

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
Division of Boating and Ocean Recreation
Honolulu, Hawaii 96819

July 10, 2026

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

Land Board Members:

SUBJECT: Continuation of Revocable Permit No. 157 to Secure Parking Hawaii LLC for Vehicle Parking Management, Situated at Ala Wai Small Boat Harbor, Kālia, Waikīkī, Honolulu, O‘ahu, Hawaii, Identified by Tax Map Keys: (1) 2-6-010:005 and (1) 2-6-010: portion of 016; And

Declare Project Exempt from Requirements of Preparation of an Environmental Assessment under Chapter 343, HRS and Title 11, Chapter 200.1, Hawaii Administrative Rules.

APPLICANT:

Secure Parking Hawaii LLC (Secure Parking), a Hawaii limited liability company, whose mailing address is 529 Koula Street Bay 2, Honolulu, HI 96813.

LEGAL REFERENCE:

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

LOCATION:

Portion of Government lands situated at Ala Wai Small Boat Harbor (Ala Wai SBH), Kālia, Waikīkī, Honolulu, O‘ahu, Hawaii, Identified by Tax Map Keys: (1) 2-6-010:005¹ and (1) 2-6-010: portion of 016².

(1) 2-6-010:005 - a small, irregularly shaped waterfront parcel at Ala Wai SBH in Honolulu. It sits next to marina water and dock slips, with road access nearby. The land is mostly flat, low-lying, and paved or hard-surfaced, with its shape influenced by the shoreline, harbor improvements, and surrounding access roads.

(1) 2-6-010: portion of 016 - an irregularly shaped waterfront harbor parcel at Ala Wai

¹ [City and County of Honolulu Real Property Assessment Office Website - \(1\) 2-6-010:005](#)

² [City and County of Honolulu Real Property Assessment Office Website - \(1\) 2-6-010: portion of 016](#)

SBH in Honolulu. It includes marina water areas, dock slips, paved harbor access areas, and nearby parking or service areas. The land is mostly flat and low-lying, with its boundaries shaped by the harbor basin, shoreline, docks, and surrounding roads.

AREA:

Approximately 30,000 sq. ft, more or less.

ZONING:

State Land Use District: Urban
County of Honolulu CZO: Public Precinct (Waikiki Special District)

TRUST LAND STATUS:

Section 5(b) lands of the Hawai'i Admission Act
DHHL 30% entitlement lands pursuant to the Hawai'i State Constitution: No

CURRENT USE STATUS:

Partially encumbered by Revocable Permit (RP) No. 157 issued to Secure Parking for vehicle parking management and RP No. 159 issued to AccesSurf Hawaii, Inc. for storage of a vehicle and container(s), for adaptive surfing and water equipment.

CHARACTER OF USE:

Vehicle Parking Management.

COMMENCEMENT DATE:

January 1, 2026.

MONTHLY RENTAL:

All gross receipts generated by the parking operation shall be collected by the permittee. The permittee shall pay the Division of Boating and Ocean Recreation ("DOBOR") an amount equal to Eighty Percent (80%) of gross receipts monthly. Said payment shall be due ten (10) calendar days after the end of each month.

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>

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.

CHAPTER 343 - ENVIRONMENTAL ASSESSMENT:

In accordance with Hawaii Administrative Rules (“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 minor expansion or minor change of use beyond that previously existing,”

Part 1, Item No. 44: which states, “Permits, licenses, registrations, and rights-of-entry issued by the Department that are routine in nature, involving negligible impacts beyond that previously existing.”

The subject premises are located Ala Wai SBH, which is used for public boating, shoreline access, ocean recreation, parking, and related harbor purposes. The proposed action involves the continuation of a revocable permit to Secure Parking for the continued management and operation of designated parking areas within the harbor.

The proposed use is consistent with the existing parking and harbor support use within Ala Wai SBH and is not expected to result in significant adverse environmental impacts. The area is within a developed harbor setting, and the proposed permit does not authorize any new permanent improvements, substantial ground disturbance, or change in use beyond that authorized by the revocable permit. Any future construction, expansion, or change in use not authorized by the revocable permit would require separate review and approval, as applicable.

