

EXHIBIT A**Hunt Lot 10 Planned Development Permit Application****COMPLIANCE TABLE TO KALAELOA RULES AND DEVELOPMENT STANDARDS**

CATEGORY	KALAELOA RULES (HAR §15-215)	REQUIREMENTS	PROPOSED	COMMENTS
TRANSECT ZONE	HAR § 15-215-23(b)(3) KCDD Figure 1.2 (Regulating Plan) KCDD Figure 1.3 (Development Standards Summary)	Transect Zone: T3 General Urban Zone	Renovations and site improvements to existing nonconforming warehouse building.	Quonset hut warehouse building was originally constructed in 1943 before enactment of KCDD rules and development standards. Project is primarily limited to renovations and site improvements to existing nonconforming Project Building of approximately 31,108 sf, and will not involve construction of new facilities and/or expansion of floor area.
SITE AREA				Parcel 10 is 3.809 acres / 165,920 square feet, including Project Building, parking lot, and open space.

PROJECT TYPE	HAR § 15-215-89(e)	Existing non-conforming structures may be altered without compliance with subchapters 2, 3, and 4, provided that the floor area of the proposed construction does not exceed twenty-five percent of the floor area as it legally existed on October 27, 2012; proposed construction does not encroach into frontage area and does not affect neighboring properties; parking requirements are satisfied for area of proposed construction; and the area created by proposed construction is a permitted use.	Improvements to existing nonconforming structure will not increase existing floor area, and will not alter the density and character of existing non-conforming building. The proposed construction removes 2,251 sf of existing floor area; does not encroach into the frontage area and does not affect neighboring properties; does not implicate parking requirements; and the area for the proposed construction is for a permitted use (warehousing).	Continuance of nonconforming structures may continue to be occupied, operated, and maintained in good repair.
THOROUGHFARE PLAN	HAR § 15-215-24 KCDD Figure 1.4 (Thoroughfare Plan)	Thoroughfares shall have street trees planted along their lengths within the public frontage area.	Project will not involve erection of new trees.	Inapplicable to Project.

BUILDING TYPE	HAR § 15-215-38	Allowable building types in the T3 General Urban Zone include Front Yard House; Side Yard House; Townhouse; Duplex, Triplex, Quadplex; Flex-loft; Industrial; Courtyard; Urban Block, etc.	Improvements to existing nonconforming structure will not increase existing floor area.	Inapplicable to Project.
FRONTAGE TYPE	HAR § 15-215-39	Permissible Frontage Types for the T3 General Urban Zone include Common Yard, Porch & Fence, Terrace or Lightwell, Forecourt, Stoop, Shopfront, Gallery, and Arcade	Improvements to existing nonconforming structure will not increase existing floor area.	Inapplicable to Project.
SETBACK	HAR § 15-215 KCDD Figure 1.3 (Development Standards Summary)	T3 General Urban Zone Setback: Front Yard = 5-15' Side Yard = 0' Rear Yard = 0'	Improvements to existing nonconforming structure will not increase existing floor area and will not alter current existing setbacks on property.	Inapplicable to Project.
LAND USE	HAR § 15-215-40 KCDD Figure 1.7 (Land Use)	Mixed use with commercial emphasis.	Project will maintain Project Building's use as light industrial and warehousing.	T3 General Urban Zone permits light industrial and warehousing.
BUILDING PLACEMENT	HAR § 15-215-41 KCDD Figure 1.8 (Building Placement and Encroachment)	See KCDD Figure 1.8 (Building Placement and Encroachment)	Improvements to existing nonconforming structure will not increase existing floor area.	Inapplicable to Project.

