

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
Land Division
Honolulu, Hawaii 96813

May 22, 2026

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

PSF No.: 26OD-027

Oahu

Issuance of Revocable Permit and Immediate Right-of-Entry to The Vilcek Foundation, Inc. for Commercial Parking Lot Purposes, Waikiki, Honolulu, Oahu, Tax Map Key: (1) 2-7-036: Portion of 079.

APPLICANT:

The Vilcek Foundation, Inc., a Delaware non-profit organization.

LEGAL REFERENCE:

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

LOCATION:

Portion of State lands situated at 548 Kapahulu Avenue, Waikiki, Honolulu, Island of Oahu, identified by Tax Map Key: (1) 2-7-036: portion of 079. The lot is located near the intersection of Campbell Avenue and Kapahulu Avenue¹.

AREA:

18,300 square feet, more or less.

ZONING:

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

¹ [Link to City and County Real Property Website - Map showing subject property](#)

TRUST LAND STATUS:

Section 5(a) lands of the Hawaii Admission Act

DHHL 30% entitlement lands pursuant to the Hawaii State Constitution: NO

CURRENT USE STATUS:

Revocable Permit (RP) No. S-7982, WSC Capital LLC, Permittee for Commercial Parking Lot.

CHARACTER OF USE:

Commercial Parking Lot purposes.

COMMENCEMENT DATE:

To be determined by the Chairperson.

RIGHT-OF-ENTRY AND REVOCABLE PERMIT MONTHLY RENTAL:

\$6,119.11 per month.

Rent based on current rental amount of RP No. S-7982 issued to WSC Capital, LLC.

COLLATERAL SECURITY DEPOSIT (REVOCABLE PERMIT):

Twice the monthly rental.

CHAPTER 343 - ENVIRONMENTAL ASSESSMENT:

In accordance with Hawaii Administrative Rules (HAR) § 11-200.1-15 the Exemption List for the Department of Land and Natural Resources reviewed and concurred on by the Environmental Council on November 10, 2020, the subject request is exempt from the preparation of an environmental assessment pursuant to the following:

General Exemption Type 1: Operations, repairs, or maintenance of existing structures, facilities, equipment, or topographical features, involving minor expansion or minor change of use beyond the previously existing.

Part 1, Item 44: Permits, licenses, registrations, and rights-of-entry issued by the Department that are routine in nature, involving negligible impacts beyond the previously existing.

The property is currently and has historically been used as a commercial parking lot. The site is located in an urban area and has been completely disturbed and therefore does not constitute a sensitive environment.

This long-standing use has resulted in no known significant impacts, whether immediate or cumulative, on the natural, environmental and/or cultural resources in the area. Based on this history, staff conclude that the proposed use represents negligible or no expansion or change from previously existing use of the premises.

Therefore the subject request should be considered a de minimis action that is not anticipated to have any significant adverse effects on the environment and that the Board consider declaring this action exempt from the preparation of an environmental assessment and the requirements of §11-200.1-17, HAR.

DCCA VERIFICATION:

Place of business registration confirmed:	YES
Registered business name confirmed:	YES
Applicant in good standing confirmed:	YES

Staff notes that the DCCA website is currently under maintenance. Staff directly contacted the Business Registration Division via telephone to obtain confirmation of registration information.

JUSTIFICATION FOR REVOCABLE PERMIT:

At its meeting on June 24, 2016, under item D-7, the Board adopted the Revocable Permit Task Force's recommendation, including a standardized checklist to be provided to the Board with reasons justifying the issuance of an RP:

1. Site issues – None.
2. Truly short-term use – Previously authorized by the Board the sale of a concession contract for commercial parking lot or garage purposes. See Remarks Section below.
3. Testing market and operational issues, plan to go to lease later – See Remarks Section below.
4. Government uses – Not applicable.
5. Non-profits – Not applicable.
6. It is the community's desire to have the subject area utilized for public parking. While there are two revocable permits issued over the premises, it is still the long-term objective to issue a parking concession contract.

