



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

July 10, 2025

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

OAHU

Request for Authorization to issue 18 month-to-month Revocable Permits (RPs) to Young Brothers, LLC, for office and warehouse space, office trailers, tent and storage areas, cage storage, stationary storage containers and parking stalls, situated at Pier 21 and 22, Honolulu Harbor, island of Oahu, Tax Map Key (TMK) Nos. (1) 1-5-039:007 (Portion), (1) 1-5-039:034 (Portion), (1) 1-5-039:035 (Portion), (1) 1-5-039:037 (Portion), (1) 1-5-039:038 (Portion), (1) 1-5-039:51 (Portion) and (1) 1-5-039:069 (Portion), Governor's Executive Order (GEO) No. 2903.

LEGAL REFERENCE:

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

APPLICANT:

Young Brothers, LLC (Applicant), is a domestic limited liability company whose mailing address is 1331 North Nimitz Highway, Honolulu, Hawaii, 96817.

CHARACTER OF USE:

For office and warehouse space, office trailers, tent and storage areas, cage storage, stationary storage containers and parking stalls.

LOCATION:

Portion of Government lands at Pier 21 and 22, Honolulu Harbor, island of Oahu, TMK Nos. (1) 1-5-039:007 (Portion), (1) 1-5-039:034 (Portion), (1) 1-5-039:035 (Portion), (1) 1-5-039:037 (Portion), (1) 1-5-039:038 (Portion), (1) 1-5-039:051 (Portion) and (1) 1-5-039:069 (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	First Floor Office	Office	2,144	1.04	\$ 2,229.76	\$ 4,459.52
2	First Floor Warehouse	Warehouse	3,350	\$ 1.16	\$ 3,886.00	\$ 7,772.00
3	Warehouse Space (Pier 21 Machine Shop)	Warehouse	990	\$ 1.16	\$ 1,148.40	\$ 2,296.80
3a	Common Restroom Area	CAM Charge	135	\$ 0.20	\$ 27.00	\$ 54.00
4	Office Trailer 1 (Port Engineer)	Improved Land – Paved	160	\$ 1.02	\$ 163.20	\$ 326.40
5	Office Trailer 2 (Operations Manager)	Improved Land – Paved	240	\$ 1.02	\$ 244.80	\$ 489.60
6	Office Trailer 3 (YB)	Improved Land – Paved	684	\$ 1.02	\$ 697.68	\$ 1,395.36
7	Tent Area Outside of Warehouse	Improved Land – Paved	650	\$ 1.02	\$ 663.00	\$ 1,326.00

8	Two Stationary Storage Containers Outside of Warehouse	Improved Land – Paved	320	\$ 1.02	\$ 326.40	\$ 652.80
9	Storage Area Outside of Machine Shop	Improved Land – Paved	378	\$ 1.02	\$ 385.56	\$ 771.12
10	Five Stationary Storage Containers	Improved Land – Paved	210	\$ 1.02	\$ 214.20	\$ 428.40
11	Warehouse Space	Warehouse	900	\$ 1.16	\$ 1,044.00	\$ 2,088.00
12	Office Space	Office	600	\$ 1.04	\$ 624.00	\$ 1,248.00
13	Cage Storage	Warehouse	458	\$ 1.09	\$ 499.22	\$ 998.44
14	Two Cage Storages	Warehouse	575	\$ 1.09	\$ 626.75	\$ 1253.50
15	Flat Rack	Improved Land – Paved	320	\$ 1.02	\$ 326.40	\$ 652.80
16	Four Stationary Storage Containers	Improved Land – Paved	640	\$ 1.02	\$ 652.80	\$ 1,305.60
17	Two Stationary Storage Containers	Improved Land – Paved	320	\$ 1.02	\$ 326.40	\$ 652.80

18	Four Parking Stalls	Improved Land – Paved	476	\$ 1.02	\$ 485.52	\$ 971.04
TOTAL:					\$ 14,571.09	\$ 29,142.18

CONSIDERATION, RPs:

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

LAND TITLE STATUS:

GEO No. 2903 for maritime and maritime related use, 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 21 and 22 of Honolulu Harbor, island of Oahu. 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, RPs or easements involving negligible or minor expansion or change of use beyond that previously existing."

