

**STATE OF HAWAII**  
**DEPARTMENT OF TRANSPORTATION**  
869 PUNCHBOWL STREET  
HONOLULU, HAWAII 96813-5097

FORD N. FUCHIGAMI  
DIRECTOR

Deputy Directors  
JADE T. BUTAY  
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EDWIN H. SNIFFEN  
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IN REPLY REFER TO:

Board of Land and  
Natural Resources  
State of Hawai'i  
Honolulu, Hawai'i

ISSUANCE OF A REVOCABLE PERMIT TO KCLC CORPORATION  
FOR OFFICE AND WAREHOUSE SPACE TO OPERATE A  
STAINLESS STEEL EQUIPMENT REFURBISHING BUSINESS  
3219 UALENA STREET  
DANIEL K. INOUE INTERNATIONAL AIRPORT  
TAX MAP KEY: (1) 1-1-4: 18 (PORTION)

O'AHU

REQUEST:

Issuance of a revocable permit for the purpose of office and warehouse space, to KCLC Corporation for a stainless steel restaurant equipment storage and refurbishing business.

LEGAL REFERENCE:

Sections 171-11 and 171-55, Hawai'i Revised Statutes (HRS).

APPLICANT/LESSEE:

KCLC Corporation (KCLC), whose mailing address is 225 Queen Street, #8A, Honolulu, Hawai'i 96813.

LOCATION AND TAX MAP KEY:

3219 Ualena Street, Daniel K. Inouye International Airport, Island of O'ahu, State of Hawai'i, identified by Tax Map Key: 1<sup>st</sup> Division, 1-1-4: 18 (Portion).

AREA:

Bldg/Room No. 186-101, containing an area of approximately 1,488 square feet;  
Bldg/Room No. 186-102, containing an area of approximately 3,791 square feet; and  
Parking Space Nos. 619-106F and 619-106G, as shown and delineated on the attached map labeled Exhibit A.

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ZONING:

State Land Use District: Urban  
City and County of Honolulu: I-2 (Industrial)

LAND TITLE STATUS:

Non-ceded – Direct purchase from private land owner.  
DHHL 30% entitlement lands pursuant to the Hawai‘i State Constitution: YES \_\_\_ NO X

CURRENT USE STATUS:

Land presently encumbered by Governor’s Executive Order No. 3894, setting aside a portion of Daniel K. Inouye International Airport under the control and management of the Department of Transportation, Airports Division, State of Hawai‘i, for Airport purposes.

The Department of Transportation, Airports Division acquired the subject property together with most of the remaining properties (except one) along the ocean (makai) side of Ualena Street, between Lagoon Drive and Paiea Street, in the mid 1990’s from Loyalty Enterprises, Ltd.

CHARACTER OF USE:

KCLC will use the space for stainless steel restaurant equipment storage and refurbishing as part of their equipment refurbishing business operation.

COMMENCEMENT DATE:

Upon execution of the revocable permit.

MONTHLY RENTAL:

\$4,683.15 per month (based on fair market value appraisal).

SECURITY DEPOSIT:

Three (3) times the monthly rent in effect.

CHAPTER 343, HRS - ENVIRONMENTAL ASSESSMENT:

Pursuant to Section 11-200-8(a), Environmental Impact Statement Rules of the Department of Health, State of Hawai‘i, this disposition is exempt from requirements

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regarding preparation of an environmental assessment, negative declaration, or environmental impact statement as required by Chapter 343, Hawai'i Revised Statutes, as amended, relating to Environmental Impact Statements, because the proposed action falls within Exemption Class #1, Comprehensive Exemption List for the State of Hawai'i, Department of Transportation dated November 14, 1990, as approved by the Environmental Quality Council. Exemption Class #1 covers operations, repairs, or maintenance of existing structures, facilities, equipment, or topographical features involving negligible or no expansion or change of use beyond that previously existing. The DOTA consulted with the U.S. Federal Aviation Administration as to the appropriateness of the citation of the Environmental Exemption Class from the Comprehensive list for the Department of Transportation dated November 15, 2000. The FAA concurred on the appropriateness.

REMARKS:

In accordance with Sections 171-11 and 171-55, HRS, relating to Permits, the Department of Transportation proposes to issue a month-to-month revocable permit to KCLC for office and warehouse space for an equipment refurbishing business operation at 3219 Ualena Street, Daniel K. Inouye International Airport.

