

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

July 10, 2026

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

OAHU

Consent to Sublease, General Lease No. S-5805, Waikiki Community Center, Sublessor, to Waikiki Community Preschool, Sublessee, Waikiki, Honolulu, Oahu, Tax Map Key: (1) 2-6-025:008.

APPLICANT:

Waikiki Community Center, as Sublessor, to Waikiki Community Preschool, a public charter school as Sublessee.

LEGAL REFERENCE:

Section 171-36(a)(6), Hawaii Revised Statutes, as amended (HRS).

LOCATION:

Portion of Government lands situated at Waikiki, Honolulu, Oahu, identified by Tax Map Key: (1) 2-6-025:008¹.

AREA:

1.56 acres, more or less of which 7,408 sf. will be used by Waikiki Community Preschool.

TRUST LAND STATUS:

Non-ceded; acquired after Statehood.

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

¹ [Link to Map of Property on the City and County of Honolulu's Real Property Assessment Division website](#)

MASTER LEASE

CHARACTER OF USE:

Youth, education and multi-service community center to house human services and community activities purposes.

TERM:

30 years, commencing on April 1, 2007, and expiring on March 31, 2037. Next rental reopening is scheduled for April 1, 2027.

ANNUAL LEASE RENTAL:

\$480.00

SUBLEASE

CHARACTER OF USE:

Public Charter Preschool

TERM:

Eleven (11) months, commencing on August 1, 2026 to June 30, 2027

ANNUAL SUBLEASE RENTAL:

\$13,260 monthly rental

RECOMMENDED ADJUSTMENT TO LEASE RENTAL:

None. See Remarks section.

CHAPTER 343 - ENVIRONMENTAL ASSESSMENT:

In accordance with Hawaii Administrative Rule ("HAR") Section 11-200.1-15 and the Exemption List for the Department of Land and Natural Resources, reviewed and concurred with by the Environmental Council on June 2, 2026, staff believes 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 negligible or no expansion or change of use beyond that previously existing.

Part 1, Item 40: Leases of state land involving negligible or no expansion or change of use beyond that previously existing.

The subject request is an administrative action that allows the subject parties to

continue the use of the subject parcel for the same purposes that had occurred since 1978 as childcare center which then transitioned into a charter school in 2025. No other improvements or further development of the site are proposed as a part of the subject request. Therefore, staff believes the requested consent to sublease is a de minimis action that will probably have minimal or no significant effect on the environment and should be declared exempt from the preparation of an environmental assessment and the requirements of §11-200.1-17, HAR.

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DCCA VERIFICATION:

SUBLESSOR:

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

SUBLESSEE:

Having achieved charter school status on July 10, 2025, Waikiki Community Preschool transitioned from a private preschool to a charter school. As a public charter school, WCP is no longer subject to DCCA oversight.

REMARKS:

Since 1982, Waikiki Community Center (WCC) has been the lessee for the subject property located upon State land, for community service purposes. In the year 2007, the Board authorized the issuance of a new 30-year lease to WCC for the purposes cited above, under the subject General Lease No. S-5805.

Over the years, staff has presented multiple requests to the Board asking for consent to sublease agreements between WCC and other non-profit entities, including the present month-to-month sublease to Waikiki Community Preschool.

In the master lease, Paragraph 14, Subletting stipulates that “the Board shall have the right to revise the rent for the premises based upon the rental rate charged to the sublessee ... that the rent may not be revised downward”. Staff understand WCC charges its sublessees for the maintenance and other associated costs, with no commercial element contemplated. Therefore, staff does not recommend any adjustment to the current annual rent (\$480) pursuant to paragraph 14 of the master lease.

Staff did not solicit comments from other governmental agencies on the subject request as it is for housekeeping purposes only. There are no other pertinent

issues or concerns, and staff recommends the Board consent to the subject sublease.

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 as a de minimis action.
2. Consent to the sublease of General Lease No. S-5805 between Waikiki Community Center, as Sublessor, to Waikiki Community Preschool as sublessee, subject to any applicable conditions cited above which are by this reference incorporated herein and further subject to the following terms and conditions:
 - A. The standard terms and conditions of the most current consent to sublease 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, lx

Stephen Kumalae SO

Stephen Kumalae
Land Agent

APPROVED FOR SUBMITTAL:



Ryan K. P. Kanaka'ole, Chairperson