REMARKS:

The Applicant is an interisland freight handling and transportation company which has been in business for over 100 years. The Applicant has a fleet of eight barges with a combined capacity of over 60,000 tons and equipment that can accommodate a range of capacity needs. It is the only regularly scheduled common carrier that transports goods to all of the main Hawaiian Islands. The Applicant is committed to investing in new vessels and shoreside technologies to lessen the impact to the environment and has a long-standing tradition of supporting the local island communities in many ways, including in-kind gratis shipments, equipment donation, and participation in the Saltchuk Giving Initiative – Hawaii Region. Recently, the Applicant has been working with non-profit organizations who are working to support recovery efforts in Maui due to the wildfires in the form of gratis shipments, which are in-kind services to transport goods.

RECOMMENDATION:

Based on this submittal, testimony and facts presented, the HDOT recommends the issuance of 18 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

Enclosures



1. First Floor Office	6. Office Trailer 3 (YB)	12. Office Space
2. First Floor Warehouse	7. Tent Area Outside of Warehouse	13. Cage Storage
3. Warehouse Space (Pier 21 Machine Shop)	8. Stationary Storage Containers Outside of Warehouse (2)	14. Cage Storage 2
3a. Common Area Restroom	9. Storage Area Outside of Machine Shop	15. Flat Rack
4. Office Trailer 1 (Port Engineer)	10. Stationary Storage Containers (5)	16. Stationary Storage Containers (4)
5. Office Trailer 2 (Operations Manager)	11. Warehouse Space	17. Stationary Storage Containers (2)
18. Four Parking Stalls		

Area – First Floor Office



AREA	DESCRIPTION	TYPE	DIMENSIONS		SQ. FT.
1	First Floor Office	Office	32'	67'	2,144



