

APPLICATION FOR DESIGN REVIEW

KAILUA VILLAGE DESIGN COMMISSION

COUNTY OF HAWAII

PLANNING DEPARTMENT

APPLICANT: HAOYAN WANG

APPLICANT'S SIGNATURE: _____

DATE: 05/09/2016

ADDRESS: 75-5742 Kuakini Hwy #103, Kailua-Kona, HI 96740

TELEPHONE NUMBER: _____

APPLICANT'S INTEREST, if not recorded owner: _____

RECORDED OWNER: HAOYAN WANG

OWNER'S SIGNATURE: _____

DATE: 05/09/2016

ADDRESS: 73-1048 Ahulani St, Kailua-Kona, HI 96740

TELEPHONE NUMBER: _____

PROPOSED USE: restaurant sign

TAX MAP KEY: 7-5-007-002-0000

LAND AREA: Ali'i Plaza

STREET ADDRESS OF PROPERTY: #75-5742 Kuakini Hwy #103, Kailua-Kona, HI 96740

STATE LAND USE DISTRICT: Kona

COUNTY ZONING: CV-7.5

This application must be accompanied by one set of presentation size (recommended 24" x 36") and eleven sets of reduced size (recommended either 11" x 17" or 8-1/2" x 11") of the site plan drawings (same information as required for Plan Approval application; see attached). For presentation to the Kailua Village Design Commission, the applicants should make certain that the following are also clearly depicted in the submitted drawings:

- (1) Site plan showing TMK parcel boundaries, and showing existing and proposed building locations;
- (2) Building elevations showing the architectural design of the building exteriors, depicting or describing proposed exterior colors and materials. Notation of ground elevation with contour lines or selected spot elevations is recommended. Earth tone colors are recommended. Color samples should be provided. If reasonable and appropriate, samples of exterior building materials may be provided; and
- (3) Location, design, and colors of proposed sign(s), if any.

All submitted drawings and samples of colors/materials will not be returned.

KAILUA VILLAGE DESIGN COMMISSION
DESIGN REVIEW PROCESS FOR PROJECTS WITHIN
THE KAILUA VILLAGE SPECIAL DISTRICT

Proposed projects within the Kailua Village Special District that require Plan Approval will require the Kailua Village Design Commission (KVDC) review and recommendations. The KVDC's recommendations are forwarded to the Planning Director for consideration during the review of subsequent land use approvals, including Plan Approval. Final Plan Approval must occur prior to Building Permit approval.

The KVDC provides architectural and design review of projects within the Kailua Village Special District when an application requiring Plan Approval is submitted to the Planning Department, pursuant to Section 25-7-4 of the Hawaii County Zoning Code. See Section 25-2-72 of the Zoning Code for the requirements for an application for Plan Approval. Plan Approval is required for any new structure or development or any addition to an existing structure or development in all districts except the RS, RA, FA, A, and IA districts, and except for the construction of one single family dwelling and any accessory buildings per lot.

View the Hawaii County website on the internet to obtain information:

Plan Approval Application is available at: <http://co.hawaii.hi.us/forms/planforms.html>

Zoning Code information is available at: <http://co.hawaii.hi.us/planning/rules.htm>

All or a portion of the Tax Map Key Plats identified below are within the Kailua Village District. Call the Planning Department (tel. 327-3510) to find out if your project is in the Kailua Village District:

7-4-08; 7-4-10; 7-4-15;

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.

For a proposed project that is located within the Kailua Village Special District, KVDC review is scheduled when an application requiring Plan Approval is submitted to the Planning Department. Call the Planning Department for information on when the KVDC meets, scheduling deadlines, and submittal requirements.

For KVDC design review, applicants are to submit to the Planning Department the identical general information and site plan information that is required for the Plan Approval application. The general information should be submitted using the attached form to the Planning Department. In addition, applicants are to submit supplemental architectural and design information that will be used by the KVDC to review the architectural features and design of the project.

For KVDC design review, applicants are to submit the following to the Planning Department.

1. GENERAL INFORMATION (Same As Required in Plan Approval application)

Provide the following general information:

- (1) Applicant's Name, Signature with Date, Address, Telephone number, and Applicant's Interest, if not recorded owner;
- (2) Recorded Owner's Name, Owner's Authorization Signature with Date, Address, and Telephone Number; and
- (3) Proposed Use, Tax Map Key, Street Address of Property, State Land Use District, Land Area (in acres or sq. ft.), and County Zoning.

