Date: _____

* Planning Dept.: County Zoning District: _____

KAILUA VILLAGE DESIGN COMMISSION

REVIEW PROCEDURES and APPLICANT CHECKLIST

for SIGN PERMIT applications in the Kailua Village Special Design District

The Dept. of Public Works, Building Division (DPW-Building) administers the County of Hawai'i Sign Code, which includes special regulations for signs in the Kailua Village Special Design District. For more information on the Sign Code and the special design, size and placement restrictions applicable to signs in the Kailua Village Special Design District, contact DPW-Building (tel. 323-4720). (The Sign Code is available on the internet at www.hawaiicounty.gov; search for "Hawaii County Code" and open link for Chapter 3)

Article 2 of the Sign Code requires that Sign Permit applications within the "Kailua Village Special Design District" must be forwarded to the Kailua Village Design Commission (KVDC), for its review and recommendations, prior to sign permit approval by DPW-Building.

Most or all of the lands identified in the Tax Map Key Plats identified below are within the Kailua Village Special Design District:

**7-4-08; 7-4-10; 7-4-15; (most of the Kailua Industrial Area)
7-5-03; 7-5-04; 7-5-05; 7-5-06; 7-5-07; 7-5-08; 7-5-09; 7-5-10;
7-5-17; 7-5-18; 7-5-22; 7-5-23; 7-5-26; 7-5-30; 7-5-31.**

Within Kailua Village Special Design District, different sign area (size) and letter/logo height regulations apply to signs in the "Kailua Village Core," and signs in the "Kailua Industrial Subdivision." The Kailua Village Core is the area bounded by or adjacent to Ali'i Drive, Palani Road, Kuakini Highway, and Lunapule Road. The Kailua Industrial Subdivision includes portions of Tax Map Key Plats 7-4-10 and 7-4-15. Consult the attached map to determine if a proposed sign is in the Kailua Village Special Design District, the "Kailua Village Core," or the "Kailua Industrial Subdivision," and submit the sign permit application and KVDC forms with copies as described below for KVDC review at a scheduled public meeting.

For signs in the Kailua Village Special Design District, in addition to the standard Sign Permit Application materials required by DPW-Building, the applicant must submit to DPW-Building an original plus ten copies (11 sets total) of the following three documents: (1) the KVDC Referral form; (2) the attached Checklist; and (3) the Sign Permit Application form and its required attachments. All forms must be signed by the parties listed thereon. After these documents are submitted, verified as complete and referred to the KVDC, a public meeting of the Commission will be scheduled to review the design of proposed sign, and the applicant will be informed of the meeting date, time and location. Both the applicant and business owner are expected to be present at the review meeting to address any questions raised by KVDC commissioners in relation to the signage design guidelines set forth in both Section 3-54 of the Sign Code and the Master Plan for Kailua-Kona. The KVDC's recommendation is forwarded to DPW-Building for its Director's consideration.

Prohibited Signs: In addition to the prohibited signs listed in Article 1, Sect. 3-7 of the Sign Code, the Kailua Village has additional prohibited sign types as specified in Article 2, Section 3-61. The following are prohibited in Kailua Village:

- (1) Any sign or display which is constructed **primarily of materials with a shiny, slick, or reflective surface** such as fiberglass or acrylic plastic.
- (2) Any sign which is displayed on any **roof** or mansard roof, or when attached to a building extends above the lowest edge of any portion of the roof or mansard roof.
- (3) Any sign which has a vertical clearance of less than nine (9) feet or projects, extends, or is otherwise displayed over or above any public street, park, other public places or pedestrian way, except as may be permitted by Section 3-62 or Chapter 22.
- (4) Any sign for **product advertising** when visible to the general public. A sign containing only the name of a business is not a sign for product advertising.
- (5) Any **mechanical** sign, graphic design or decorative element that functions through animation, revolvment, up, down, sideways or any other similar movement, including but not limited to, any spinning device, light bulb border, flashing or mobile illumination.

KAILUA VILLAGE DESIGN COMMISSION
KAILUA VILLAGE SPECIAL DESIGN DISTRICT

CHECKLIST FOR SIGN PERMIT AND SIGN VARIANCE APPLICATIONS

Sign Permit and Sign Variance Application Submittal Requirements: Submit this checklist when filing an application requiring referral to KVDC for review. The KVDC will not review a Referral for Review unless all required materials have been submitted. Place a check mark in the right hand column to confirm that you have included the following.