RECOMMENDATION:

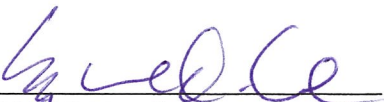
That the Board authorize the Department of Transportation to issue a month-to-month revocable permit to KCLC, subject to: (1) terms and conditions herein outlined, which are by reference incorporated herein; (2) such additional terms and conditions as may be prescribed by the Director of Transportation to best serve the interests of the State.

Respectfully submitted,

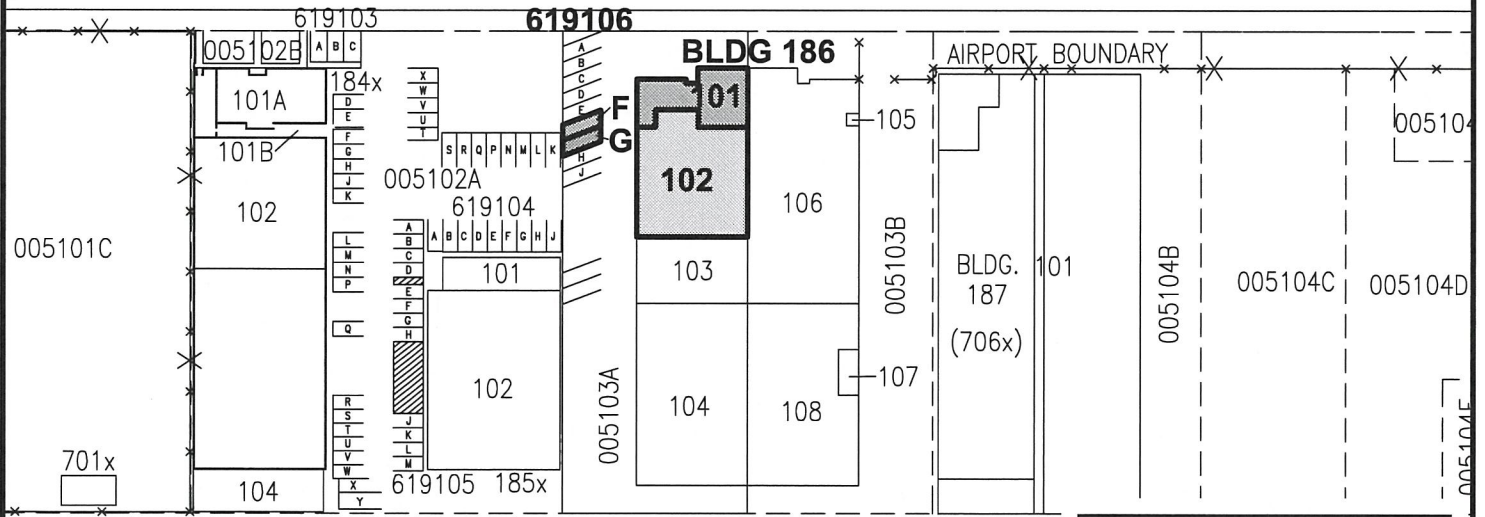
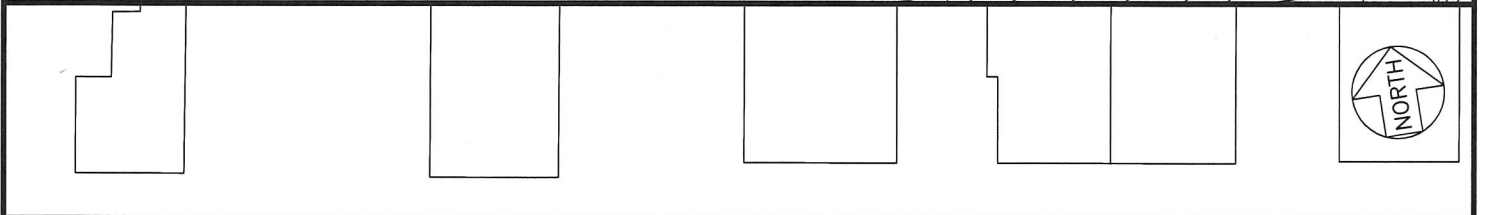
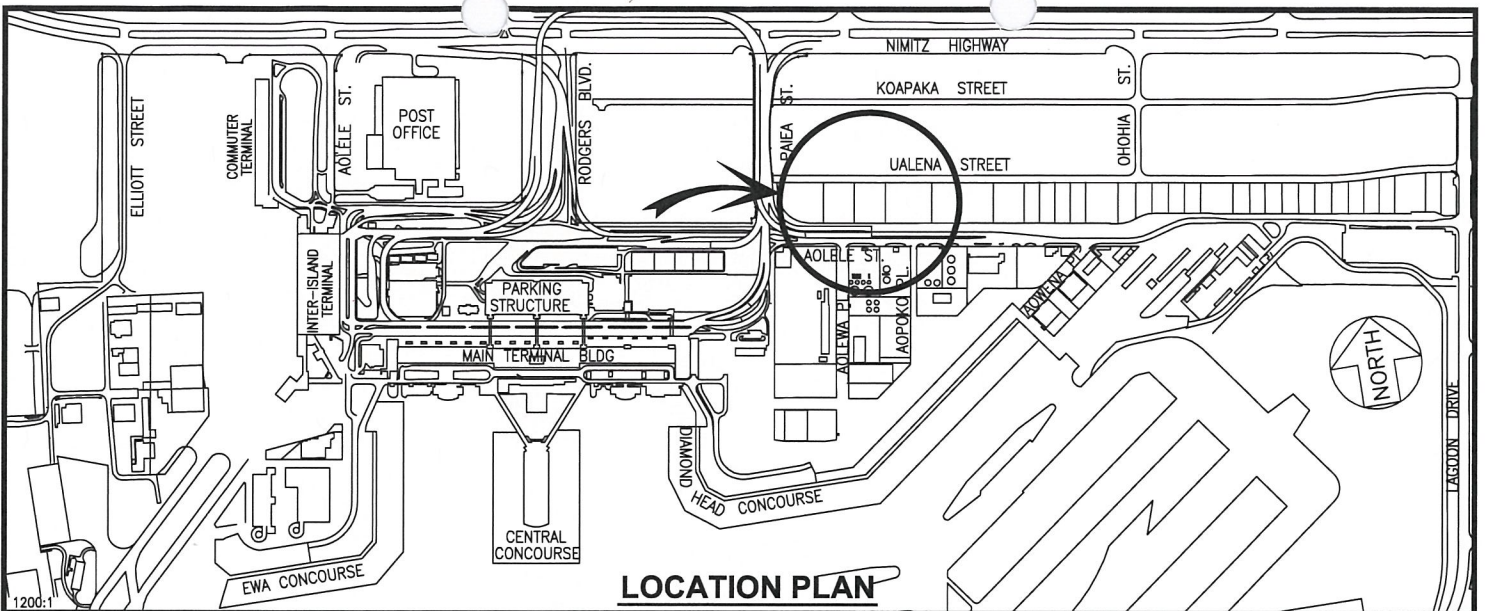