Area – First Floor Warehouse

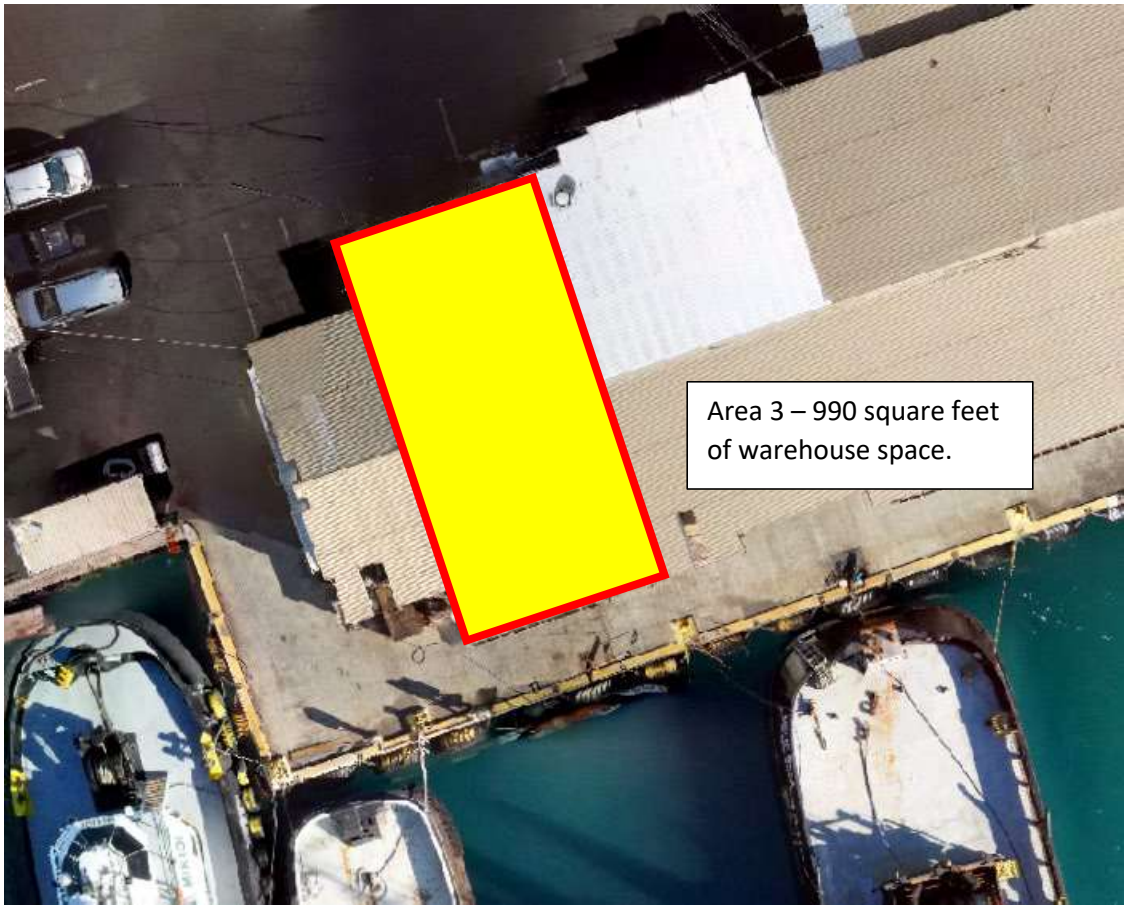


Area 2 – 3,350 square feet of warehouse space.

AREA	DESCRIPTION	TYPE	DIMENSIONS	SQ. FT.
2	First Floor Warehouse	Warehouse		3,350



Area – Warehouse (Pier 21 Machine Shop)



AREA	DESCRIPTION	TYPE	DIMENSIONS		SQ. FT.
3	Warehouse (Pier 21 Machine Shop)	Warehouse	30'	33'	990
3a	Common Area Restroom	CAM	15'	9'	135



Area – Office Trailer 1 (Port Engineer)



AREA	DESCRIPTION	TYPE	DIMENSIONS		SQ. FT.
4	Office Trailer 1 (Port Engineer)	Improved Land - Paved	8'	20'	160



Area – Office Trailer 2 (Operations Manager)



AREA	DESCRIPTION	TYPE	DIMENSIONS		SQ. FT.
5	Office Trailer 2 (Operations Manager)	Improved Land - Paved	8'	30'	240



Area – Office Trailer 3 (YB)