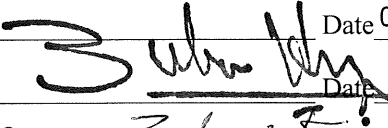
Required Contents of Application (Sign Code - HCC, Sect. 3-52)	Submitted
Completed Sign Permit Application form with required materials.	X
A graphic, colored illustration of the proposed sign, drawn to scale and reflecting all letters and the style and size of lettering.	X
A description or sample of any type of material to be used for the sign and its background, and a description of the method of any lighting.	X
A plot plan illustrating the entire area of the parcel of land involved, the location of buildings thereon and the location of the proposed sign,	X

Guidelines for Review: At the KVDC hearing, the applicant is to make a presentation and show how the proposed sign will be consistent with these Kailua Village guidelines. Place a check mark in the right column to confirm that your sign proposal will be consistent with these guidelines. Mark "NA" if not applicable.

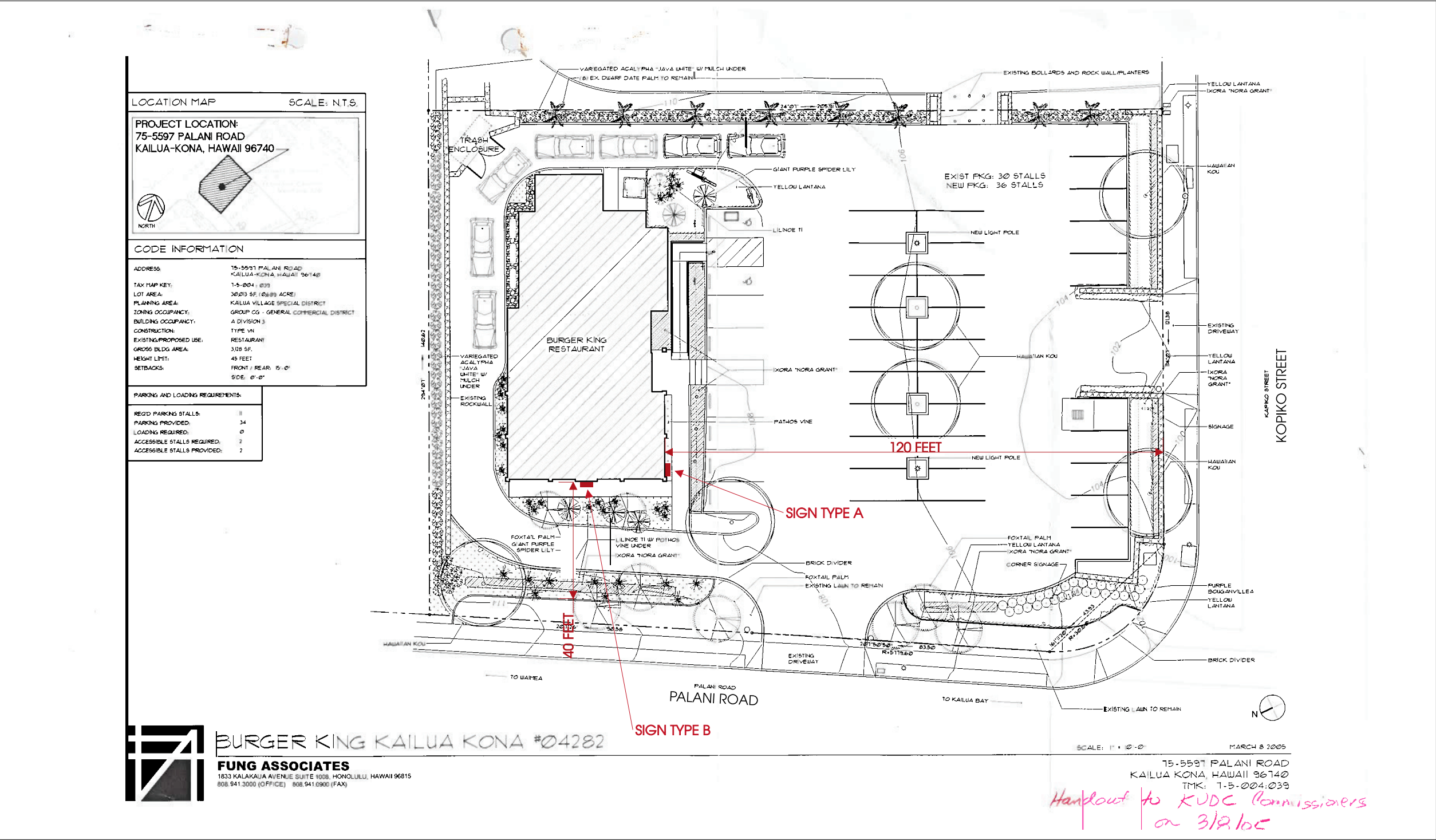
Consistency with Guidelines – Sign Code (HCC, Sect. 3-54) and Master Plan for Kailua Village (as shown in italics).	Consistent
Relationship to Building, Site, and Surroundings: Prime consideration was taken to fit each sign to its surroundings. The sign will complement the building it identifies. The sign will be a planned feature, and will reflect the architectural scale, design, and color of the building or structure.	X
Size and Number: The overall size and number of signs will minimally dominate the property or the building which it identifies.	X
Shape: The shape of the sign will aesthetically and functionally emphasize the message and will not compete with the architecture of the building.	X
Lettering: Subtleness, proportion, and design will be emphasized in sign copy and lettering. <i>(Use of no more than two type faces is recommended.)</i>	X
Illumination: If this is an illuminated sign, the light intensity, color illumination, and careful screening of the light source was considered.	X
Landscaping: If this is a freestanding sign, the opportunity for landscaping treatment at its base was considered.	X
Material: The sign material will be compatible to the village atmosphere of Kailua. <i>(Encouraged sign material includes, but is not limited to, wood, stone, canvas, rope, brushed or textured metal, or glass.)</i>	X
Color: The sign color will not be gaudy or clashing. Use of any natural or earth-tone color is encouraged. <i>(Use of no more than three colors, for background, letter, and emphasis, is encouraged.)</i>	X

