



**STATE OF HAWAII | KA MOKU'ĀINA 'O HAWAI'**  
**DEPARTMENT OF TRANSPORTATION | KA 'OIHANA ALAKAU**  
**AIRPORTS**  
400 RODGERS BOULEVARD, SUITE 700  
HONOLULU, HAWAII 96819-1880

**AIR-PM 25.0929**

November 20, 2025

DOT Land Matters  
State of Hawaii  
Honolulu, Hawaii

ISSUANCE OF A REVOCABLE PERMIT FOR COMMERCIAL USE OF A  
T-HANGAR FOR STORAGE OF ROTORCRAFT AIRCRAFT AND A  
MAINTENANCE HANGAR TO SUPPORT FLIGHT SCHOOL OPERATIONS  
GYROS HAWAII LLC  
ELLISON ONIZUKA KONA INTERNATIONAL AIRPORT AT KEAHOLE  
TAX MAP KEY: (3) 7-3-043: PORTION OF 003

**HAWAII**

**APPLICANT:**

Gyros Hawaii LLC (GHL), whose mailing address is P.O. Box 664,  
Kapaau, Hawaii 96755.

**LEGAL REFERENCE:**

Hawaii Revised Statutes (HRS), Sections 26-19 and 171-2, as amended.

**LOCATION AND TAX MAP KEY:**

Portion of Ellison Onizuka Kona International Airport at Keahole (KOA), Kailua-Kona,  
Island of Hawaii, identified by Tax Map Key: 3<sup>rd</sup> Division, 7-3-043: Portion of 003.

**AREA:**

Building/Room No. 422-107, containing an area of approximately 1,464 square feet, as  
shown and delineated on the attached Exhibit A.

**ZONING:**

State Land Use District:	Urban & Conservation
County of Hawaii:	Industrial (MG-1a) and Open

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LAND TITLE STATUS:

Section 5(a) lands of the Hawaii Admission Act: Ceded  
DHHL 30% entitlement lands pursuant to Hawaii Admission Act YES\_\_\_ NO X

CURRENT USE STATUS:

Land presently encumbered by Governors Executive Order No. 3074, dated August 20, 1981, setting aside 4,204.10 acres designated as KOA under the control and management of the State of Hawaii Department of Transportation (HDOT) for Airport purposes.

CHARACTER OF USE:

GHL will use the T-Hangar for storage of Rotorcraft (2018 AutoGyro Cavalon, Tail No. N-914WB) and a maintenance hangar as part of its flight school operation.

COMMENCEMENT DATE:

To be determined by the Director of Transportation at a later date.

MONTHLY RENTAL:

\$1,449.36 (based on a rate of \$11.88 per square foot, per annum, as determined from the HDOT Schedule of Rates and Charges, established by appraisal of Airports property statewide).

SECURITY DEPOSIT:

\$4,348.08, or three times the monthly rental in effect.

DCCA VERIFICATION:

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

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CHAPTER 343, HRS - ENVIRONMENTAL ASSESSMENT:

The HDOT has determined the subject land areas are covered by the Final Environmental Assessment (EA)/Finding of No Significant Impact, Airfield, Terminal, and Facility Improvements for the KOA, published by the Office of Environmental Quality Control in the March 23, 2013, issue of The Environmental Notice. Accordingly, all relevant mitigation from the EA and best management practices will be implemented to address the minimum impacts of this action.

REMARKS:

HDOT proposes to issue a month-to-month revocable permit to GHL for commercial use of a T-Hangar for storage of Rotorcraft aircraft and a maintenance hangar as part of its flight school operation.

RECOMMENDATION:

Based on this submittal, and testimony and facts presented, the HDOT recommends the Director of Transportation finds that approving the issuance of a month-to-month revocable permit to GHL including its conditions and rent, will serve the best interests of the State.