AREA	DESCRIPTION	TYPE	DIMENSIONS		SQ. FT.
6	Office Trailer 3 (YB)	Improved Land - Paved	12'	57'	684



Area – Tent Area Outside of Warehouse



AREA	DESCRIPTION	TYPE	DIMENSIONS		SQ. FT.
7	Tent Area Outside of Warehouse	Improved Land - Paved			650



Area – Stationary Storage Containers Outside of Warehouse (2)



AREA	DESCRIPTION	TYPE	DIMENSIONS		SQ. FT.
8	Stationary storage containers outside of warehouse (2)	Improved Land - Paved	8'	40'	320



Area – Storage Area Outside of Machine Shop



Area 9 – 378 square feet of paved, improved land.

AREA	DESCRIPTION	TYPE	DIMENSIONS		SQ. FT.
9	Storage area outside of Machine Shop	Improved Land - Paved	9'	42'	378



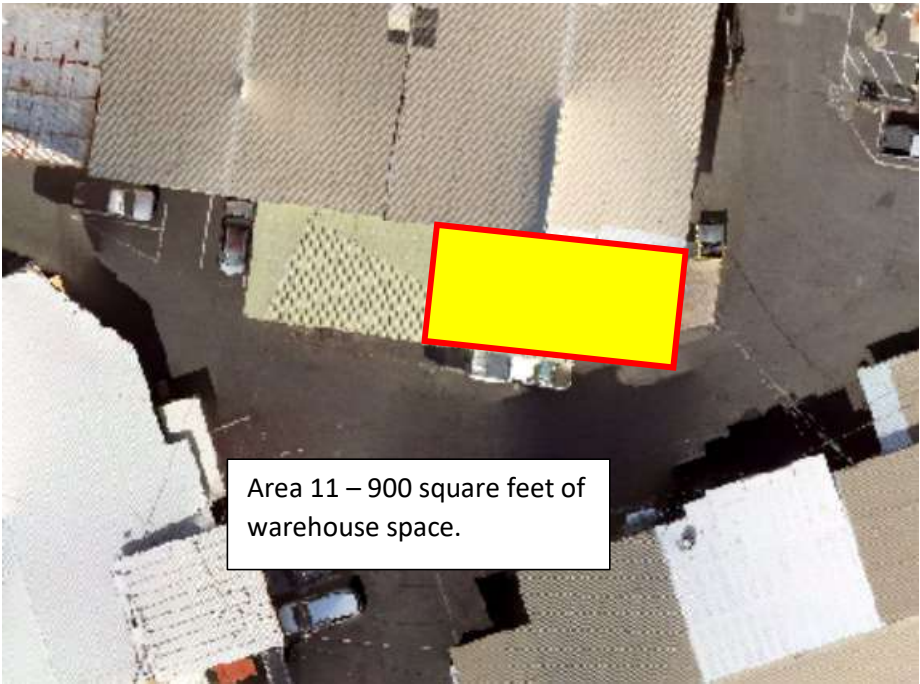
Area – Stationary Storage Containers (5)