Sign Address/Location 75-5597 PALANI ROAD, KAILUA KONA, HI, 96740 TMK No 750040390000

Applicant John Allen Sign Company Date 09.09.24

Owner of Business related to Sign  Date 11/04/24

Print name of person signing as Business Owner: Zubair Fazi



BURGER KING

ADDRESS: 75-5597 PALANI ROAD, KAILUA KONA, HI, 96740

TMK: (3) 7-5-004:039

DISTANCE OF SIGN TYPE A FROM BOUNDARIES: 120 FEET

DISTANCE OF SIGN TYPE B FROM BOUNDARIES: 40 FEET

FOR COUNTY/REVIEWER USE		
PROJECT		
Burger King		
burger king/kona/ permit/site map		
Drawing Revision		
03/19/25		
Location		
Kailua Kona, HI		
SITE MAP		



BURGER KING

ADDRESS: 75-5597 PALANI ROAD, KAILUA KONA, HI, 96740

TMK: (3) 7-5-004:039

PROPERTY OWNER: KAILUA KONA 1031 LLC

SIGNS ON PERMIT APPLICATION

- ONE (1) - SIGN TYPE A (WALL) KOPIKO ST
- ONE (1) - SIGN TYPE B (WALL) PALANI RD



FUNG ASSOCIATES
1833 KALAKAUA AVENUE SUITE 1008, HONOLULU, HAWAII 96815
808.941.3000 (OFFICE) 808.941.0900 (FAX)

