

STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
Leasing Services Branch
Honolulu, Hawaii 96813

August 14, 2020

Board of Land and Natural Resources
State of Hawaii
Honolulu, Hawaii

OAHU

Consent to the issuance of a Revocable Permit under Governor's Executive Order No. 4236 to Honolulu Civil Beat Inc. at the State Capitol, 415 S. Beretania Street, basement (Chamber level), Honolulu, Hawaii 96813.
TMK: (1) 2-1-024-015 & 016

APPLICANT:

Honolulu Civil Beat Inc., a Hawaii corporation, a non-profit corporation, whose business and mailing address is 3465 Waialae Avenue, #200, Honolulu, Hawaii 96816

LEGAL REFERENCE:

Section 171-11 and 171-55, Hawaii Revised Statutes, as amended and Executive Order No. 4236.

LOCATION:

Portion of the State Capitol building located at 415 South Beretania Street, room 40-A, identified by Tax Map Key: (1) 2-1-024-015 & 016, as shown on the map labeled Exhibit A.

AREA:

Basement (Chamber level), room 40-A containing an area of approximately 100.7 usable square feet (113.26 rentable square feet), together with the use of a common area entry of approximately 97.5 usable square feet.

ZONING:

State Land Use District: Urban
City and County of Honolulu LUO: B-2

TRUST LAND STATUS:

Section 5 (a) lands of the Hawaii Admission Act
DHHL 30% entitlement lands pursuant to the Hawaii State
Constitution: YES _____ NO x

CURRENT USE STATUS:

Governor's Execution Order No. 4236 to Department of Accounting and General Services for State Capitol purposes.

The State Capitol is occupied by the Hawaii State Legislature, the Governor, and Lt. Governor. There is a media room in the Chamber level, which is separated into four (4) small offices ranging from 100 to 297 usable square feet.

The current media occupants are Oahu Publications dba The Honolulu Star-Advertiser and The Associated Press, a New York corporation.

The Department of Public Safety, Capitol Security is assigned one of the offices to provide needed space for staff who provide security for the State Capitol.

CHARACTER OF USE:

The space will be used primarily as a media office, and for the purpose of providing immediate access to the legislative process and reporting to the public on legislative related matters.

TERM:

Month-to-month for one (1) year, subject to approvals by the Board of Land and Natural Resources for extensions for additional one (1) year periods.

COMMENCEMENT DATE:

To be determined by the Comptroller.

MONTHLY RENT:

Fair market rents, as determined by DAGS, to be \$2.05 per rentable square foot, not including interior janitorial services (except for trash removal), real property taxes and parking.

SECURITY DEPOSIT:

Twice the monthly rent.

CHAPTER 343 - ENVIRONMENTAL ASSESSMENT:

In accordance with the Exemption List for the Department of Accounting and General Services, reviewed and concurred by the Environmental Council on June 26, 1996, the subject request is exempt from the preparation of an environmental assessment pursuant to Exemption Class No. 1, that states "Operations, repairs or maintenance of existing structures, facilities, equipment, or

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topographical features, involving negligible or no expansion or change of use beyond that previously existing." The parties consulted are DLNR, Land Division and DAGS. See Exhibit B.

DCCA VERIFICATION:

Place of business registration confirmed:	YES	<u> x </u>	NO	<u> </u>
Registered business name confirmed:	YES	<u> x </u>	NO	<u> </u>
Applicant in good standing confirmed:	YES	<u> x </u>	NO	<u> </u>

REMARKS:

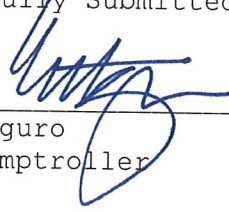
With the leasing of Room 40-A, all media spaces (3) at the State Capitol will be occupied for the purpose of providing legislative reporting to the public on legislative related matters.

RECOMMENDATION:

Authorize the issuance of a revocable permit for room 40-A in the State Capitol to Honolulu Civil Beat Inc., for purposes under the terms and conditions cited above, which are by this reference incorporated herein and further subject to the following:

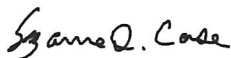
- A. Approve a Declaration of Exemption from the requirement of Chapter 343-6, Hawaii Revised Statutes for administrative activities;
- B. The standard term and conditions of the most current revocable permit form, as may be amended from time to time;
- C. Review and approval by the Department of the Attorney General; and
- D. Such other terms and conditions as may be prescribed by the Comptroller to best serve the interests of the State