FORD N. FUCHIGAMI  
Director of Transportation

APPROVED FOR SUBMITTAL:

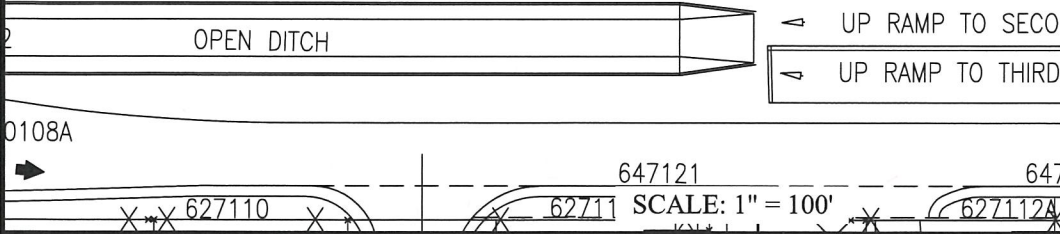


SUZANNE D. CASE  
Chairperson and Member



BLDG/ROOM	SQ. FT.
186 101	1,488
186 102	3,791

PARKING	
619 106F	
619 106G	



RP-8636      DATE : JUNE 2017      EXHIBIT: **A**

	<b>KCLC CORPORATION</b>	<b>BLDG 186</b> <b>3219 UALENA STREET</b> <b>GROUND LEVEL</b>	<b>186101</b>
			<b>186102</b> <b>619106F,G</b> <b>PLAT 16</b>