Handout to KUDC Commissioners
on 3/8/05

Burger King

03/19/25

SITE MAP

DISTANCE OF SIGN TYPE B FROM BOUNDARIES: 40 FEET

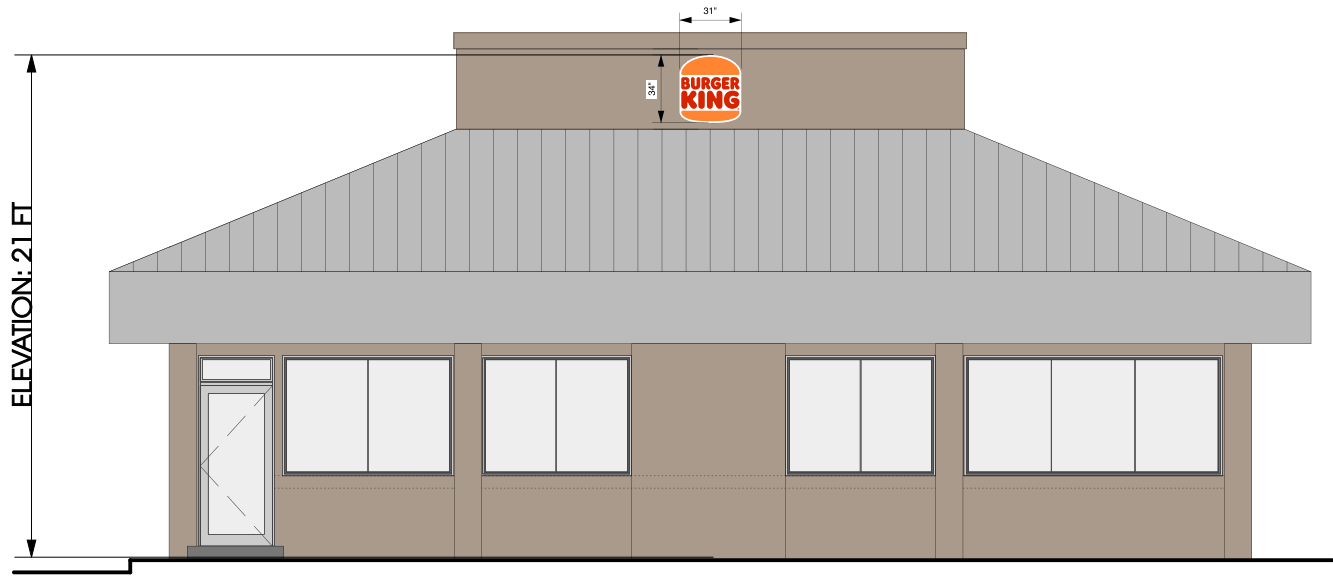


New LED lit signage
elements raised off
building.

ELEVATION: 12.75 FT

SIGN A (KOPIKO STREET)
ELEVATION: 12.75 FEET FROM GRADE TO TOP OF SIGN

EXISTING:



ELEVATION: 21 FT

SIGN B (PALANI ROAD)
ELEVATION: 21 FEET FROM GRADE TO TOP OF SIGN

EXISTING:



