

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

MINUTES

Meeting Date: August 19, 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: Palani Greenwell, Ken Hoyle, Alayna Kilkuskie, Tsing
Young and Coleman Ka‘ōpua

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),
Marie Hong (Planner) and Derek Harbaugh (Planner)

Applicants/Representatives: Raini Castro (Agenda Items 1, 2, &3), Wayne De Luz
(Agenda Item 4)

Public members: None

A quorum was present. Chairman Kilkuskie called the meeting to order at 1:08 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.

APPROVAL OF MINUTES

Minutes of the Meeting of February 18, 2025 were circulated to the Commission prior to the meeting
and 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

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

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

Ms. Newlon gave a PowerPoint presentation on the proposed project that included the location of the Burger King Restaurant, location, size and configuration of the of the proposed signage. Ms. Newlon pointed out that the logo may be considered to be too large by the Department of Public Works. It was also pointed out that the proposed signs are illuminated.

Commissioner Greenwell requested clarification from the applicant if the existing signage had sign variance, and the applicant had no information available. Commissioner Greenwell pointed out to the commission that the logo size seems to be a constant issue in complying with the Sign Code. Staff Member Bugado reminded the commission that it would be the Department of Public Works who would determine if a variance would be needed and not the Commission or Planning Department.

It was moved by Commissioner Palani Greenwell and seconded by Commissioner Ken Hoyle that a recommendation to approve as submitted and including a variance if needed by DPW.

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

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

Ms. Newlon gave a PowerPoint presentation on the proposed project that included the location of the Barrio Burrito Restaurant, location, size and configuration of the of the proposed signage. It was also pointed out that the proposed sign is illuminated. Ms. Newlon noted that there is a sign variance in place that would allow letters to be 12 inches. If the size lettering exceeds the existing sign variance, would need to be determined by the Department of Public Works and may require a further sign variance.

Discussions with the commission reviewed the sign variance details and other signs of the complex.

The applicant Raini Castro confirmed that the proposed sign conforms to the sign variance allowances.

It was moved by Commissioner Colman Ka'ōpua and seconded by Commissioner Palani Greenwell that a recommendation to approve as submitted.

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

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

Ms. Newlon gave a PowerPoint presentation on the proposed project that included the location of the Hampton Inn by Hilton, location, size and configuration of the of the proposed signage. It was also pointed out that the proposed signs are not illuminated. Ms. Newlon pointed out that the application notes that there are more signs than would be allowed however some of the signs appear to be directional signs that normally are not counted, but that would be determined to by the Department of Public Works. Ms. Newlon also pointed out that the commission had done a design review of the property last year but that was for the hotel renovation.

Commissioner Greenwell requested clarification from the applicant if the signage was going to be illuminated. The applicant confirmed that they were not and the client had not indicated any intent.

It was moved by Commissioner Ken Hoyle and seconded by Commissioner Palani Greenwell that a recommendation to approve as submitted.

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

4. **PL-KVD-2024-000062:** 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, 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 from the previous presentation (it was noted that this presentation of the proposed project is for renovations to be made to existing structures & does not include the signage). Proposed renovations include showroom extension that will drop the extension to

allow the front gable to be exposed, the color scheme will match existing buildings and the front fascia will wrap around the front with the sides and left side to change the front entrance. It should be noted that the addition does not face the roadway. And the application notes that the required landscaping will be replanted once the irrigation lines are repaired.

The applicant Mr. De Luz explained that the property is on a hill and so the gabled roof of the existing portion of the structure will be seen because the front of the straight flat roofline of the showroom actually will drop low enough that it is below the gable. The fascia was selected as a less intrusive design picture feature.

Commissioner Greenwell requested clarification from the applicant for the proposed size/extent of the showroom expansion. Mr. De Luz confirmed that it is approximately 8 feet extension. Mr. De Luz did provide some context to the signage in the plans, that the lettering is to be 9 inches but it's location would be 20 feet from the present location and would drop down to the level of the showroom to look less intrusive.

The Commission had a general discussion on the flat roof of the showroom, which is not supported in the Master Plan, but was only for the showroom extension. The commissioners note that the flat roof was mitigated by the size of the extension, the conformance color scheme and the fascia. The commission also discussed the signage found in the plans to note what may need to get a variance.

It was moved by Commissioner Palani Greenwell and seconded by Commissioner Tsing Young that a recommendation to approve as submitted, including to re-install landscaping per original plan approval and approval for any signage that meets sign code requirements or with a variance if that is needed by DPW.

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

ANNOUNCEMENTS

There were no applications turned in for the September 2nd meeting so the next meeting is tentatively scheduled for September 16th, 2025.

ADJOURNMENT

There being no further business, Chairman Kilkuskie adjourned the meeting at 2:05 p.m.

Respectfully submitted,

Deanne Bugado, Planner

A T T E S T:

Chairman Kilkuskie,
Kailua Village Design Commission