AREA	DESCRIPTION	TYPE	DIMENSIONS		SQ. FT.
10	Stationary storage containers (5)	Improved Land - Paved	30'	7'	210

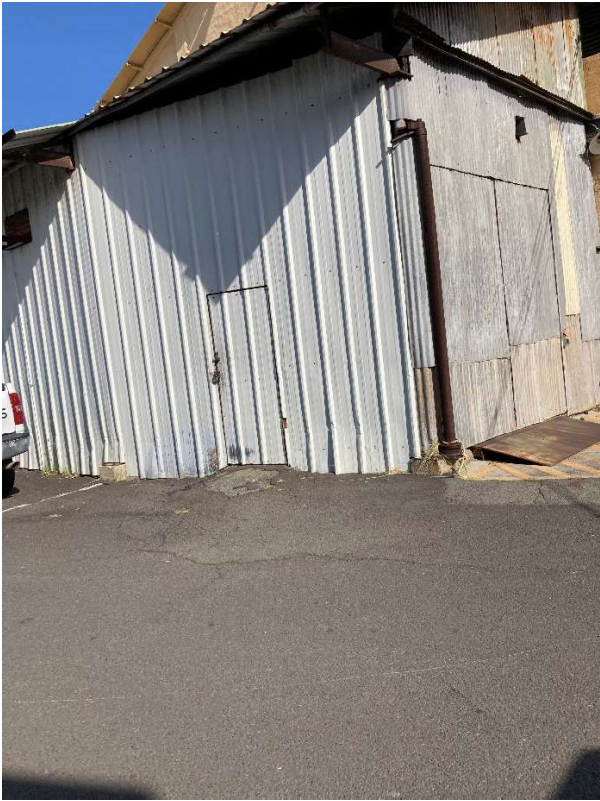


Area – Warehouse Space

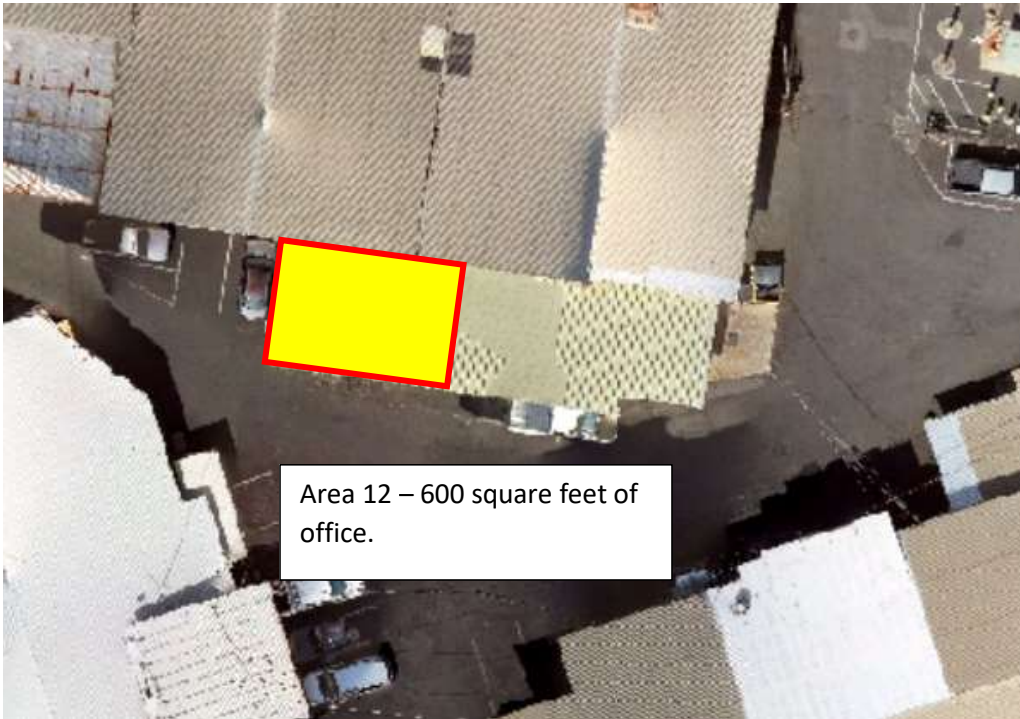


Area 11 – 900 square feet of warehouse space.

AREA	DESCRIPTION	TYPE	DIMENSIONS		SQ. FT.
11	Warehouse	Warehouse	20'	45'	900



Area – Office Space



Area 12 – 600 square feet of office.