2. SITE PLAN (Same As Required in Plan Approval application)

Provide a site plan, drawn to scale and fully dimensioned, indicating clearly the following:

- (1) The location and dimension of the building site;
- (2) The location, size, height, and use of all existing and proposed structures;
- (3) All yards and open spaces;
- (4) Location, height, and material of all fences and walls;
- (5) The standard of improvement and location, number, and size of spaces, arrangements and on-site circulation of all off-street parking and loading facilities including points of access thereto from adjoining streets;
- (6) The location, general nature, and type, and protection or shielding devices of all exterior lighting;
- (7) All proposed landscaping and planting;
- (8) All proposed street dedication and improvement, if any; and
- (9) Any other information required by the director.

[Note: The certification of clearance (from the Director of Finance that the real property taxes and all other fees relating to the subject parcel(s) have been paid and that there are no outstanding delinquencies) is not required for KVDC review, but will be required when the Plan Approval application is submitted.]

3. ARCHITECTURAL AND DESIGN INFORMATION (For presentation to the KVDC)

Applicants are to provide one presentation size (recommended 24 in. x 36 in.) set and eleven sets of reduced size (recommended either 11 in. x 17 in. size or 8-1/2 in. x 11 in. size) of the SITE PLAN drawings (this is the same as indicated in Paragraph No. 2. SITE PLAN above). For presentation to KVDC, the applicants should make certain that the following are clearly depicted in the submitted drawings:

- (1) Site Plan showing TMK Parcel boundaries, and showing existing and proposed building locations.
- (2) Building elevations showing the architectural design of the building exteriors, depicting or describing proposed exterior colors and materials. Notation of ground elevation with contour lines or selected spot elevations is recommended. Earth tone colors are recommended. Applicants should provide color samples. If reasonable and appropriate, Applicants may provide samples of exterior building materials.
- (3) Location, design, and colors of proposed sign(s), if any.

All submitted drawings and samples of colors/materials will not be returned.

Date: Friday, May 29, 2026

Att: Rosalind Newlon
Planning Department
Public Works, County of Hawaii
West Hawai'i Civic Center
74-5044 Ane Keohokalole Hwy.
Kailua-Kona, HI 96740

Re:Miyazaki Sushi and Izakaya Restaurant

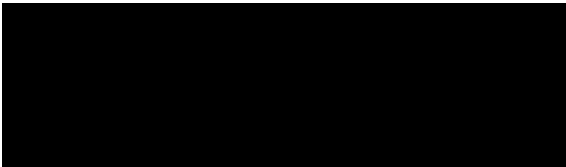
Subject: PL-KVD-2026000068

TMK#:375070020000
Lessee: Ali Ghalamfarsa

Aloha,

This letter in to confirm that the sign as proposed by the applicant for the above subject application has been approved by me.

Please do not hesitate to contact me if you have ant questions.



Alii Plaza A LLC
Ali Ghalamfarsa, Managing member



SHEET INDEX

A-1 SITE PLAN

A-2 FLOOR PLAN

APPLICABLE CODES:

ALL MATERIAL, TESTING AND DETAILS OF MANUFACTURING & INSTALLATION SHALL CONFORM TO THE BUILDING REQUIREMENTS AND REGULATIONS PER THE STATE OF HAWAII & THE INTERNATIONAL FIRE PROTECTION ASSOCIATION STANDARDS AND THE FOLLOWING CODES:
DESIGN CODE REFERENCE: IBC-2018 / ASTM E 1996

- (1) CH. 5, THE CONSTRUCTION ADMINISTRATION CODE
- (2) CH. 5A THE BUILDING CODE
- (3) CH. 5B, THE RESIDENTIAL BUILDING CODE / 2018 IRC
- (4) CH. 5C, THE EXISTING BUILDING CODE / 2018 IEBC
- (5) CH. 5D, THE ELECTRICAL CODE / 2020 NEC
- (6) CH. 5E, THE ENERGY CONSERVATION CODE / 2018 IECC
- (7) CH. 5F, THE PLUMBING CODE / 2021 UPC

