

JOSH GREEN, M.D.
GOVERNOR



EDWIN H. SNIFFEN
DIRECTOR

Deputy Directors
DREANALEE K. KALILI
TAMMY L. LEE
ROBIN K. SHISHIDO
JAMES KUNANE TOKIOKA

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

IN REPLY REFER TO:

HAR-PM.0001341.23

March 10, 2023

Ms. Dawn N. S. Chang, Chairperson
Board of Land and Natural Resources
Kalanimoku Building
1151 Punchbowl Street
Honolulu, Hawaii 96813

Dear Ms. Chang:

OAHU

Request for Authorization to issue three month-to-month Revocable Permits to McCabe, Hamilton & Renny Company, Limited, for a maintenance shop, two office trailers, and a work area, situated at Pier 5, Kalaeloa Barbers Point Harbor, island of Oahu, Tax Map Key Nos. (1) 9-1-014:024 (P), (1) 9-1-014:036 (P), and (1) 9-1-014:062 (P), Governor's Executive Order No. 3383

LEGAL REFERENCE:

Sections 171-6, 171-11, 171-13, 171-17, 171-55 and 171-59, Hawaii Revised Statutes (HRS), as amended.

APPLICANT:

McCabe, Hamilton & Renny Company, Limited (Applicant), is a domestic profit corporation, whose mailing address is P. O. Box 210, Honolulu, Hawaii 96810.

CHARACTER OF USE:

Use of the areas for a maintenance shop, two office trailers, and a work area to support the Applicant's stevedoring business at Kalaeloa Barbers Point Harbor.

LOCATION:

Portion of Government lands at Pier 5, Kalaeloa Barbers Point Harbor, Oahu, Tax Map Key Nos. (1) 9-1-014:024 (P), (1) 9-1-014:036 (P), and (1) 9-1-014:062 (P), Governor's Executive Order No. 3383, as shown on the enclosed map labeled Exhibit A.

AREA: See enclosed Exhibits A and B

AREA	DESCRIPTION	TYPE	SQ. FT.	RATE PER SQ. FT.	MONTHLY RENTAL CHARGE	SECURITY DEPOSIT
1	Maintenance Shop	Industrial Warehouse	6,000	\$1.34	\$8,040.00	\$16,080.00
2	Office Trailer	Improved-Paved Land	750	\$0.36	\$ 270.00	\$ 540.00
3	Container Office and work area in front of maintenance shop	Improved-Paved Land	9,801	\$0.36	\$3,528.36	\$ 7,056.72
					\$11,838.36	\$23,676.72
					Total Monthly Rental	Total Security Deposit

CONSIDERATION:

Determined by appraisal as of January 1, 2021, for Revocable Permits in Kalaeloa Barbers Point Harbor.

ZONING:

State Land Use Commission: Urban
City and County of Honolulu: I-3 (Waterfront Industrial District)
P-2 (General Preservation District)

COMMENCEMENT DATE:

To be determined by the Director of Transportation.

TRUST LAND STATUS:

Public Land Trust Information System lists status as multiple.

CURRENT USE STATUS:

Currently, the Applicant uses the maintenance shop, office trailers, and work area to support its stevedoring business in Kalaeloa Barbers Point Harbor.

LAND TITLE STATUS:

Acquired by the State of Hawaii, Department of Transportation, Harbors (DOTH), through eminent domain proceedings; issuance of Governor's Executive Order No. 3383.

CHAPTER 343 - ENVIRONMENTAL ASSESSMENT:

This use is exempt from the Office of Planning and Sustainable Development, and Environmental Review Program requirements pursuant to Section 11-200.1, Hawaii Administrative Rules (HAR), which exempts the following:

“Exemption Type 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.”

The DOTH deems the action as de minimis and exempts it from the preparation of an exemption notice in accordance with Section 11-200.1-16(b), HAR. The exemption declaration for the action described above, based on the Exemption List for the DOTH, reviewed and concurred to by the Environmental Advisory Council on February 1, 2022, is as follows: “Exemption Type 1, Part 1, Item No. A1.”

REMARKS:

The Applicant is one of the oldest stevedoring and terminal service companies in the islands and has been providing these services for the people of Hawaii for over 100 years. It provides support for the maritime shipping industry with stevedoring and terminal services for containers, heavy lifts, project cargo, delicate perishables, bulk, steel, scrap metals, various types of vehicles, and specialized equipment. The Applicant also provides services to the cruise industry by handling its ships, passengers, containers, and cargo.

DOTH has been reviewing all month-to-month revocable permits to ensure compliance with and applicability to Sections 171-17 and 171-55, HRS. This submittal will update the current month-to-month revocable permits which are compliant with Section 171-55, HRS.

Ms. Dawn N. S. Chang, Chairperson
March 10, 2023
Page 4

HAR-PM.0001341.23

RECOMMENDATION:

Based on this submittal, testimony, and facts presented, the Department of Transportation recommends that the Board finds that approving the issuance of three month-to-month Revocable Permits to the Applicant, including their conditions and rent, will serve the best interest of the State.

