

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

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IN REPLY REFER TO

HAR-PM.26.1150

April 23, 2026

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 McCabe, Hamilton & Renny Company, Limited, for the purpose of warehouse space and storage area for a tank and hand wash station, situated at Pier 23, Honolulu Harbor, island of Oahu, Tax Map Key (TMK) Nos. (1) 1-5-039:024 (Portion) and (1) 1-5-039:025 (Portion), Governor's Executive Order (GEO) No. 2903.

LEGAL REFERENCE:

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

APPLICANT:

McCabe, Hamilton & Renny Company, Limited (Applicant), is a domestic profit corporation, whose mailing address is P.O. Box 210, Honolulu, Hawaii 96810.

CHARACTER OF USE:

The Applicant's proposed use of the RP space shall be for use as warehouse space and as a storage area for a tank and hand wash station.

LOCATION:

Portion of Government lands at Pier 23, Honolulu Harbor, island of Oahu, TMK Nos. (1) 1-5-039:024 (Portion) and (1) 1-5-039:025 (Portion), GEO No. 2903, as shown on enclosed Exhibit A.

ZONING:

State Land Use Commission:  
City and County of Honolulu:

Urban  
I-3, Waterfront Industrial District

AREA: See enclosed Exhibit A

<b>Area</b>	<b>Description</b>	<b>Type</b>	<b>Sq. Ft.</b>	<b>Rate</b>	<b>Monthly Rental</b>	<b>Security Deposit</b>
1	Pier 23 Warehouse	Warehouse	21,996	\$1.03	\$22,655.88	\$45,311.76
2	Storage of Shipping Containers	Improved Land – Paved	1,794	\$1.05	\$1,883.70	\$3,767.40
N/A	<b>Total</b>	N/A	N/A	N/A	<b>\$24,539.58</b>	<b>\$49,079.16</b>

CONSIDERATION, RP:

Month-to-month rent at twenty-four thousand five hundred thirty-nine dollars and fifty-eight cents (\$24,539.58) determined by appraisal as of January 1, 2024, for RPs in Honolulu Harbor. The Security Deposit shall be forty-nine thousand seventy-nine dollars and sixteen cents (\$49,079.16).

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), Harbors.

TRUST LAND STATUS:

Public Land Trust Information System lists status for TMK Nos. (1) 1-5-039:024 (Portion) and (1) 1-5-039:025 (Portion), as acquired after 8/59.

CURRENT USE STATUS:

The Applicant currently occupies a portion of Pier 23, Honolulu Harbor, island of Oahu, for warehouse space and storage area for a tank and hand wash station.

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."

REMARKS:

The Applicant is one of Hawaii's oldest independently owned stevedore companies, providing stevedoring and terminal services since 1900. The Applicant supports the maritime shipping community through the handling of shipping containers, heavy lifts, project cargo, delicate perishables, bulk, steel, and bulk scrap metal. The Applicant also provides services to the cruise industry, with expertise in the handling of passengers, containers, and cargo.

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

Enclosures

**Area 1: Pier 23 Warehouse**



Area	Description	Type	Sq. Ft.
1	Pier 23 Warehouse	Industrial Warehouse	21,996



**Area 2: Covered Storage Area for Tank and Wash Station**



<b>Area</b>	<b>Description</b>	<b>Type</b>	<b>Sq. Ft.</b>
2	Covered storage area for tank and wash station	Improved Land - Paved	1,794