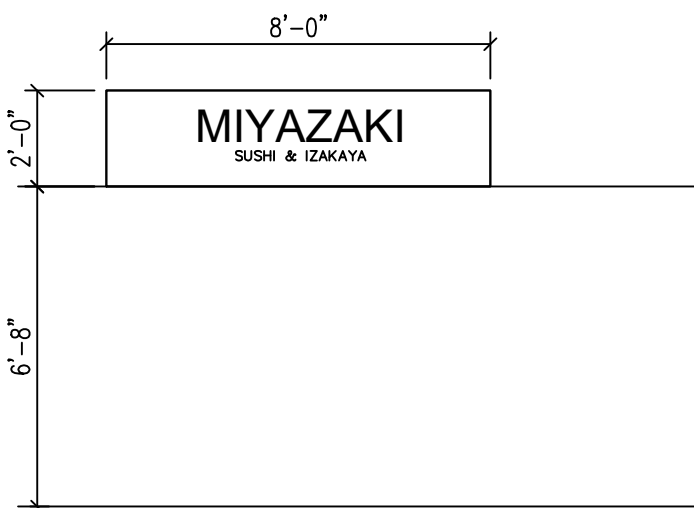
R401.3 Certificate (Mandatory)

A PERMANENT CERTIFICATE SHALL BE POSTED IN A UTILITY ROOM LISTING INSULATION R-VALUES INSTALLED IN ROOF , CEILING , WALLS & FLOORS,SHGC AND U-FACTORS FOR FENESTRATION. INCLUDE THE FOLLOWING TEXT" THE ADDITION OF MECHANICAL HEATING OR COOLING TO AN UNCONDITIONED SPACE REQUIRES A PERMIT. THE ADDITION OF COOLING WITHOUT PROPER DESIGN AND CONSTRUCTION CAN HAVE ADVERSE HEALTH, SAFETY, AND CONSERVATION CONSEQUENCES.

PROPOSED AREA OF IMPROVEMENT



1 piece 3/4 plywood
3-5/8 Eye bolts
3-5/8- Quick links
1'-2" Strips Around sign
No lights on sign just wood only
Covered in clear coat finish
TMK: 7-5-007-0000
Owner name : FUJINO,HIROSHI TR
2 ft X8ft size for sign
For the Miyazaki sushi & IZAKAYA ,Sign description:
The letter size for 'iyazaki' is
8 inch
For 'M K K is 9inch '
For 'sushi & IZAKAYA '5 inch
Color: black / white / light brown/ dark brown / red / yellow/ red
It's clear coat on top finish.



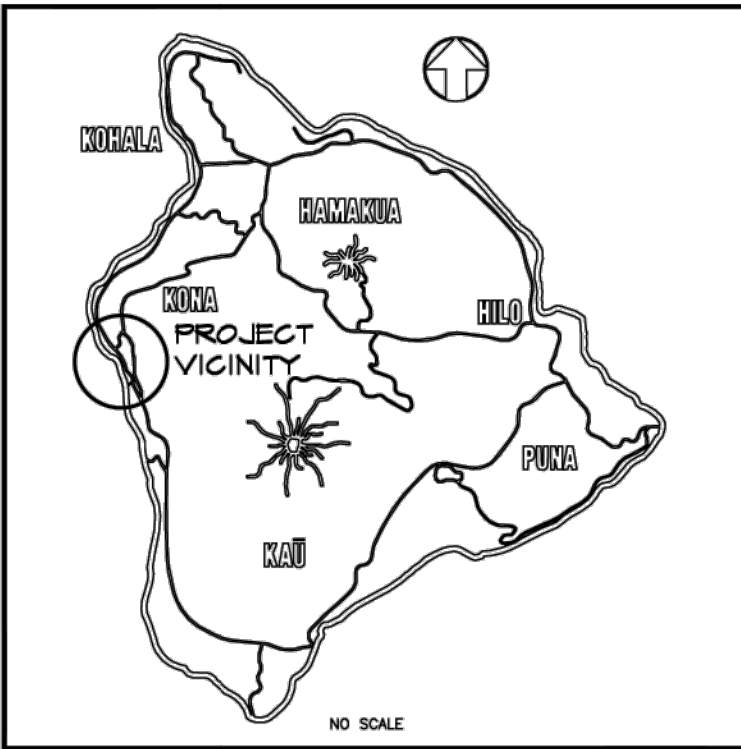
PROPOSED NEW SIGN DETAIL 1
SCALE: 1/4"= 1'-0"