FOR COUNTY/REVIEWER USE

PROJECT

Burger King

burger king/kona/permit/
elevation

Drawing Revision
03/19/25

Location
Kailua Kona, HI

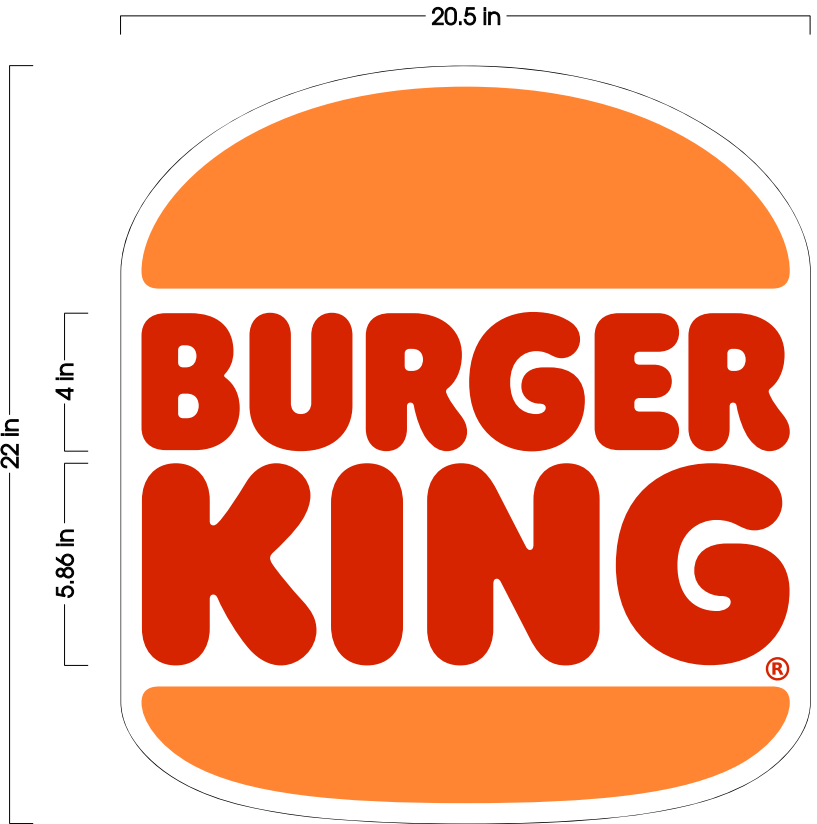
ELEVATION

FRONT VIEW

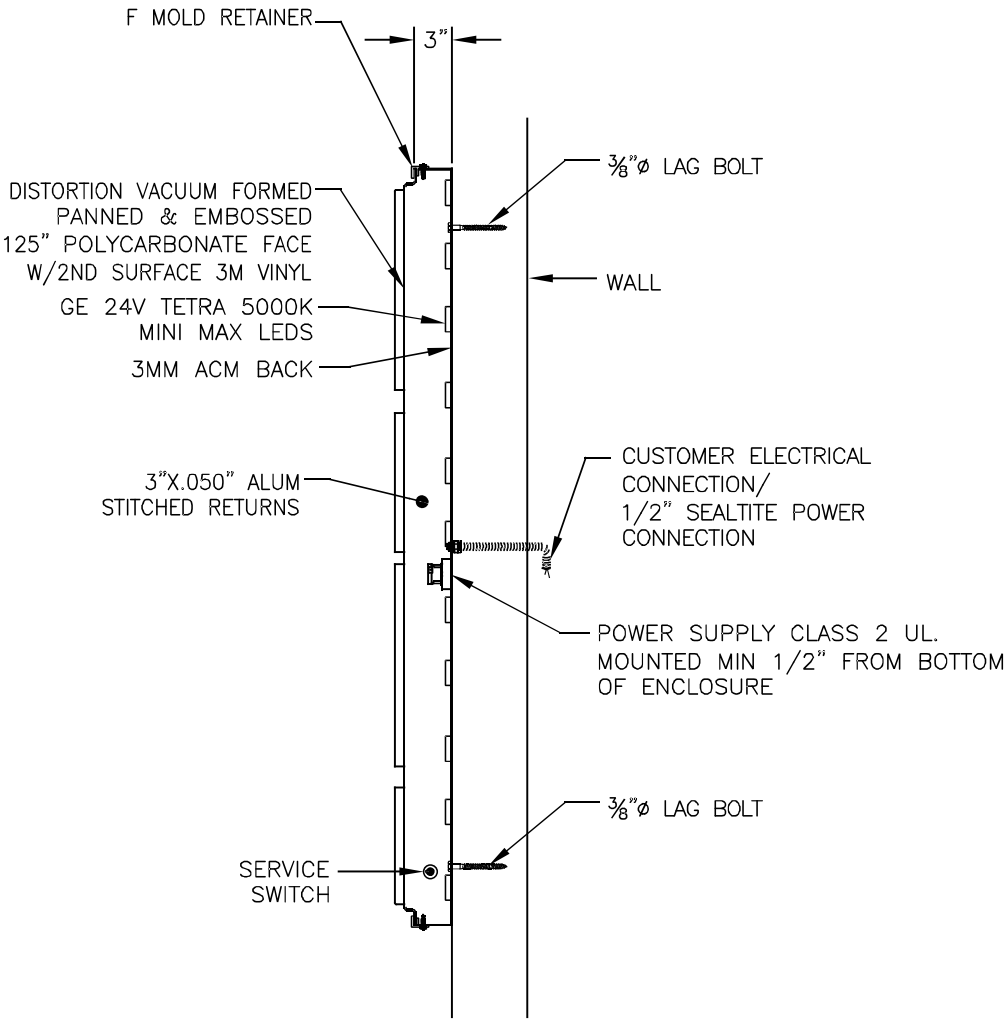
SIDE VIEW

COLORS

FOR COUNTY/REVIEWER USE



LOGO: 3.13 SQUARE FEET



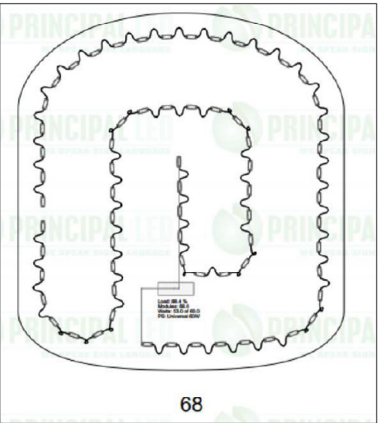
WHITE



BK ORANGE



BK RED



ESTIMATED PRODUCT PER SIGN
(68) Qwik Mod 2 Modules (5000K) (1) pcs Universal 80W Driver(s)
(UL#: PL-QM2-NW150-P, SKU#: M-QMDX0-50) (UL#: PL-80-12-U, SKU#: P-OH080-12-PL)

PROJECT

Burger King

QUANTITY: ONE (1)
MATERIAL: ALUMINUM / ACRYLIC
SIDED: SINGLE
ILLUMINATION: LED (WHITE LED'S)
POST(S): N/A
SQUARE FOOTAGE: 3.13 SQUARE FEET
INSTALLATION / MOUNTING METHOD: WALL MOUNT INSTALLATION
NOTES: SIGN FACING KOPIKO STREET



EMBOSSMENT EXAMPLE



PROPOSED LOCATION (FACING KOPIKO STREET)

