



## 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, December 9, 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, 2<sup>nd</sup> 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/TjFLx6sOTrScejqvh4wz\\_Q](https://www.zoomgov.com/meeting/register/TjFLx6sOTrScejqvh4wz_Q)

### 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](http://www.planning.hawaiiicounty.gov) no later than 24 hours after the conclusion of the meeting.

[https://www.youtube.com/channel/UCAFoRMb3rfWLQMPd6TAkEGA?view\\_as=subscriber](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 > December 9, 2025, Kailua Village Design Commission Meeting. This will be available no later than December 2, 2025. This information can also be requested by sending an email to staff planner, Rosalind Newlon at [Rosalind.Newlon@hawaiicounty.gov](mailto:Rosalind.Newlon@hawaiicounty.gov).

## **CALL TO ORDER**

## **APPROVAL OF MINUTES**

Minutes of the meeting of August 19, 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-2025-000060:** The applicant, John C. Cross, Senior Land Manager for Edmund C. Olson Trust No. 2, is requesting a design review for the renovation of Kona Seaside Shops located at 75-5663 Palani Drive into an improved and inviting gateway to the Ali'i Drive corridor.

The proposed renovations include:

- 1) **Building No. 1:** An addition of 1,100 sq. ft., resulting in a new total area of 2,900 sq. ft. This two-story structure currently houses the “Big Kahuna Beach Grill” on the upper level and the Ka‘u Coffee Mill Coffee Shop on the lower level.
- 2) **Building No. 3:** An addition of 1,854 sq. ft., expanding the total area to 4,734 sq. ft. The building will be converted from a retail store to a restaurant.
- 3) **Courtyard Enhancements:** Installation of two open-sided kiosk structures in the central courtyard.
- 4) **New Landscaping:** having 3,795 sq. ft. exceeding the 20% building site area.
- 5) **Exterior Improvements:** Creation of outdoor seating areas and an exterior bar. The existing buildings, characterized by their long Polynesian-style hipped and gable rooflines with wide covered eaves will remain unchanged. The roof design will be retained, with new roof shingles installed

Applicant: John C. Cross, for Edmund C. Olson Trust No. 2

Landowner: Edmund C. Olson Trust

TMK: (3) 7-5-006:017

Location: 75-5663 Palani Road, Kailua-Kona, HI 96740

2. **PL-KVD-2025-000063:** The applicant, Easton Watumull, Manager, WPC Niumalu LLC, is requesting design review for the removal of a previously approved “Gathering Place”, landscape feature, located in the northeast area of the parking lot at Niumalu Center at 75-971 Henry Street into addition of ten (10) new parking spaces with revised landscaping for a proposed new tenant. No exterior changes to the building proposed.

Applicant: Easton Watumull, for WPC Niumalu LLC

Landowner: WPC Niumalu LLC

TMK: (3) 7-5-004:007

Location: 75-971 Henry Street, Kailua-Kona, HI 96740

## **ANNOUNCEMENTS**

Next meeting is tentatively scheduled for January 13, 2026.

## **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](mailto: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