

JOSH GREEN, M.D.  
GOVERNOR  
KE KIA'ĀINA



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

IN REPLY REFER TO:

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

January 22, 2026

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

OAHU

Request for Authorization to issue a month-to-month Revocable Permit (RP) to Sandra Pang for a Lunch Wagon Operation, situated at Pier 51, Honolulu Harbor, island of Oahu, Tax Map Key (TMK) No. (1) 1-5-041:111 (Portion), Governor's Executive Order (GEO) No. 2844.

LEGAL REFERENCE:

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

APPLICANT:

Sandra Pang (Applicant) is a sole proprietor whose mailing address is 139 Mokaeua Street, Honolulu, Hawaii 96819.

CHARACTER OF USE:

Lunch wagon operation.

LOCATION:

Government land situated at Pier 51, Honolulu Harbor, island of Oahu, TMK No. (1) 1-5-041:111 (Portion), as shown on the enclosed Exhibit A.

ZONING:

State Land Use Commission:	Urban
City and County of Honolulu:	F-1, Federal and Military Preservation District I-3, Waterfront Industrial District P-1, Restricted Preservation District

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AREA: See enclosed Exhibit A

DESCRIPTION	TYPE	SQ. FT.	RATE	MONTHLY RENTAL	SECURITY DEPOSIT
Lunch wagon operation	Improved Land-Paved	140	\$1.05	\$147.00 per month or 10 percent of gross receipts, whichever is greater.	\$294.00

CONSIDERATION:

Month-to-month rent determined by appraisal as of January 1, 2024, for RPs in Honolulu Harbor, island of Oahu. One hundred forty-seven dollars (\$147.00) per month or 10 percent of gross receipts, whichever is greater.

LAND TITLE STATUS:

GEO No. 2844 for Maritime Purposes, to be under the control and management of the Hawaii Department of Transportation (HDOT).

TRUST LAND STATUS:

Subsection 5(a) of the Hawaii Admission Act, non-ceded.

CURRENT USE STATUS:

The area is currently occupied by the Applicant.

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 8, Part 1: "The HDOT administrative activities and operations that would not result in direct, indirect or cumulative adverse impacts to the environment."

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:

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**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 currently occupies the Pier 51 space under RP No. H-91-1735 for a lunch wagon operation. The HDOT has been reviewing all month-to-month RPs to ensure compliance with and applicability to HRS, Sections 171-17 and 171-55. This submittal updates and renews the month-to-month RP and is compliant with HRS, Chapter 171.

**RECOMMENDATION:**

Based on this submittal, testimony and facts presented, the HDOT recommends the issuance of a month-to-month RP 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,

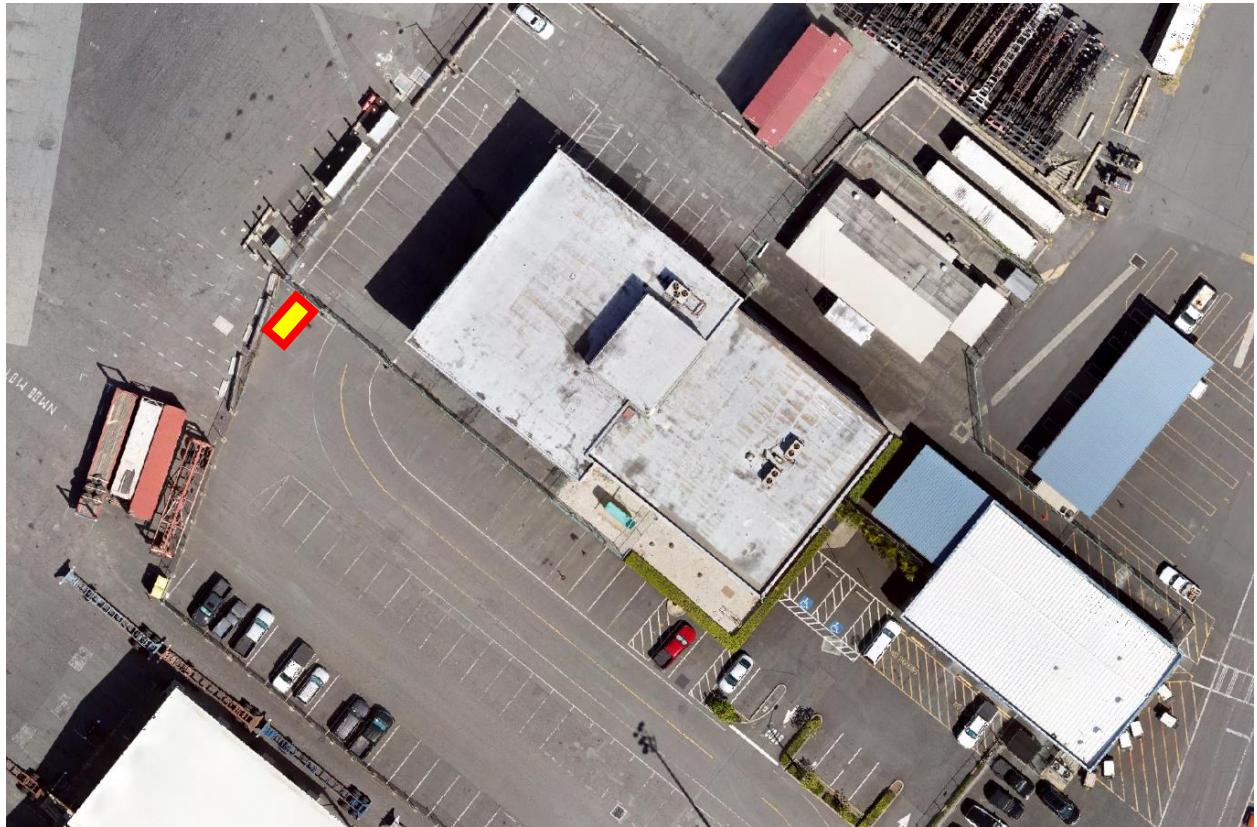


DREANALEE K. KALILI  
Deputy Director of Transportation for Harbors

Enclosure

Sandra Pang  
Pier 51, Honolulu Harbor

## Exhibit A



AREA	DESCRIPTION	TYPE	DIMENSIONS		SQ FT
1-5-41: 111 (Portion)	Lunch wagon operation	Improved, Paved	7	20	140