



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.

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, August 19, 2025

TIME: 1:00 p.m.

INTERACTIVE CONFERENCE TECHNOLOGY (ICT):

Kailua Village Design Commissioners and applicants will participate in this meeting via the Zoom interactive video conference platform. If internet connection is lost, the public meeting will be automatically recessed to restore communication. If lost connection exceeds 30 minutes, the meeting will be terminated.

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

The public may provide oral testimony and/or observe the remote meeting at the physical meeting location listed above. In addition, the public has the following options to view or participate in this meeting:

WRITTEN TESTIMONY:

The public may submit written testimony via email, by mail, or in person. See the "[Submitting Testimony](#)" section below.

REMOTE ORAL TESTIMONY:

The public may provide oral testimony at the meeting via Zoom. Please use the link below to register for this meeting:

https://www.zoomgov.com/meeting/register/Bo478ftNR_6p6_XajLmUIg

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.hawaiiicounty.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 > August 19, 2025, Kailua Village Design Commission Meeting. This will be available no later than August 12, 2025. 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 February 18, 2025.

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-2025-000057:** The applicant, Raini Castro, representative for John Allen Sign Company, is requesting a design review for two new wall signs. The signs will feature the name of the restaurant, **“Burger King,”** in red lettering. One sign will have lettering measuring 5.86 inches and 4 inches in height, while the other will have lettering measuring 9 inches and 6.1 inches in height. Both of the wall sign's lettering are enclosed within a logo resembling a hamburger bun in orange, with total heights of 22 and 34 inches.

The two wall signs measure 7.3 square feet and 3.13 square feet in area. One sign will face Palani Road, and the other will face Kopiko Street.

Applicant: Raini Castro of John Allen Sign Company
Landowner: Kailua Kona 1031 LLC
TMK: (3) 7-5-004:039
Location: 75-5597 Palani Road, Kailua-Kona, HI 96740

2. **PL-KVD-2025-000059:** The applicant, Raini Castro, representing John Allen Sign Company, is requesting design review approval for one new wall sign. The sign will feature the name of the restaurant, **“Barrio Burrito.”** The wall sign will include lettering measuring 5.86 inches and 4 inches in height, as well as additional lettering measuring 11.72 inches and 7.28 inches in height. The logo will include the word “Barrio” at a height of 13.73 inches and “Burrito Bar” at 7.28 inches tall. The total sign area will measure 13.73 square feet. The sign will be illuminated using an LED light source. The color scheme will consist of aqua for “Barrio,” and red and white for “Burrito Bar.”

Applicant: Raini Castro of John Allen Sign Company
Landowner: Ula Kapa Moe LLC
TMK: (3) 7-4-015:001
Location: 74-5588 Palani Road, Kailua-Kona, HI 96740

3. **PL-KVD-2025-000061:** The applicant, Raini Castro, representing John Allen Sign Company, is requesting design review approval for six signs for Hampton Inn by Hilton, as part of the rebranding of an existing hotel located on Ali‘i Drive. The proposed signs will include the hotel name, **“Hampton Inn by Hilton,”** as well as directional signage reading “Exit Only” and “Enter Only.” Each sign will feature a maximum letter height of 9 inches and will measure up to 12 square feet. The signs will not be illuminated. The letters will be made of ¼-inch-thick, flat-routed white aluminum and will be mounted on existing rock walls.

Applicant: Raini Castro of John Allen Sign Company
Landowner: 12th & “A” Hotel Partners, LP
TMK: (3) 7-5-007:004
Location: 75-5747 Alii Drive, Kailua-Kona, HI 96740

4. **PL-KVD-2025-000062:** Wayne De Luz, representing Big Island Hyundai and Zoom Properties, is requesting design review approval for exterior alterations to expand the dealership showroom at the existing auto dealership located on Kuakini Highway. The existing ground sign in front of the dealership will remain in place; however, new inserts will be installed. These inserts are not included as part of this application. The proposed showroom expansion includes a 20-foot extension, with the roofline designed to maintain the existing gable style. The exterior will be updated to match the new factory color scheme, which consists of gray and tan/brown tones. Existing landscaping areas will be replanted, and irrigation lines will be repaired due to the installation of new EV chargers in front of the dealership.

Applicant: Wayne De Luz for Big Island Hyundai
Landowner: Zoom Properties
TMK: (3) 7-5-009:048
Location: 75-5793 Kuakini Highway, Kailua-Kona, HI 96740

ANNOUNCEMENTS

Next meeting is tentatively scheduled for September 2, 2025.

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 planning@hawaiiicounty.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

ALAYNA KILKUSKIE, CHAIRMAN
KAILUA VILLAGE DESIGN COMMISSION