Respectfully Submitted,



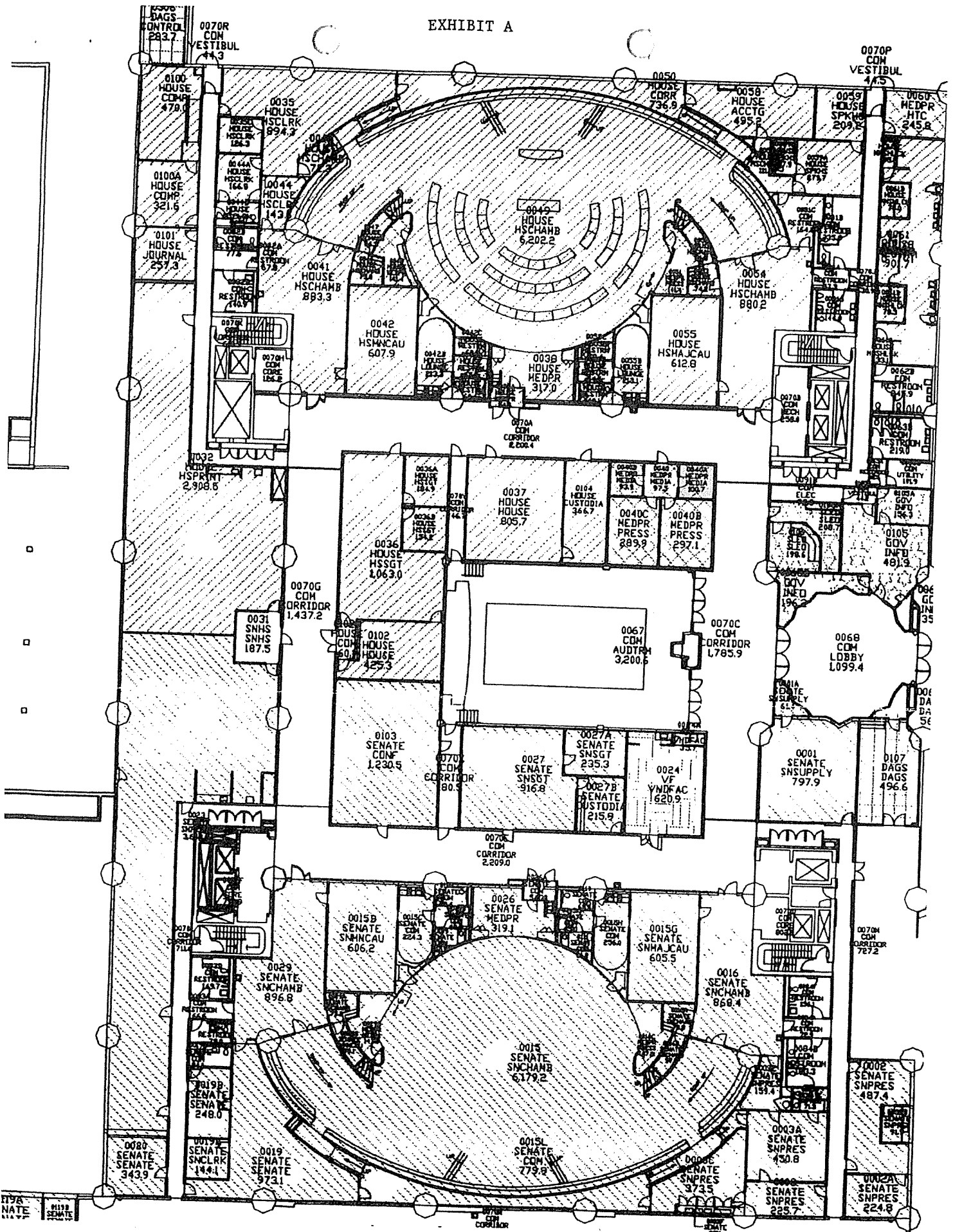
Curt Otaguro
State Comptroller

APPROVED FOR SUBMITTAL:



Suzanne D. Case, Chairperson

EXHIBIT A



0070R
COM
VESTIBUL
44.3

0070M
COM
CORRIDOR
727.2

0070N
COM
CORRIDOR
727.2

02
DC



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P.O. BOX 119, HONOLULU, HAWAII 96810

DECLARATION OF EXEMPTION

from the preparation of an environmental assessment under the authority of Chapter 343, HRS and Chapter 11-200, HAR

Project Title: State Capitol Building
Issuance of a Revocable Permit

Project Number: Not Applicable

Tax Map Key: (1) 2-1-24:1, 8

Location: 415 S. Beretania Street, Honolulu, Oahu, 96813

Project Description: This action involves the issuance of a revocable permit for occupancy of office space in the State Capitol Building. There is no plan for any physical improvements at this time. This action involves negligible or no change in use of the subject area beyond that previously existing.

Consulted Parties: Department of Land and Natural Resources, Land Division

<u>CLASS NO.</u>	<u>DESCRIPTION</u>
1	Operations, repairs or maintenance of existing structures, facilities, equipment, or topographical features, involving minor expansion or minor change of use beyond that previously existing [HAR § 11-200.1-15(c)(1)].

Other notes: None.

EXHIBIT B

Declaration of Exemption
State Capitol Building, Issuance of a Revocable Permit
DAGS Job No. (Not Applicable)

The direct, cumulative, and potential impacts of the action described above have been considered pursuant to Chapter 343, Hawaii Revised Statutes, and Chapter 11-200.1, Hawaii Administrative Rules. I declare that this project will probably have minimal or no significant effect on the environment and is therefore exempt from the preparation of an environmental assessment.

Joseph M. Fleming

Chief, Planning Branch

Date: Jul 17, 2020