burger king/kona/permit/
sign a

Drawing Revision
03/19/25

Location
Kailua Kona, HI

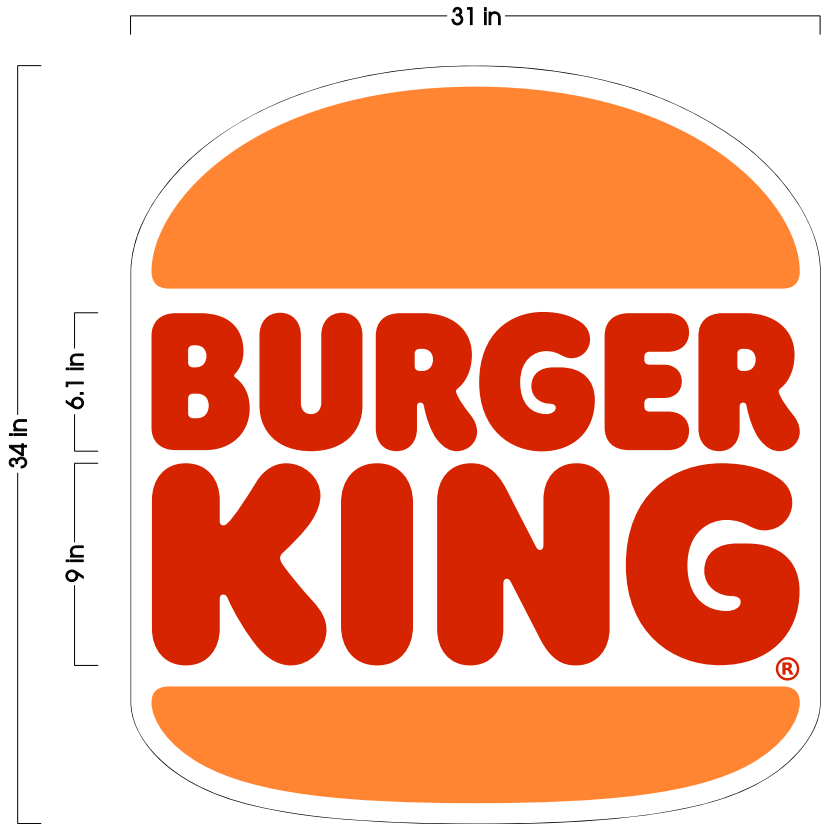
Sign Type
A

FRONT VIEW

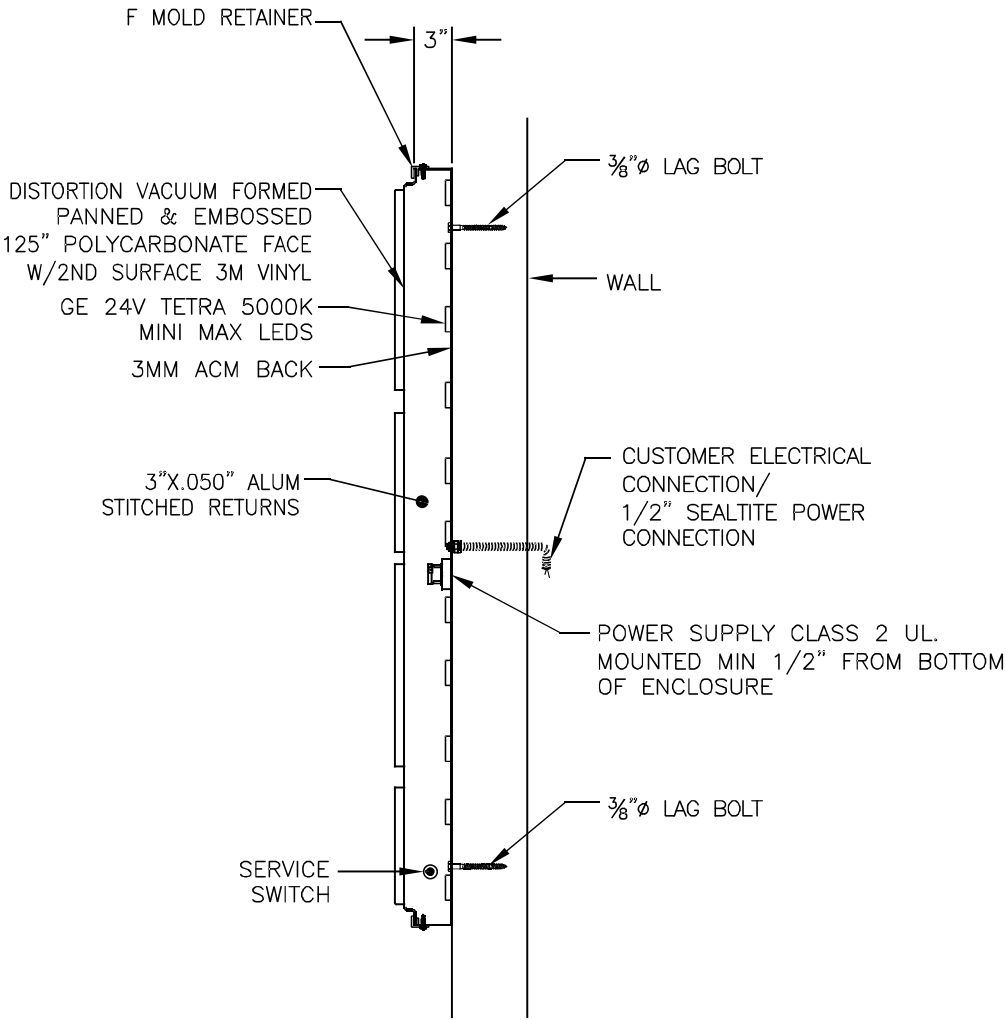
SIDE VIEW

COLORS

FOR COUNTY/REVIEWER USE



LOGO: 7.3 SQUARE FEET



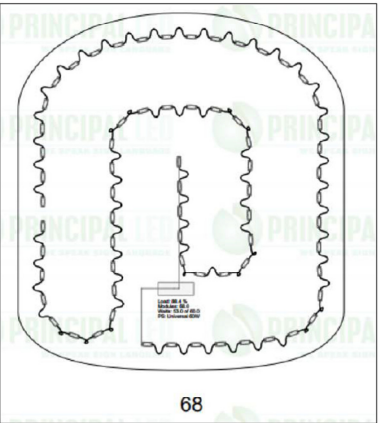
WHITE



BK ORANGE



BK RED



ESTIMATED PRODUCT PER SIGN
(68) Qwik Mod 2 Modules (5000K) (1) pcs Universal 80W Driver(s)
(UL#: PL-QM2-NW150-P, SKU#: M-QMDX0-50) (UL#: PL-80-12-U, SKU#: P-OH080-12-PL)