Therefore, staff believe the subject request constitutes a de minimis action that is not anticipated to have any significant adverse effects on the environment. Staff recommend that the Board declare the action exempt from the preparation of an environmental assessment and the requirements of HAR Section 11-200.1-17.

CONSULTED AGENCIES:

Agency	Comments
Land Division (LD)	ODLO concurs with the EA exemption noted in the submittals and does not have any further comment on the submittals.
Office of Conservation and Coastal Lands (OCCL)	Not in the Conservation District.

Office of Hawaiian Affairs (OHA)	No Response by Suspense Date.
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PUBLIC TRUST ANALYSIS:

Dispositions of ceded lands, including revocable permits, must be consistent with the public trust. In order to make that determination, the Board must consider the following:

1. Presumption in favor of public use
2. Consideration of practicable alternatives
3. Clear articulation of the decision

The subject premises are located within Ala Wai SBH and consist of State lands under DOBOR’s jurisdiction. The premises are used for vehicle parking managed by Secure Parking, with a portion of the area also used by AccesSurf for storage of equipment supporting adaptive ocean recreation programs. Continued interim use of the premises supports public access to Ala Wai SBH by providing managed parking and allowing AccesSurf to maintain equipment near an accessible beach area. The proposed continuation does not interfere with boating, navigation, shoreline access, or recreational activities.

The alternative to continuing the RP would be to discontinue the current use and leave the premises vacant pending planned site improvements and a future Request for Proposals (RFP). DOBOR received Capital Improvement Project (CIP) funds during the current legislative session to repair the retaining wall on the site. Until that work is completed and DOBOR is prepared to issue an RFP for a long-term disposition of the property, continued interim use of the premises provides a practical benefit by keeping the site actively managed, generating revenue, supporting public access, and reducing the likelihood of unauthorized storage, encampments, dumping, or other unpermitted activity.

The proposed action is temporary and does not prevent DOBOR from pursuing its long-term objective of offering the property through a public RFP process. Staff find that continuation of the RP for the interim period is the most practicable alternative because it maintains active management of the premises while planned repairs and future disposition efforts are pending. Staff believe that the proposed action is consistent with the Board’s public trust responsibilities and supports efficient management of State harbor lands.

BACKGROUND:

The subject premises are located within Ala Wai SBH and consist of the former haul-out area, comprising approximately 38,376 square feet. The area was previously occupied by Ala Wai Boat Works, Ltd., later known as Ala Wai Marine, Ltd., and was used for parking, storage, haul-out services, vessel repairs, and related harbor activities until it was vacated in February 2009.

From 2009 to 2022, the lot remained mainly vacant, it was used on an interim basis for various harbor-related purposes, including removal of the NAVATEC vessel from the water prior to disposal and serves as ongoing access to the Ala Wai catchment area for trash removal. During that period, staff received numerous complaints regarding houselessness, illegal dumping, and unauthorized activity on the site.

In August 2022, the University of Hawai'i Community Design Center completed the Ala Wai Small Boat Harbor Vision Report, which was commissioned by DOBOR to help identify community priorities for future improvements within Ala Wai SBH. The report was informed by community engagement, site visits, and focus group discussions regarding existing harbor conditions, public access, parking, harbor-related services, cultural and historic resources, coastal resilience, and future use opportunities. The report is conceptual and does not prescribe a specific development plan. It serves as a planning and design reference to help inform future RFPs. DOBOR's long-term intent is to seek a qualified tenant through a public RFP process to lease and improve the property in a way that may incorporate elements identified in the Vision Report, including public access, managed parking, landscaping, gathering areas, harbor-related commercial activity, and other amenities for harbor users and the public.