BUILDING FORM	HAR § 15-215-42	See KCDD Figure 1.3 (Development Standards Summary)	Improvements to existing nonconforming structure will not increase existing floor area.	Inapplicable to Project.
ARCHITECTURAL STANDARDS (GENERALLY)	HAR § 15-215-43 KCDD Figure 1.3 (Development Standards Summary)	See KCDD Figure 1.3 (Development Standards Summary)	Improvements to existing nonconforming structure will not increase existing floor area.	
ARCHITECTURAL STANDARDS (FENCE HEIGHT)	HAR § 15-215-43(c)	Fences may be constructed or installed to a height of six feet in any side yard or rear yard and to a height of three feet in any portion of a front yard or a side yard that faces a thoroughfare	Fences eight feet in height along Randolph Street and Enterprise Avenue, and fences six feet in height for the VIP Towing Site.	Variance is requested to increase the fencing height limitation from three feet up to eight and six feet.
ARCHITECTURAL STANDARDS (FENCE MATERIALS)	HAR § 15-215-43(c)(1)	Fences in front yards or side yards facing a thoroughfare shall be painted or constructed out of decorative material compatible with the materials of the principal building	Chain link fences along Randolph Street and Enterprise Avenue, and for the VIP Towing Site, covered with black mesh fabric.	Variance is requested for the materials used for the fences.

ARCHITECTURAL STANDARDS (UTILITIES AND SERVICE ELEMENTS)	HAR § 15-215-43(f)(3)	Utilities and service elements that are visible from thoroughfares shall not be visually intrusive and shall be incorporated in the building structure, including burying the utilities and service elements underground	The project includes a new electrical connection from the Project Building to HECO's power grid through a new underground power line.	Project complies with HAR § 15-215-43(f)(3) because the new electrical connection will be buried underground.
LANDSCAPE	HAR § 15-215-44	Standards for landscaping for T3 zone: (1) All required yards shall be landscaped; (2) New plantings shall be selected from Figure 1.10 (preferred plant species) (4) Landscaping shall have an automatic irrigation system with a rain or moisture sensor	Project will not involve any alterations to current existing landscape along Monterey Street	Inapplicable to Project.
RECREATION SPACE	HAR § 15-215-45	25 square feet of recreation per 1000 square feet of industrial use	Improvements to existing nonconforming structure will not increase existing floor area.	Inapplicable to Project.
OPEN SPACE	HAR § 15-215-46	20% of each lot	Improvements to existing nonconforming structure will not increase existing floor area, and Project will maintain existing open space.	Project complies with open space requirement as the lot serves a nonconforming structure pursuant to HAR § 15-215-89(e)(4).

PARKING	HAR § 15-215-47	One (1) off-street stall per 450 square feet of floor area	Improvements to existing nonconforming structure will not increase existing floor area and will maintain all existing parking spaces (approximately 50 spaces).	Inapplicable to Project.
LOADING	HAR § 15-215-47(i)	Loading spaces are required from 5,000 square feet of floor area.	Improvements to existing nonconforming structure will not increase existing floor area.	Inapplicable to Project.
BICYCLE PARKING	HAR § 15-215-47(m)	Within 400 feet of building entrance.	Improvements to existing nonconforming structure will not increase existing floor area.	Inapplicable to Project.
GREEN BUILDING	HAR § 15-215-48	Green Building (applicable to new buildings and additions and renovations of existing buildings that increase existing floor area by 25% or more). Project qualification based on green building rating system.	Improvements to existing nonconforming structure will not increase existing floor area.	Inapplicable to Project.
LARGE LOT DEVELOPMENT	HAR § 15-215-62	Design standards for large lots	Improvements to existing nonconforming structure will not increase existing floor area.	Inapplicable to Project.
HISTORIC AND CULTURAL SITES	HAR § 15-215-63	Developer shall obtain a letter from SHPD which confirms that the developer has complied with all requirements.	See Application at Exhibit E.	Project complies with applicable historic and cultural preservation requirements.

DEDICATION OF PUBLIC FACILITIES	HAR § 15-215-64(a)	Public Facilities Dedication (applicable to projects where existing floor area is increased by more than 25%) The developer shall dedicate land for public purposes	Improvements to existing nonconforming structure will not increase existing floor area.	Inapplicable to Project.
JOINT ZONE DEVELOPMENT	HAR § 15-215-65	When project is proposed within more than one transect zone, allocation of land use shall be in proportion with each permitted zone.	Project is contained only in one transect zone -- T3 General Urban Zone	Inapplicable to Project.

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