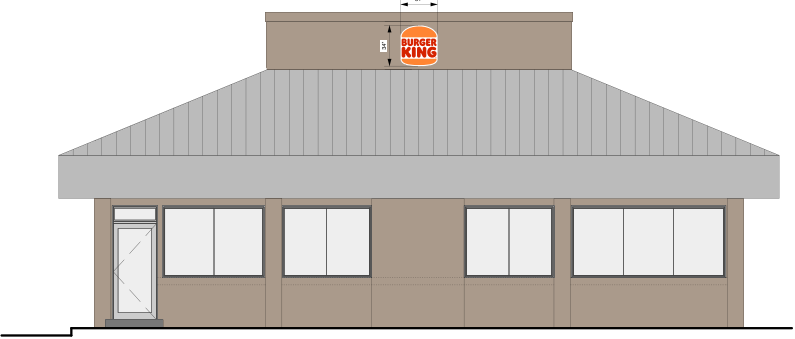
PROJECT

Burger King

QUANTITY: ONE (1)
MATERIAL: ALUMINUM / ACRYLIC
SIDED: SINGLE
ILLUMINATION: LED (WHITE LED'S)
POST(S): N/A
SQUARE FOOTAGE: 7.3 SQUARE FEET
INSTALLATION / MOUNTING METHOD: WALL MOUNT INSTALLATION
NOTES: REPLACING EXISTING SIGN FACING PALANI ROAD



EMBOSSMENT EXAMPLE



PROPOSED LOCATION (FACING PALANI ROAD)

burger king/kona/permit/
sign b

Drawing Revision
03/19/25

Location
Kailua Kona, HI

Sign Type
B

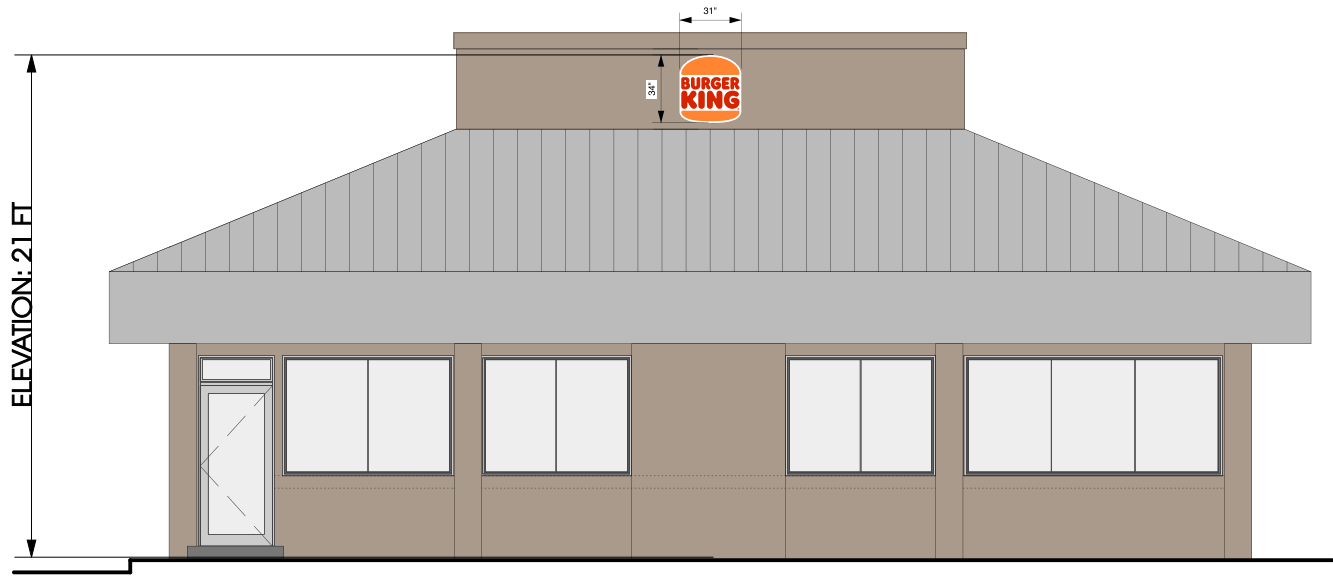


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SIGN A (KOPIKO STREET)
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EXISTING:



ELEVATION: 21 FT

SIGN B (PALANI ROAD)
ELEVATION: 21 FEET FROM GRADE TO TOP OF SIGN

EXISTING:



FOR COUNTY/REVIEWER USE

PROJECT

Burger King

burger king/kona/permit/
elevation

Drawing Revision
03/19/25

Location
Kailua Kona, HI

ELEVATION