At its meeting on March 24, 2022, under agenda item J-2, the Board approved the issuance of Revocable Permit No. 138 to Blue Water Shrimp International LLC for approximately 9,000 square feet of the subject area for food service, performance, and music. During the term of the permit, staff identified concerns regarding the permittee's use, management, maintenance, and security of the premises. Following discussions between DOBOR and the permittee, the Board, at its October 11, 2024, meeting under agenda item J-1, approved the reissuance of an RP for the period beginning October 1, 2024, through November 30, 2024, to allow the permittee to wrap up its business at the site. As part of that action, the permittee was required to complete a Phase I Environmental Assessment, which determined that the property had no active or historical environmental risks that would impede unrestricted use and that prior petroleum contamination associated with historical boatyard use had been remediated with Department of Health approval.

Following review of the site history and the need to repair a portion of the retaining wall, staff determined that short-term use of the vacant lot for additional parking was appropriate until the retaining wall is repaired and DOBOR is prepared to issue the RFP. A RP was issued to Secure Parking for vehicle parking management on the premises for the period beginning January 15, 2025, through December 31, 2025. The RP should have been renewed effective January 1, 2026; however, because statewide renewals of revocable permits are processed in June of each year, staff inadvertently missed the permit's expiration. Staff are therefore bringing this request separately to seek approval for continuation of the RP for the period beginning January 1, 2026, through June 30, 2026.

REMARKS:

This request is for Board approval of the retroactive continuation of the revocable permit issued to Secure Parking for the period beginning January 1, 2026, through June 30, 2026. The RP authorizes continued use of the subject premises as overflow parking for Ala Wai SBH users and the public while DOBOR completes site improvements and prepares the property for a future long-term disposition.

At its meeting on June 12, 2026, under agenda item J-1, the Board approved the continuation of revocable permits statewide, including RP No. 157. However, RP No. 157 had already expired on December 31, 2025, and therefore Board approval is required to authorize continuation of the RP for the period beginning January 1, 2026, through June 30, 2026.

Continued use of the premises for additional parking is appropriate at this time because the site is not yet ready for long-term lease disposition or possible development. The use allows DOBOR to keep the property actively managed, provide additional parking for harbor users, and generate revenue during the temporary period. It also reduces the use of unauthorized parking, storage, dumping, encampments, or other unpermitted activity on the premises.

Secure Parking remains in good standing with DOBOR and currently provides vehicle parking management services at Ala Wai SBH. Staff have determined that continued use of the premises for overflow parking is suitable and does not interfere with normal harbor operations. Staff recommend approval of the retroactive continuation of the revocable permit to Secure Parking for vehicle parking management within the subject premises at Ala Wai SBH.

The applicant has not had a lease, permit, easement, or other disposition of State lands terminated within the last five years due to noncompliance with the terms and conditions of such disposition.

RECOMMENDATION:

That the Board of Land and Natural Resources:

1. Determine whether the proposed continuation of the revocable permit to Secure Parking for vehicle parking management is consistent with the public trust. If the Board determines that this action is consistent with the public trust, then the Board is recommended to approve the following:
2. Declare that, after considering the potential effects of the proposed disposition as provided by Chapter 343, HRS, and Chapter 11-200.1, Hawaii Administrative Rules, this project will probably have minimal or no significant effect on the environment and is therefore exempt from the preparation of an environmental assessment.
3. Based on the testimony and facts presented, the Board finds that approving the

continuation of the Revocable Permit under the conditions and rent set forth herein will serve the best interest of the State.

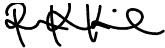
4. Authorize the continuation of Revocable Permit No. 157 to Secure Parking Hawaii LLC for the period beginning January 1, 2026, through June 30, 2026, situated at the Ala Wai Small Boat Harbor under the terms and conditions cited above, which are by this reference, incorporated herein and further subject to the following:
 - a. The standard terms and conditions of the most current RP form, as may be amended from time to time; and
 - b. Review and approval by the Department of the Attorney General.
 - c. Such other terms and conditions as may be prescribed by the Chairperson to best serve the interests of the State.

Respectfully Submitted,



MEGHAN L. STATTS, Administrator *RH*
Division of Boating & Ocean Recreation

APPROVED FOR SUBMITTAL:



RYAN K.P. KANAKA'OLE, Chairperson
Board of Land and Natural Resources