PROJECT DATA

TAX MAP KEY
LOCATION

ZONING
LAND AREA

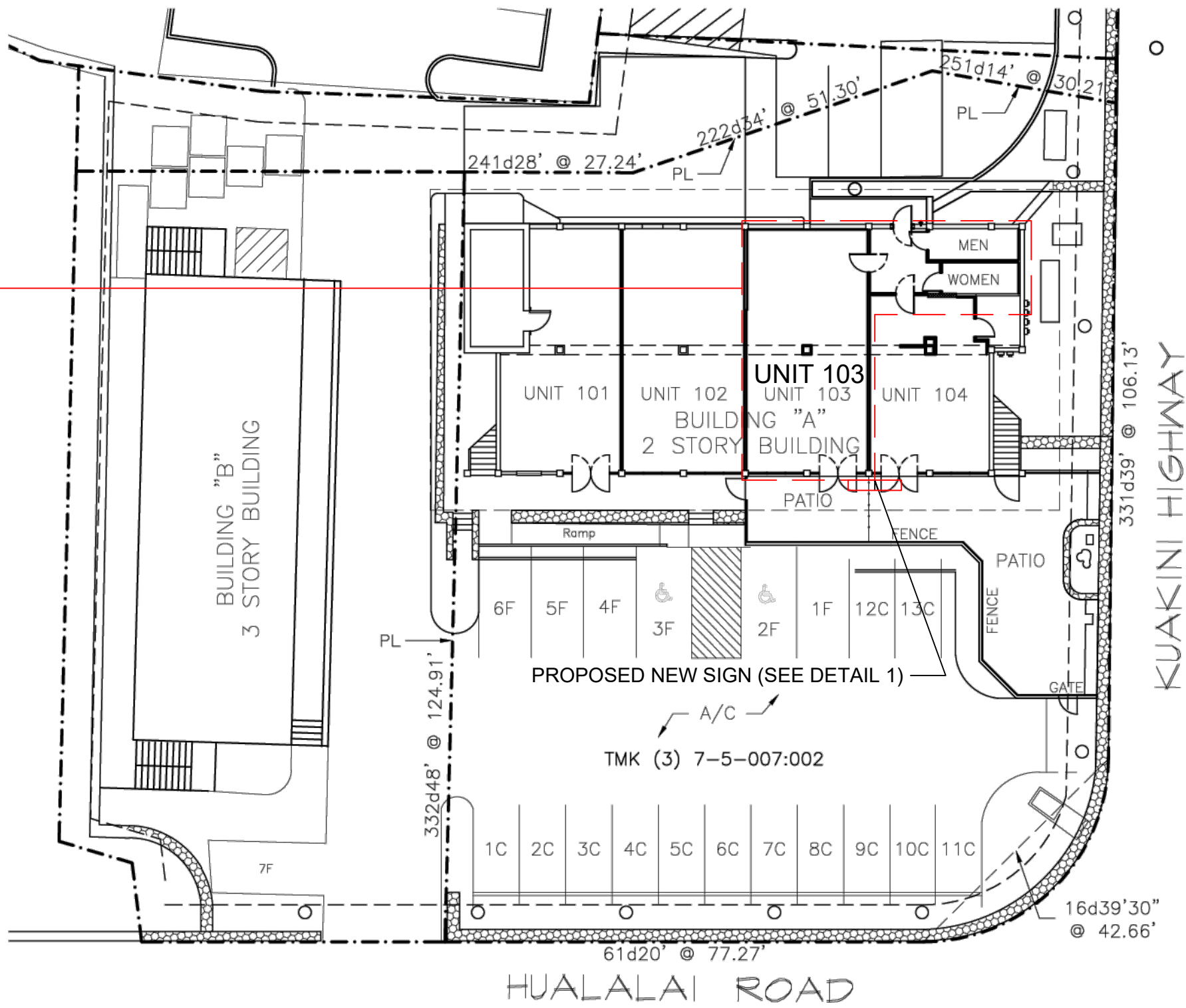
(3) 7-5-007:002
COUNTY OF HAWAII
75-5742 KUAKINI HIGHWAY
KAILUA KONA, HAWAII 96740
CV 7.5
13,787 S.F.



VICINITY MAP



LOCATION MAP



SITE PLAN
SCALE: 1" = 20'

REVISIONS	BY

FOR:
FUJINO,HIROSHI TR Fee Owner
GHALAMFARSA,ALI Lessee
FUJINO,MARY M TR Fee Owner
T.M.K. (3) 7-5-007:002 75-5742 KUAKINI HWY.
KAILUA-KONA HAWAII 96740