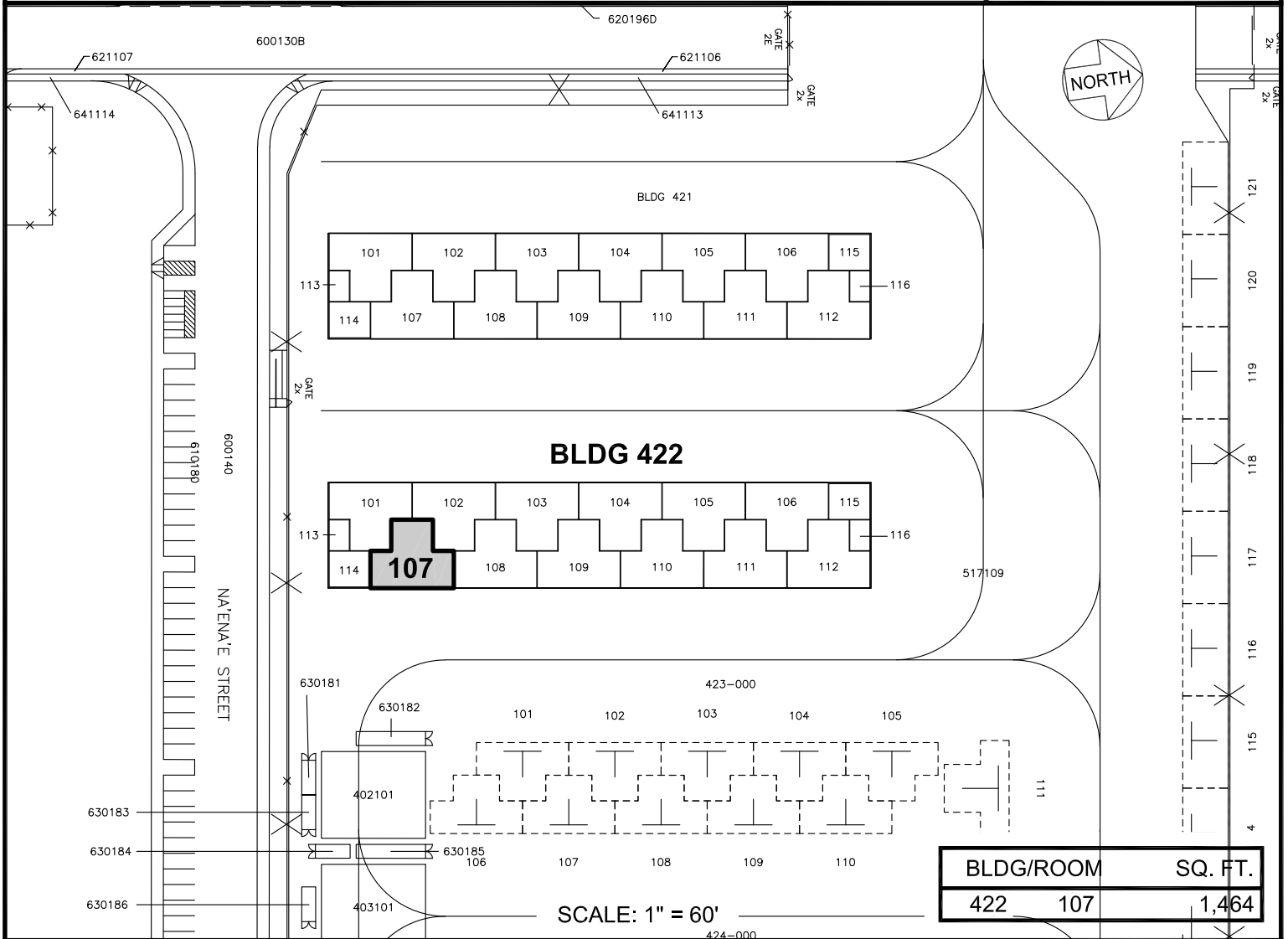
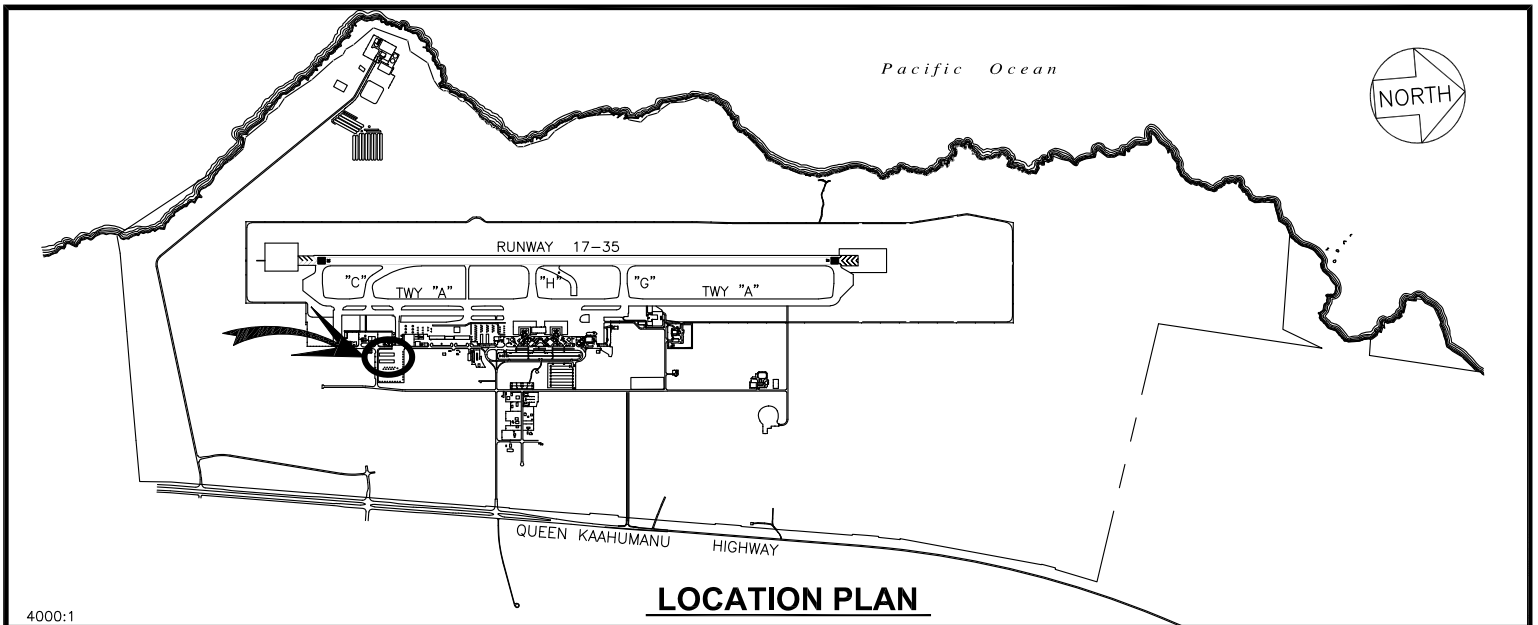
Respectfully submitted,




CURT T. OTAGURO

Deputy Director of Transportation for Airports

Attachment



RP-9742		DATE : JUNE 2023		EXHIBIT: A	
	AIRPORTS	GYROS HAWAII LLC	T-HANGAR	422107	