7. Other unusual circumstances – None.

REMARKS:

The subject premises has been in use as a commercial parking lot since October 2013 under an authorized sublease of General Lease (GL) S-5975 to Reduce Reuse Recycle Services Hawaii LLC, dba RRR Recycling Services Hawaii which expired in September 2024. The total lease area was approximately 24,407 square feet, with the commercial parking lot occupying majority of the site using approximately 18,000 square feet while the remainder of the lease area was used as a State certified redemption center.

At its August 11, 2023, meeting under agenda item D-4, the Board approved the sale of a concession contract by sealed bid for commercial parking or garage purposes for a term of 15 years in hopes to issue a contract prior to the expiration of GL S-5975. However, Staff experienced delays in finalizing the concession contract form to be sold at public auction. The Department of the Attorney General approved the form in July 2024, but there was not enough time to advertise, award and issue the new concession contract prior to the expiration of the current lease.

Therefore, upon expiration of GL S-5975, the use of the premises as a commercial parking lot continued under Revocable Permit (RP) S-7982 to WSC Capital, LLC (WSC) which was approved by the Board at its meeting on October 25, 2024 under agenda item D-5. Staff notes that the term of the RP is for the period until which the parking concessions contract can be awarded and is operational.

Staff continues to prepare for the sale of concession as authorized noting that significant staffing challenges through 2025 and the first half of 2026 has further delayed staff's efforts to advertise, award and issue the new concessions contract.

The Vilcek Foundation, Inc. ("Applicant"), is under contract to purchase the real property adjacent to the subject premises situated at 614 Kapahulu Avenue from WSC and has submitted, through its legal counsel, a letter of interest in entering into a revocable permit for the subject premises.

The Applicant has not had a lease, permit, easement or other disposition of State lands terminated within the last five years due to non-compliance with such terms and conditions. Staff has identified no other issues or concerns.

To coincide with the incoming new owner, WSC also submitted its intent to terminate Revocable Permit No. S-7982 effective March 20, 2026. However, as a condition of their RP, WSC is required to conduct a Phase I Environmental Site Assessment (ESA) and conduct a complete abatement and disposal, if necessary. Thus, staff was unable to accommodate the initially requested termination date.

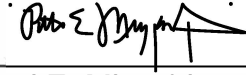
WSC contracted BBG Assessments, LLC to prepare a Phase I ESA. Based on their findings dated March 20, 2026, the Phase I ESA recommended that no further investigation or actions are recommended as no Recognized Environmental Conditions (RECs) were identified. Based on the Phase I results, RP S-7982 will expire naturally at the end of this month.

Therefore staff recommends the Board authorize the issuance of the requested RP and further recommends authorizing an interim ROE to allow the commercial parking lot operation to continue while the revocable permit (RP) documentation is being processed.

RECOMMENDATION: That the Board:

1. Declare that, after considering the potential effects of the proposed disposition as provided by Chapter 343, HRS, and Chapter 11-200.1, HAR, this project will probably have minimal or no significant effect on the environment and is therefore exempt from the preparation of an environmental assessment.
2. Authorize the issuance of a right-of-entry permit to the Vilcek Foundation, Inc. covering the subject premises under the terms and conditions cited above, which are by this reference incorporated herein and further subject to the following:
 - A. The standard terms and conditions of the most current right-of-entry permit form, as may be amended from time to time; and
 - B. Such other terms and conditions as may be prescribed by the Chairperson to best serve the interests of the State.
3. Authorize the issuance of a revocable permit to the Vilcek Foundation, Inc. covering the subject area for commercial parking lot purposes under the terms and conditions cited above, which are by this reference incorporated herein and further subject to the following:
 - A. The standard terms and conditions of the most current revocable permit form, as may be amended from time to time;
 - B. Review and approval by the Department of the Attorney General; and
 - C. Such other terms and conditions as may be prescribed by the Chairperson to best serve the interests of the State.

Respectfully Submitted,



Patti E. Miyashiro
Land Agent

APPROVED FOR SUBMITTAL:



Dawn N. S. Chang, Chairperson

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