DATE: 05/09/2026

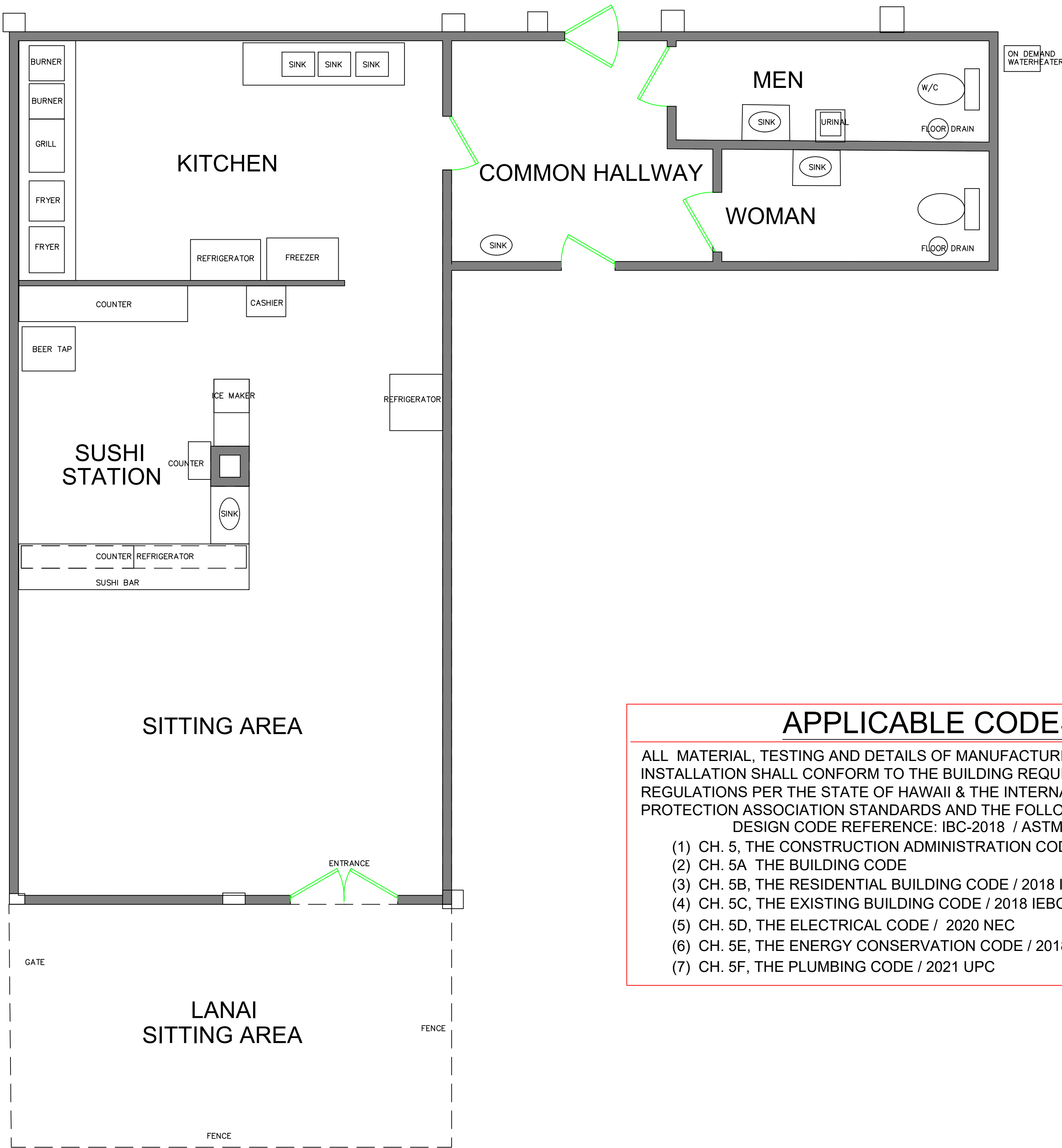
SCALE: AS SHOWN

DRAWING:

SITE PLAN

SHEET

A-1



APPLICABLE CODES:

ALL MATERIAL, TESTING AND DETAILS OF MANUFACTURING & INSTALLATION SHALL CONFORM TO THE BUILDING REQUIREMENTS AND REGULATIONS PER THE STATE OF HAWAII & THE INTERNATIONAL FIRE PROTECTION ASSOCIATION STANDARDS AND THE FOLLOWING CODES:

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- (6) CH. 5E, THE ENERGY CONSERVATION CODE / 2018 IECC
- (7) CH. 5F, THE PLUMBING CODE / 2021 UPC

UNIT 103 FLOOR PLAN

REVISIONS	BY

FOR:
FUJINO,HIROSHI TR Fee Owner
GHALAMFARSA,ALI Lessee
FUJINO,MARY M TR Fee Owner
T.M.K. (3) 7-5-007-002 75-5742 KUAKINI HWY.
KAILUA-KONA HAWAII 96740

DATE: 05/09/2026

SCALE: NTS

DRAWING:

FLOOR PLAN

SHEET

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