

JOSH GREEN, M.D.
GOVERNOR
KE KIA'ĀINA



STATE OF HAWAII | KA MOKU'ĀINA 'O HAWAII'
DEPARTMENT OF TRANSPORTATION | KA 'OIHANA ALAKAU
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

EDWIN H. SNIFFEN
DIRECTOR
KA LUNA HO'OKELE

Deputy Directors
Nā Hope Luna Ho'okele
DREANALEE K. KALILI
TAMMY L. LEE
CURT T. OTAGURO
ROBIN K. SHISHIDO

IN REPLY REFER TO:

February 27, 2025

Mr. Edwin H. Sniffen, Director
Department of Transportation
869 Punchbowl Street
Honolulu, Hawaii 96813

OAHU

Request for Authorization to issue two month-to-month Revocable Permits (RPs) to Paradise Spirit LLC, for a mechanical shop used for marine equipment storage, and light electric motor repairs and parking stall, situated at Pier 31, Honolulu Harbor, island of Oahu, Tax Map Key (TMK) Nos. (1) 1-5-035:029 (Portion) and (1) 1-5-035:033 (Portion), Governor's Executive Order No. 4167.

LEGAL REFERENCE:

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

APPLICANT:

Paradise Spirit LLC (Applicant) is a domestic limited liability company whose mailing address is 5984 Kalaniana'ole Highway, Honolulu, Hawaii, 96821.

CHARACTER OF USE:

For a mechanical shop used for marine equipment storage, and light electric motor repairs and parking stall.

LOCATION:

Portion of Government lands situated at Pier 31, Honolulu Harbor, island of Oahu, TMK Nos. (1) 1-5-035:029 (Portion) and (1) 1-5-035:033 (Portion), as shown on enclosed Exhibit A.

ZONING:

State Land Use Commission: Urban
 City and County of Honolulu: I-3, Waterfront Industrial District
 IMX-1 Industrial Mixed-Use District

AREA: See enclosed Exhibit A

AREA	DESCRIPTION	TYPE	SQ. FT.	RATE	RENTAL	SECURITY DEPOSIT
1	Mechanical shop used for marine equipment storage and light electric motor repairs	Warehouse	1,530	\$ 1.55	\$ 2,371.50	\$ 4,743.00
2	Parking Stall	Improved Land – Paved	144	\$ 1.02	\$ 146.88	\$ 293.76

\$2,518.38	\$5,036.76
Total Rental	Total Security Deposit

CONSIDERATION:

Month-to-month rent determined by appraisal as of January 1, 2024, for RPs in Honolulu Harbor, Hawaii.

LAND TITLE STATUS:

Governor’s Executive Order No. 4167 for expansion of maritime activities at Honolulu Harbor to be under the control and management of the Hawaii Department of Transportation (HDOT).

TRUST LAND STATUS:

Acquired after 8/59.

CURRENT USE STATUS:

The Applicant currently occupies portions of Pier 31, Honolulu Harbor, island of Oahu, for a mechanical shop used for marine equipment storage, light electric motor repairs and parking stall. The HDOT has been reviewing all month-to-month RPs to ensure compliance with and applicability to HRS, Sections 171-17 and 171-55.

CHAPTER 343 - ENVIRONMENTAL ASSESSMENT:

This use is exempt from the Office of Planning and Sustainable Development, and Environmental Review Program requirements pursuant to Hawaii Administrative Rules (HAR), Subchapter 11-200.1, 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 HDOT deems the action as de minimis and exempts it from the preparation of an exemption notice in accordance with HAR, Subchapter 11-200.1-16 (b). The exemption declaration for the action described above, based on the Exemption List for the HDOT, reviewed and concurred to by the Environmental Advisory Council on February 1, 2022, is as follows:

Exemption Type 1, Part 1:

- No. A1. “Repair or maintain buildings, office space, sheds, parking structures, warehouses, utility systems, aircraft aprons and hardstands, hangars, tunnels and other similar structures or facilities necessary for the continued function and use, and to meet current local, state, and federal standards and regulations.”
- No. B2. “Temporary storage and staging of equipment and materials on State lands as necessary to support exempted and planned repair or maintenance activities.

Exemption Type 8, Part 1:

- No. 8g. “Creation or extension of leases, revocable permits or easements involving negligible or minor expansion or change of use beyond that previously existing.”

Mr. Edwin H. Sniffen, Director
February 27, 2025
Page 4

REMARKS:

The Applicant owns two longline fishing vessels and a business of mechanical repairs for the longline fleet.

RECOMMENDATION:

Based on this submittal, testimony and facts presented, the HDOT recommends the issuance of two month-to-month RPs to the Applicant, including its conditions and rent, under the terms and conditions cited above and other terms and conditions as may be prescribed by the Director of Transportation to best serve the interest of the State.

Sincerely,



DREANALEE K. KALILI
Deputy Director of Transportation for Harbors

Enclosure

Area – Mechanical Shop Storage



AREA	DESCRIPTION	TYPE	DIMENSIONS		SQ. FT.
1	Mechanical Shop Storage	Warehouse	30'	51'	1530
2	Parking Stall	Improved Land - Paved	8'	18'	144