AREA	DESCRIPTION	TYPE	DIMENSIONS		SQ. FT.
12	Office Space	Office	20'	30'	600

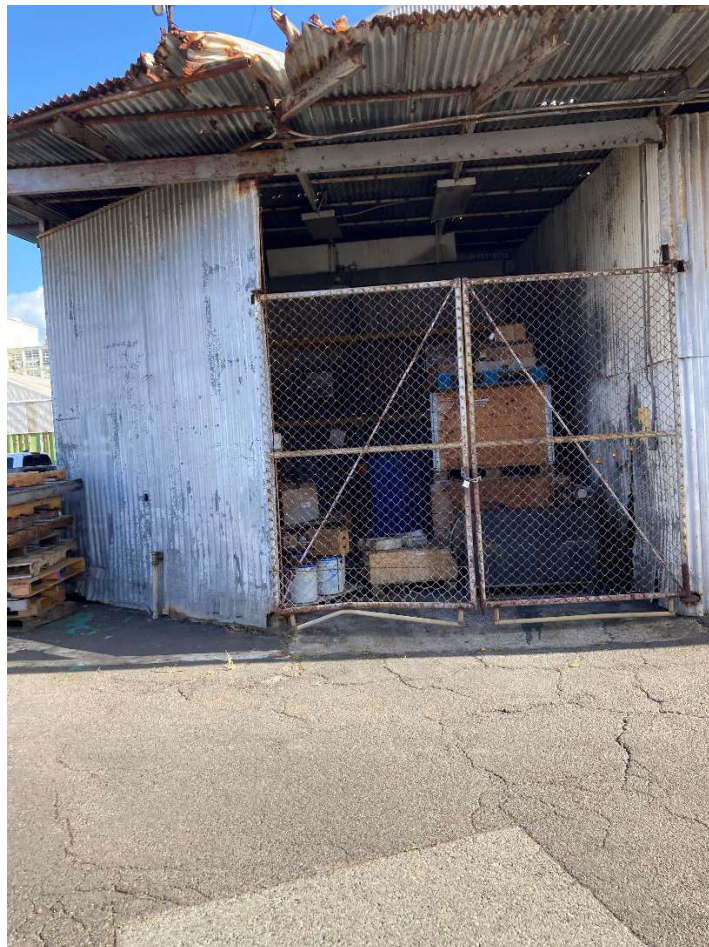


Area – Cage Storage

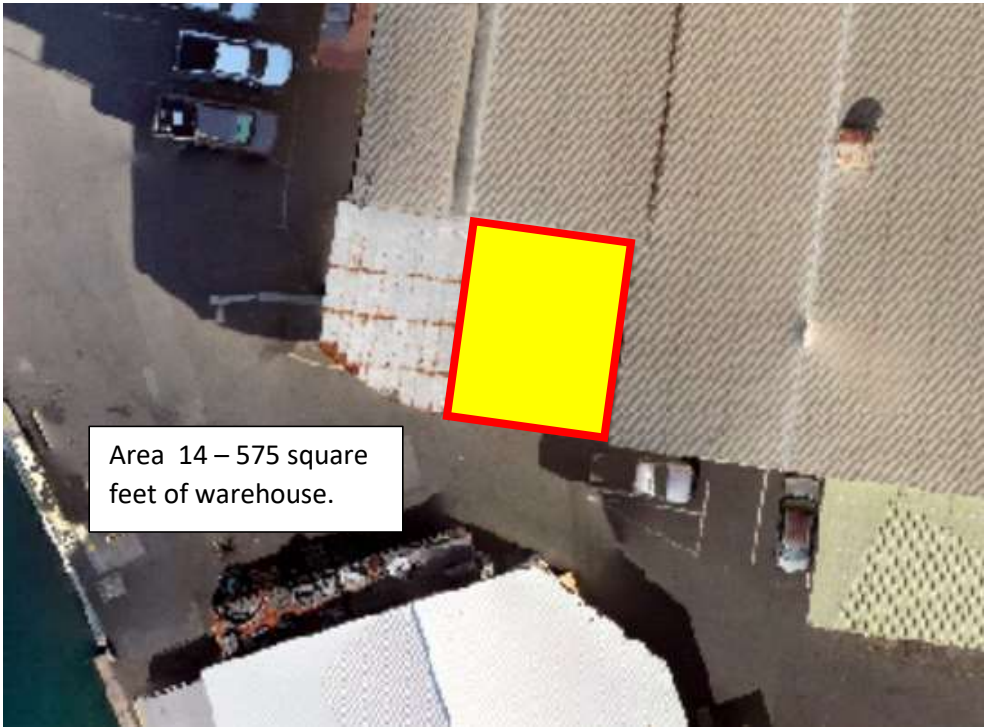


Area 13 – 458 square feet
of warehouse.

AREA	DESCRIPTION	TYPE	DIMENSIONS		SQ. FT.
13	Cage Storage	Warehouse			458



Area – Cage Storage 2



AREA	DESCRIPTION	TYPE	DIMENSIONS		SQ. FT.
14	Cage Storage 2	Warehouse	25'	23'	575



Area – Flat Rack



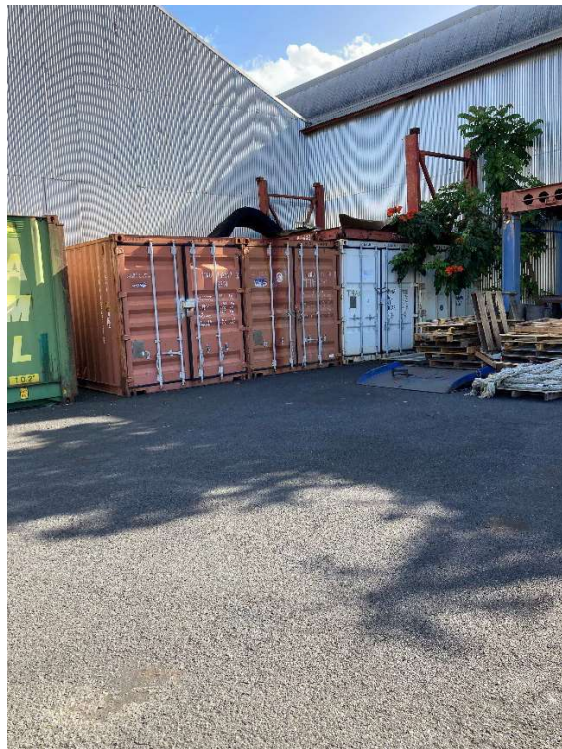
AREA	DESCRIPTION	TYPE	DIMENSIONS		SQ. FT.
15	Flat Rack	Improved Land - Paved	8'	40'	320



Area – Stationary Storage Containers (4)



AREA	DESCRIPTION	TYPE	DIMENSIONS		SQ. FT.
16	Stationary storage containers (4)	Improved Land - Paved	20'	32'	640



Area – Stationary Storage Containers (2)



AREA	DESCRIPTION	TYPE	DIMENSIONS		SQ. FT.
17	Stationary storage containers (2)	Improved Land - Paved	16'	20'	320



Area – Four Parking Stalls



AREA	DESCRIPTION	TYPE	DIMENSIONS		SQ. FT.
18	Four parking stalls	Improved Land - Paved	14'	34'	476