Sincerely,



EDWIN H. SNIFFEN
Director of Transportation

APPROVED FOR SUBMITTAL:



DAWN N. S. CHANG, Chairperson

Enclosures



1. Maintenance Shop
2. Office Trailer
3. Container Office and work area in front of maintenance shop

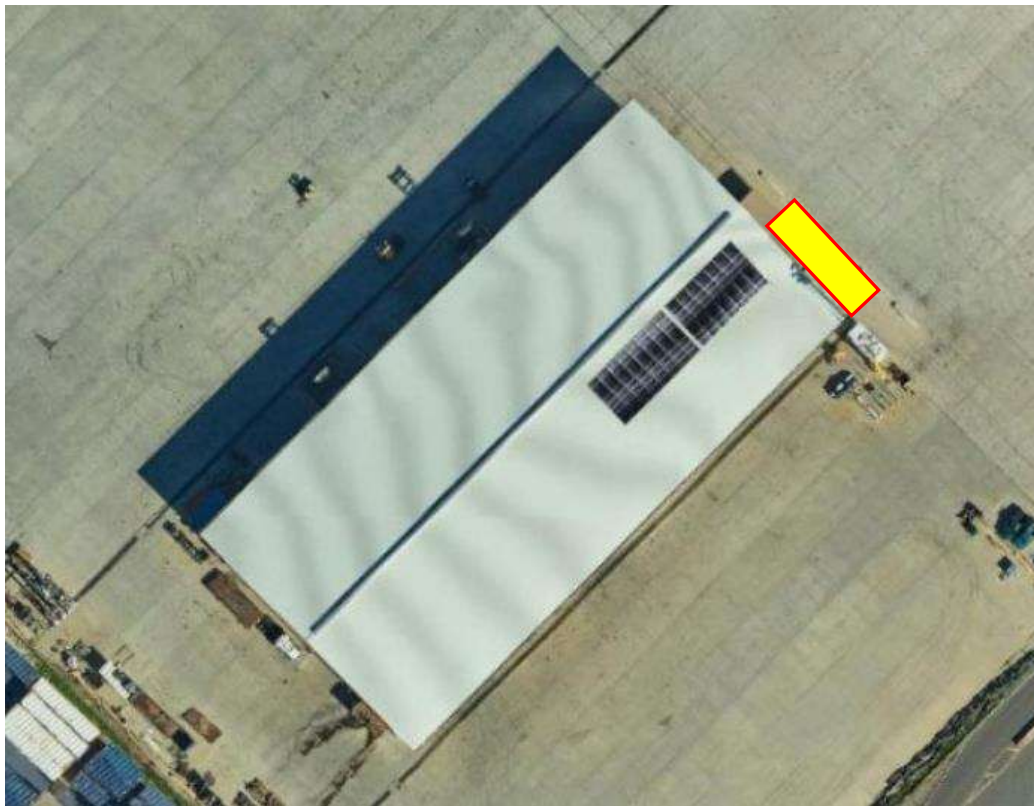
Area 1 – Maintenance Shop



AREA	DESCRIPTION	TYPE	DIMENSIONS		SQ. FT.
1	Maintenance Shop	Warehouse	50'	120'	6,000



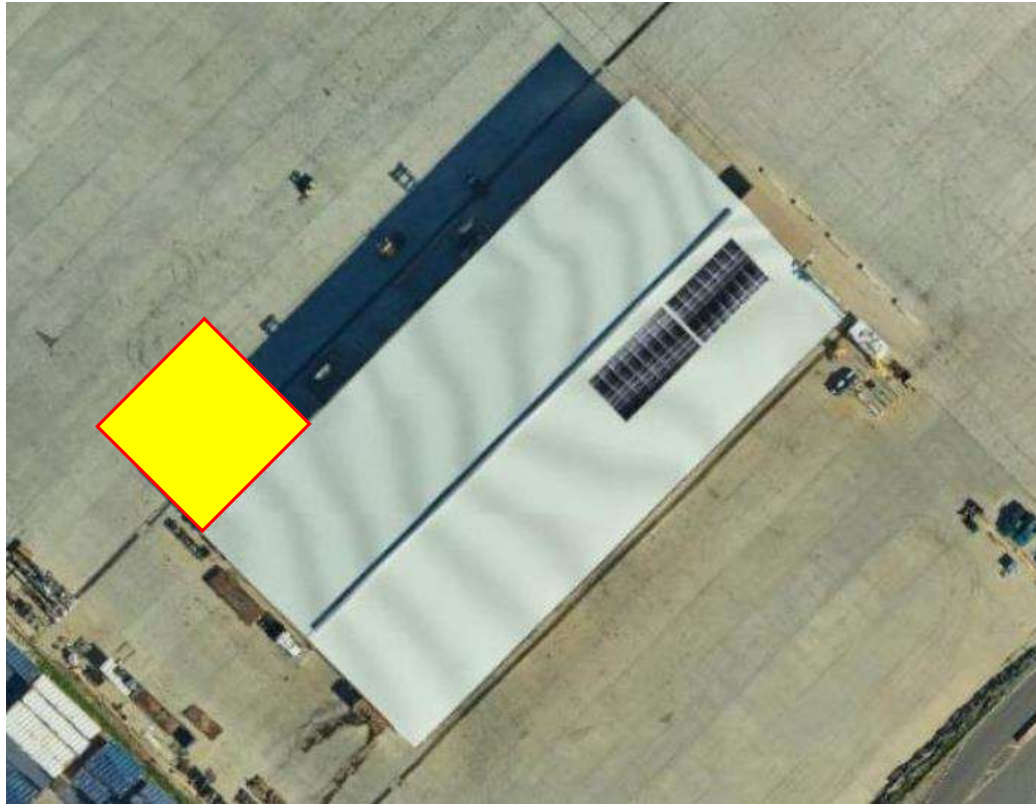
Area 2 – Office Trailer



AREA	DESCRIPTION	TYPE	DIMENSIONS		SQ. FT.
2	Office Trailer	Improved Land-paved	15'	50'	750



Area 3 – Container Office and work area in front of maintenance shop



AREA	DESCRIPTION	TYPE	DIMENSIONS		SQ. FT.
3	Container Office and work area in front of maintenance shop	Improved Land-paved	99'	99'	9,801

